



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 05, 2017

RE: AB 52 Consultation Conclusion Letter for GPA01146, CUP03712

Dear Ms. Ozdil,

An AB 52 notification for this project was sent to you via email on July 24, 2015. The Riverside County Planning Department ("Planning") received your request dated August 18, 2015 on behalf of the Pechanga Band of Luiseno Mission Indians for AB 52 consultation on the Project. The Project was on hold for some time and then Planning and Pechanga met to discuss this project on May 18, 2016.

On January 4, 2017 the Planning Department provided the following project information via email to you: PDA04997; *"Phase I Cultural Resources Assessment Temescal Canyon Gateway Center Project Assessor Parcel Numbers 290-130-003, -004, -005, -006, -052, -053, -054, -055 Unincorporated Riverside County, California"*. As you are aware, the project area has been surveyed four separate times. The only cultural resource recorded within the project area is a historic railroad grade alignment designated CA-RIV-3832H. No prehistoric resources were identified. The consultant did not recommend any type of monitoring, either archaeological or Native American.

On March 3, 2017 Planning sent you the conditions of approval for the project and during a meeting the same day, Pechanga agreed to send a closure letter. A later email dated May 17, 2017 to Planning from Pechanga stated that Pechanga has issues with the language used in our curation of artifacts condition of approval and would not be sending a closure letter.

The letter concluded with the statement that *"until we address the curation, since there is a high possibility of finding resources during grading, we are not prepared to close AB52 on this project"*.

As you are aware, Planning has notified you that we will not be implementing artifact curation on a rotating basis. Rotating between the two facilities, in addition to creating a need for additional resources to manage the process, could result in an arbitrary and haphazard artifact collection. The Western Science Center is a neutral site located within County jurisdiction and has been voiced by the County's Board of Supervisors as the preferred repository for other resources found in Riverside County.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

At this time, Planning has not received any information from you regarding this tribal cultural resources that may be present on this project. Based on the information gathered by Planning and the information provided by you to date, Planning has concluded that the Project will not have a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on GPA01146, CUP03712 and considers AB 52 consultation concluded as of this letter's date. Planning will notify Pechanga when the Project's is released for the public review period as well as when the Project is scheduled for a public hearing.

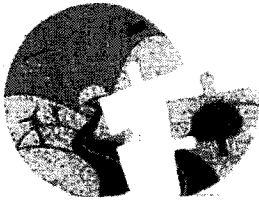
Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
John Hildebrand, Principal Planner

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PP 25507

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Speedway Developments, LLC.

Contact Person: Tom Chavez E-Mail: Tomc@speedwaydevelopment.

Mailing Address: 15350 Fairfield Ranch Road, Suite K

Chino Hills ^{Street} CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: James Bolton E-Mail: Jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117

Corona ^{Street} CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner Name: Speedway Developments, LLC

Contact Person: Tom Chavez E-Mail: Tomc@speedwaydevelopment.co

Mailing Address: 15350 Fairfield Ranch Road, Suite K

Chino Hills ^{Street} CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

SPEEDWAY DEVELOPMENTS LLC
THOMAS CHAVEZ VICE-PRESIDENT
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-052, -053, -054, -055, 290-130-003, -004, -005, -006

Approximate Gross Acreage: 26.6 acres

General location (nearby or cross streets): North of Interstate 15 Freeway, South of Temescal Canyon Road, East of _____, West of Indian Truck Trail.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Retail Commercial Project

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): C-P-S Scenic Highway Commercial Article IXb

Number of existing lots: 7

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3,200	20'	1	Fast Food Restaurant
2	3,400	20'	1	Fast Food Restaurant
3	4,952	20'	1	Gas Station / Convenient Store
4	2,667	20'	1	Fast Food Restaurant
5	32,000	40'	2	Office / Commercial - Retail
6	6,000	20'	1	Restaurant
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

CUP 03712, GPA 01146, CZ 07859, EA 42664

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). See above

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42664 EIR No. (if applicable): In process

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): supporting docs for EIR

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Speedway Development, LLC

Address: 15350 Fairfield Ranch Road, Suite K, Chino Hills, CA 91709

Phone number: 909-393-2000

Address of site (street name and number if available, and ZIP Code): Indian Truck Trail & Temescal Rd


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: _____

Applicant:  VP Date 6/12/17

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  VP Date 6/12/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006523

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03712 DATE SUBMITTED: 10-23-14

APPLICATION INFORMATION

Applicant's Name: MICHAEL BASTIAN E-Mail: mbastian@cheneypaintak.com

Mailing Address: 32823 TEMECULA PARKWAY
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Engineer/Representative's Name: JIM BOLTON (K&A Eng) E-Mail: Jamesb@KAENGINEERING.COM

Mailing Address: 357 N. SHERIDAN, ST. 117
CORONA CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner's Name: DEAN FORMAN E-Mail: dforman@earthtekeng.com

Mailing Address: 15350 FAIRFIELD RANCH RD. SUITE K
CHINO HILLS CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Michael Bastian Alvin Burt
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DEAN FORMAN SEE PG#4 APP.
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

TOM CHAVEZ SEE GPA APP.
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, 004-005, 006, -052-053-054-055
Section: 12 Township: 5 SOUTH Range: 6 WEST

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.96

General location (nearby or cross streets): North of Indian Truck Trail, South of Te., East of I-15 Fwy, West of TEMESCAL CANYON RD

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

CHANGE THE SOUTHERLY HALF OF THE PROJECT FROM LI- TO COMMERCIAL, CR.

THE 11.96 ACRES PROJECT WILL INCLUDE FAST FOOD - SERVICE STATION - RETAIL RESTAURANT

Related cases filed in conjunction with this application:

GENERAL PLAN AMENDMENT

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: SOILS, biological - traffic study

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 265,299

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 265,299

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 383,970 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclics/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date _____

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	YES	NO
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml . ⁴ The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES	NO
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml . The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE PROJECT

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP 2009-01-22.pdf](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf)

[http://rcflood.org/downloads/NPDES/Documents/WW SWMP WQMP/Jan 2011 WQMP Guidance Revised 1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP-Template 2009-01-22.dot](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot)

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR LAND USE PROJECT

FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LAND USE PROJECT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

APPLICATION FOR LAND USE PROJECT

THE FOLLOWING ADDITIONAL ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION "TYPES"

VARIANCE

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

TEMPORARY USE PERMIT

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

PLOT PLAN

If the proposed Plot Plan is for a "Disguised Wireless Communication Facility" and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an "Exempt from CEQA/Agency Review" plot plan and a "Not Exempt from CEQA" plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division's Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).
5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.

APPLICATION FOR LAND USE PROJECT

6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 19.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 19.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

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7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
- | | |
|-------------------------------------|-----------------------------------|
| A. Area Disturbance | H. Paved Access |
| B. Height Limitations | I. Power and Communications Lines |
| C. Community and Biological Impacts | J. Roof-Mounted Facilities |
| D. Landscaping | K. Sensitive Viewshed |
| E. Lighting | L. Setbacks |
| F. Noise | M. Support Facilities |
| G. Parking | N. Treatment |
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

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CONSTRAINED AREA

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011, R9-2004-001, and R7-2008-0001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana River, San Jacinto River, Santa Margarita River or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

http://rcfllood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_Ap-C_WQMP-Template_2009-01-22.doc
<http://rcfllood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.doc>

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To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the proposed land use application, including information not specifically required by this checklist.

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
x	X	x	x	x	x	6. North arrow.

APPLICATION FOR LAND USE PROJECT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	7. Date Exhibit Prepared.
x	x	x	x	x	x	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
x	x	x	x	x	x	9. A detailed project description, including proposed and existing buildings, structures and uses.
x	x	x	x	x	x	10. Complete legal description of property.
x	x		x	x	x	11. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
x	x	x	x	x	x	13. Exhibit Amendment block
x	x	x	x	x	x	14. Thomas Brothers map page and coordinates. (Identify edition year used)
	x					15. Proposed boundary lines and approximate dimensions for each space or site.
	x					16. Net size, for each space or site.
x	x					17. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
x	x	x	x	x	x	18. Location of adjoining property and lot lines.
x	x	x	x	x	x	19. Existing and proposed zoning and land use of property.
x	x	x	x	x	x	20. Existing use and zoning of property immediately surrounding subject property.
x	x	x	x	x	x	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
x	x	x	x	x	x	22. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
x	x	x	x	x	x	23. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x	x	x	x	x	x	24. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
x	x	x	x	x	x	25. List and accurately show all easements of record (by map or instrument number).
x	x		x	x	x	26. Streets, alleys, and rights-of-way providing legal access to the property.
x	x		x	x	x	27. If project is within a Community Services District, identify the district.
x	x		x			28. Typical street improvement cross-sections.
x	x	x	x	x	x	29. Label and describe any land or rights-of-way to be dedicated to public or other uses.

APPLICATION FOR LAND USE PROJECT

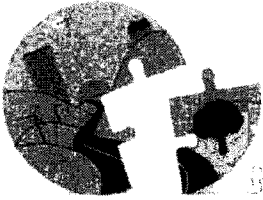
LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit
						CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x		30. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required if deemed necessary.
x	x	x	x	x		31. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
x	x	x	x	x	x	32. Spot elevations. (See detailed description on Page 14)
x	x	x	x	x	x	33. When subsurface septic sewage disposal is intended, include the information described on Page 15 under "Site Grading, Subsurface Disposal".
x	x	x	x	x	x	34. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
x	x	x	x	x	x	35. Note whether or not land is subject to overflow, inundation, or flood hazard.
x	x	x	x	x	x	36. FEMA mapped floodplains and floodways including zone designation.
x	x	x	x	x	x	37. Drainage plan. (See description on Page 15.)
x	x	x	x		x	38. Centerline curve radii and typical sections of all open channels
x	x	x	x			39. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
x	x	x				40. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
x	x	x	x	x	x	41. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
x	x	x	x	x		42. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
x	x	x	x	x	x	43. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x	x	x	x	x	44. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
x	x	x	x	x	x	45. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.

APPLICATION FOR LAND USE PROJECT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 16 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at http://www.rctlma.org/planning/content/devproc/landscape/landscape.html . 52. Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			53. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at http://www.rctlma.org/planning/content/devproc/apps/295_1010_land_dev.pdf

Is this an application for a development permit? Yes No



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006 523

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01146 *DATE SUBMITTED: 10-23-14

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Mike Bastian E-Mail: mbastian@henryanninc.ocm

Mailing Address: 32823 Temecula Parkway
Street
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: () _____

Engineer/Representative's Name: Jim Bolton E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan, St. 117
Street
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext 148 Fax No: (951) 279-4380

Property Owner's Name: Dean Forman E-Mail: dforman@earthtekeng.com

Mailing Address: 15350 Fairfield Ranch Rd, Suite K
Street
Chino Hills CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future. Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Mike Bastian

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Dean Forman

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Thomas Chavez

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, -004, -005, -006, -052, -053, -054, -055

Section: 12 Township: 5 South Range: 6 West

Approximate Gross Acreage: 12

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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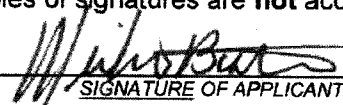
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Mike Bastian

PRINTED NAME OF APPLICANT

X 
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dean Forman

PRINTED NAME OF PROPERTY OWNER(S)

X
SIGNATURE OF PROPERTY OWNER(S)

Thomas Chavez

PRINTED NAME OF PROPERTY OWNER(S)

X
SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, -004, -005, -006, -052, -053, -054, -055

Section: 12 Township: 5 South Range: 6 West

Approximate Gross Acreage: 12

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Indian Truck Trail, South of Temescal Canyon Rd., East of I-15 Freeway, West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Existing Zoning Classification(s): M-SC - Manufacturing - Service Commercial

Existing Land Use Designation(s): LI - Light Industrial

Proposal (describe the details of the proposed general plan amendment):

Change the southerly half of the property from Light Industrial, LI, to Commercial Retail, CR.

Related cases filed in conjunction with this request:

New Conditional Use Permit, CUP

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. PP 25507, BGR 140013

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	X	
Gas Company	So Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	Elsinore Valley MWD	X	
Sewer District	Elsinore Valley MWD		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 5 miles

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

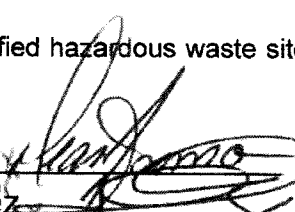
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Dean Foreman  Date 9-25/14

Owner/Representative (2) Thomas Chavez  Date 0/25/14

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Temescal Canyon Area

EXISTING DESIGNATION(S): LI - Light Industrial

PROPOSED DESIGNATION(S): CR - Commercial Retail

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The proposed project includes a gasoline and diesel service station including the concurrent sale of beer and wine for off-premises consumption.

The commercial uses proposed for the property extend beyond the "supporting commercial uses" allowed in the Light Industrial land use designation.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Michael Bastian E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway
Temecula, CA 92592
Street City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Engineer/Representative's Name: Jim Bolton E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan St., #117
Corona, CA 92880
Street City State ZIP

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner's Name: Speedway Development LLC E-Mail: tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd., Suite K
Chino Hills, CA 91709
Street City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change from LI (Light Industrial) to CR (Commercial Retail)

Related cases filed in conjunction with this request:

PP 25507, BGR 14003

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

- type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.
5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
 6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
 7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
 8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
 9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)
- Note:** The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
 11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
 12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

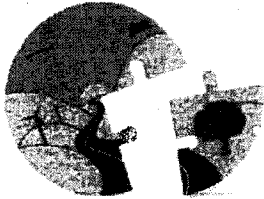
13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



RIVERSIDE COUNTY Var 180004 PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Speedway Development

Contact Person: Thomas Chavez E-Mail: Tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd. Ste K

<u>Chino Hills</u>	<u>Street</u>	<u>91709</u>
<u>City</u>	<u>California</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Engineer/Representative Name: K&A Engineering

Contact Person: Jim Bolton E-Mail: JamesB@kaengineering.com

Mailing Address: 357 North Sheridan Street, Suite 117

<u>Corona</u>	<u>Street</u>	<u>92880</u>
<u>City</u>	<u>California</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Speedway Development

Contact Person: Thomas Chavez E-Mail: Tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd. Ste K

<u>Chino Hills</u>	<u>Street</u>	<u>91709</u>
<u>City</u>	<u>California</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

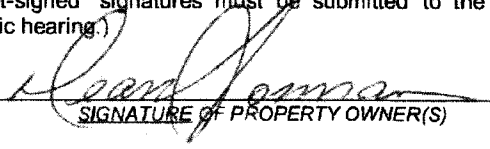
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

DEAN FORMAN
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

290130005, 290130054.

Assessor's Parcel Number(s): 290130006, 290130003, 290130052, 290130053, 290130004, 290130055

Approximate Gross Acreage: 26.17 Acres

General location (nearby or cross streets): North of Indian Truck Trail, South of Temescal Canyon Road, East of Interstate 15 Fwy, West of Temescal Canyon Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

CONSTRUCT SIX (6) RESTAURANTS BUILDINGS TOTALING 25,900 SQ.FT., A RETAIL BUILDING TOTALING 15,000 SQ.FT.

AND A GAS STATION/CONVENIENCE STORE TOTALING 2,900 SQ.FT.

CWP 03712

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 8

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3200	24'-3"	1	Fast Food
2	3400	21'-2"	1	Fast Food
3	4,952	20'-5"	1	Convenience Store Gas Station/Car Wash
4	2739	27'-9"	1	Restaurant
5	30,700	42'-6"	2	Retail / Office
6	6,000	23'	1	Restaurant
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). GPA 01146, CUP 07859, PP 26290
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42664 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

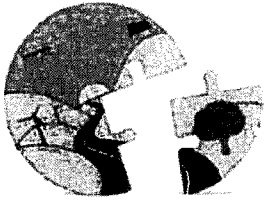
Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

DEAN FORMAN

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, and VARIANCE NO. 180004 – Intent to Certify an Environmental Impact Report – EIR00552 – Applicant: Speedway Development – Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road, northerly of Indian Truck Trail, and easterly of Interstate 15 – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: General Plan Amendment No. 1146** is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). **Change Of Zone No. 6915** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 sq. ft. for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004** is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 552, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 13, 2018

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

APN (s) or case numbers CZ07859 / GPA01146 / CUP03712 / PP26290 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

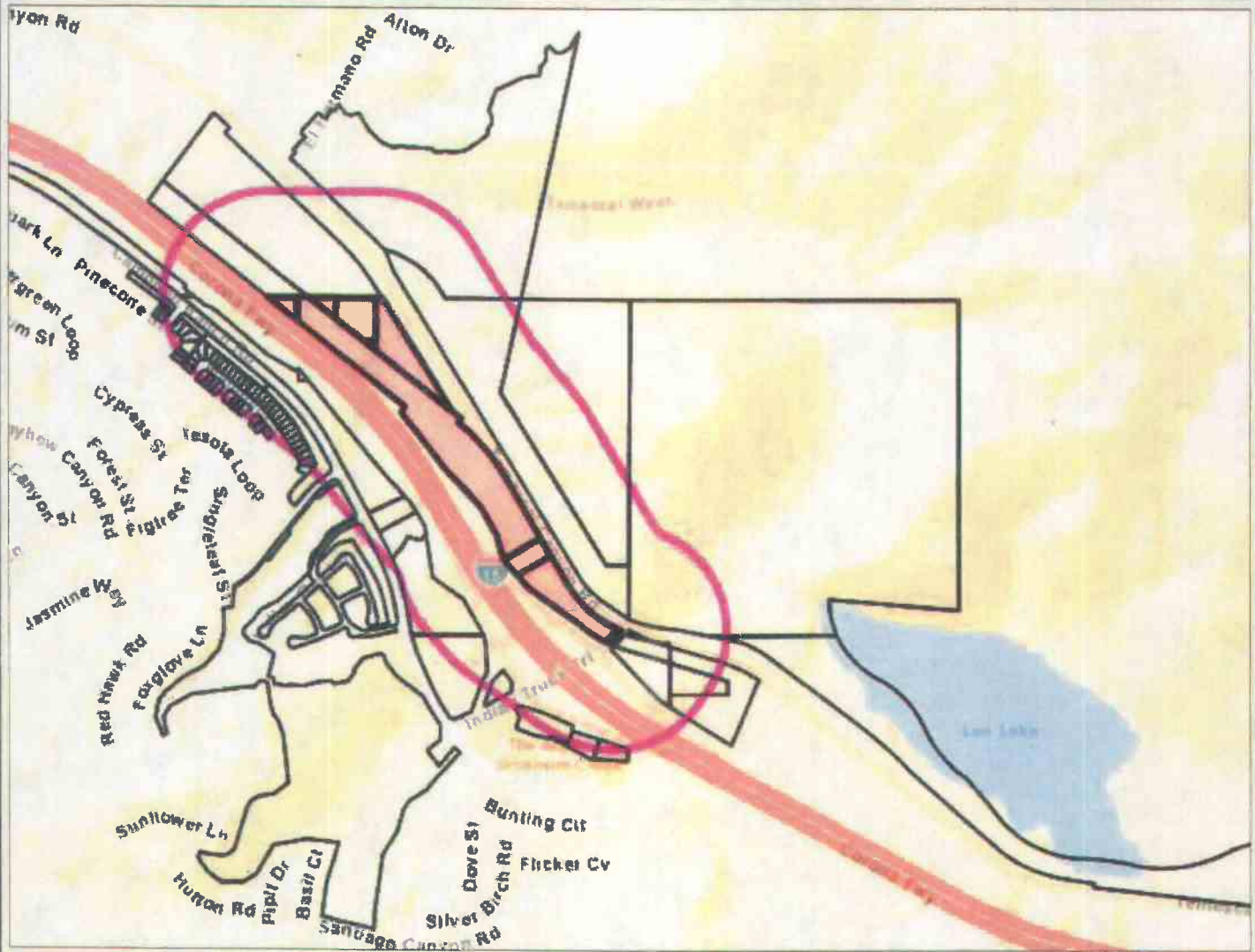
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07859 / GPA01146 / CUP03712 / PP26290

(1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/13/2018 12:53 27 PM

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393070008
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070009
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290080025
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290460019
MARTIN AYALA
TOMOMI AYALA
MARTIN AYALA

25078 BIRCHTREE CT
CORONA CA. 92883

290470021
SANDY LIANG
DAVID KWAN
11384 MAGNOLIA ST
CORONA CA. 92883

290470010
ABA SULLY LIVING TRUST
ROBERT J BERMUDEZ
JENNIFER C HANSCOME

25095 SAGEBUSH WAY
CORONA CA. 92883

290470014
PHANTHORN BUNCHAY
PAMY BUNCHAY KHAMPOU
11328 MAGNOLIA ST
CORONA CA. 92883

290470052
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290470017
2015 1 IH2 BORROWER
C/O C/O INVITATION HOMES TAX DEPT
1717 MAIN ST NO 2000
DALLAS TX 75201

290470016
RICHARD A HIGGINS
11344 MAGNOLIA ST
CORONA CA. 92883

290470011
ANTHONY LEGASPI
COLLEEN LEGASPI
25087 SAGEBUSH WAY
CORONA CA. 92883

290470019
JOSE M VARGAS
LESLIE VARGAS
11368 MAGNOLIA ST
CORONA CA. 92883

290470009
STEVE K SYPRASERT
LAM LOEUR SYPRASERT
25103 SAGEBUSH WAY
CORONA CA. 92883

290471026
STEVEN A ROMAN
TRACY S ROTH ROMAN
11333 MAGNOLIA ST
CORONA CA. 92883

290471025
GREGG BUCK
MARGARET ANN BUCK
11341 MAGNOLIA ST
CORONA CA. 92883

290471023
THR CALIF
C/O C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

290460018
JOSEPH W CARBONI
25070 BIRCHTREE CT
CORONA CA. 92883

290470015
RODOLFO MENA
MIRIAM MENA
11336 MAGNOLIA ST
CORONA CA. 92883

290470024
ERIC HUBBARD
MILDRED HUBBARD
2333 PACIFIC
LONG BEACH CA 90806

290470026
KRISTIAN J GUTIERREZ
11424 MAGNOLIA ST
CORONA CA. 92883

290470037
THR CALIF
C/O C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

290470020
MARVIN THOMAS
SHELIA G THOMAS
11376 MAGNOLIA ST
CORONA CA. 92883

290470022
JINGGONG ZHENG
11392 MAGNOLIA ST
CORONA CA. 92883

290471024
LOC KHANH DANG
HUONG BUI DANG
112 AMBIANCE
IRVINE CA 92603

290471016
HOLLY GORMAN
11373 MAGNOLIA ST
CORONA CA. 92883

290470023
DIDAC FERNANDEZ NIETO
11400 MAGNOLIA ST
CORONA CA. 92883

290470038
MICHAEL T HILL
MARIA C HILL
25236 POPLAR CT
CORONA CA. 92883

290471042
JUSTIN M BUTLER
SHERI BETH G BUTLER
11389 MAGNOLIA ST
CORONA CA. 92883

290470025
FEDELYNE DIEUJUSTE
11416 MAGNOLIA ST
CORONA CA. 92883

290470018
DAVID MICHAEL BROWN
11360 MAGNOLIA ST
CORONA CA. 92883

290452022
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290470028
KAMRAN DARBAN
HOURIEH OZRA DARBAN
26112 CAMINO ADELANTO
MISSION VIEJO CA 92691

290470029
DAVID W GREYSHOCK
VANESSA GREYSHOCK
11448 MAGNOLIA ST
CORONA CA. 92883

290470030
GREGORY S BRINTLE
MARLENE L BRINTLE
11456 MAGNOLIA ST
CORONA CA. 92883

290470027
GINA LIANG
TERESA LIANG
11432 MAGNOLIA ST
CORONA CA. 92883

290470031
ERIC WILLIAM PETERSON
CHRISTEN C PETERSON
11464 MAGNOLIA ST
CORONA CA. 92883

290471006
RENEE M STOKES
11437 MAGNOLIA ST
CORONA CA. 92883

290471013
JOSHUA HOOKER
11405 MAGNOLIA ST
CORONA CA. 92883

290471007
MATTHEW G HIGBEE
TAMMY L CAUBLE
11429 MAGNOLIA ST
CORONA CA. 92883

290471005
DONALD C BETTENCOURT
VANESSA Y BETTENCOURT
11426 CHINABERRY ST
CORONA CA. 92883

290460014
HPA BORROWER 2016 ML
180 N STETSON AV STE 3650
CHICAGO IL 60801

290452020
PEPPINO G DIROMA
11260 PINECONE ST
CORONA CA. 92883

290470032
HPA BORROWER 2016 2 ML
180 N STETSON AV STE 3650
CHICAGO IL 60601

290452021
HEIDI A GOLDSBERRY
KEVIN G TOTH
11268 PINECONE ST
CORONA CA. 92883

290460016
RANDALL B WRIGHT
MELINDA B RAMIREZ
11300 PINECONE ST
CORONA CA. 92883

290460015
YOLANDA KAKKAR
GEO KAKKAR
11292 PINECONE ST
CORONA CA. 92883

290470012
ROBERT TUPPER
HEATHER TUPPER
25079 SAGEBUSH WAY
CORONA CA. 92883

290470033
RAYMOND ANTHONY LOPE FLORES
XENIA MAE DACUMOS FLORES
211 SAGEBRUSH LN
AMERICAN CANYON CA 94503

290470013
HYE WEON LEE
11320 MAGNOLIA ST
CORONA CA. 92883

290470034
NENG HAUNG SHENG
SHAWMING J TANG SHENG
1785 CANNES DR
THOUSAND OAKS CA 91362

290470035
MARCOS C RAMIREZ
ANGEL A RAMIREZ ORTEGA
11496 MAGNOLIA ST
CORONA CA. 92883

290460017
JOSE FRANCISCO ORDONEZ
VANNESSA GISELE GUTIERREZ
25054 BIRCHTREE CT
CORONA CA. 92883

290471041
JESSICA YVETTE GARCIA
GREGORY MICHAEL GARCIA
11397 MAGNOLIA ST
CORONA CA. 92883

290470036
BRANDON C GILL
DANYELL GILL
11504 MAGNOLIA ST
CORONA CA. 92883

290670015
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290670016
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290670024
ROIC CALIF
PO BOX 130339
CARLSBAD CA 92013

393060005
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

290670003
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290130003
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130032
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709

290130004
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130066
SC FHC
C/O C/O FRITZ HOWSER
6306 W COAST HWY
NEWPORT BEACH CA 92663

290130067
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

290130053
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

290130083
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O EXECUTIVE DIRECTOR
3403 10TH ST STE 320
RIVERSIDE CA 92501

290130044
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290130006
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

290130052
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130082
WESTERN RIVERSIDE COUNTY REGIONAL
C/O C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

393070005
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070007
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070010
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290670025
GARFIELD BEACH CVS
YFP SYCAMORE CREEK
C/O C/O YFP SYCAMORE CREEK
3224 CLUB DR
LOS ANGELES CA 90064

290130086
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

290670023
VONS COMPANIES INC
ROIC CALIF
PO BOX 130339
CARLSBAD CA 92013

393070004
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

290460048
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

290470053
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290080017
ASGARD
C/O C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

393070006
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290670034
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290760091
SERRANO RIDGE COMMUNITY ASSN
C/O C/O TRI POINTE HOMES
5 PETERS CANYON STE 100
IRVINE CA 92606

290760092
SERRANO RIDGE COMMUNITY ASSN
C/O C/O TRI POINTE HOMES
5 PETERS CANYON STE 100
IRVINE CA 92606

290760090
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290080054
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O EXECUTIVE DIRECTOR
3403 10TH ST STE 320
RIVERSIDE CA 92501

290130085
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

Lijin Sun, Program Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

California Department of Fish and Wildlife, Inland
Deserts Region 6
Leslie McNair
3602 Inland Empire Blvd., Ste. C-220
Ontario, CA 91764

CalTrans District 8
CEQA Review
464 W. 4th St., 6th Floor
San Bernardino, CA 92401

City of Corona
Joanne Colletta Planning Director
400 S. Vicentia Ave.
Corona, CA 92882

City of Lake Elsinore
Richard J. MacHott, Planning Manager
130 S. Main St.
Lake Elsinore, CA 92530

Metropolitan Water District of Southern California
Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

Riverside County Transportation Commission
Anne Mayer, Executive Director
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

Riverside Transit Agency
Joe Forgiarini
1825 3rd St.
Riverside, CA 92517-1968

Southern California Edison
CEQA Review
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Temescal Valley Water District
CEQA Review
22646 Temescal Canyon Road
Temescal Valley, CA 92883

U.S. Fish and Wildlife Service
Sally Brown
6010 Hidden Valley Road, Ste. 101
Carlsbad, CA 92011

Tammy Fox
1611 Garfield Ave
Alhambra, CA 91801

City of San Jacinto
Travis Randel, Community Development Director
595 S. San Jacinto Ave.
San Jacinto, CA 92583

RCTC
Michael Blomquist
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

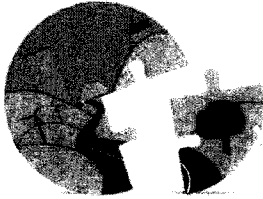
Ruth Brissenden
PO Box 78824
Corona, CA 92877

Rob Mucha
22512 Amber Eve Drive,
Temescal Valley CA 92883
714-402-7017

Barbara Paul
25999 Glen Eden Road, Site 147
Temescal Valley, CA 92883

Pechanga Cultural Resources
PO Box 2183
Temecula, CA 92593

Forestar Toscana Development Company
Andrew Petitjean, Vice President Community
Development
4590 MacArthur Boulevard, Suite 600
Newport Beach, CA 92660



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, VARIANCE NO. 180004, EIR NO. 552

Project Title/Case Numbers

Russell Brady

County Contact Person

951-955-3025

Phone Number

2017071006

State Clearinghouse Number (if submitted to the State Clearinghouse)

Speedway Development

Project Applicant

15350 Fairfield Ranch Road, Suite K, Chino Hills, CA 91709

Address

The project is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15.

Project Location

The General Plan Amendment is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR). The Change of Zone is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Plot Plan is a proposal to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. The Conditional Use Permit is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed. The Variance is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. The Environmental Impact Report studies the impacts of the project.

Project Description

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

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,271.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

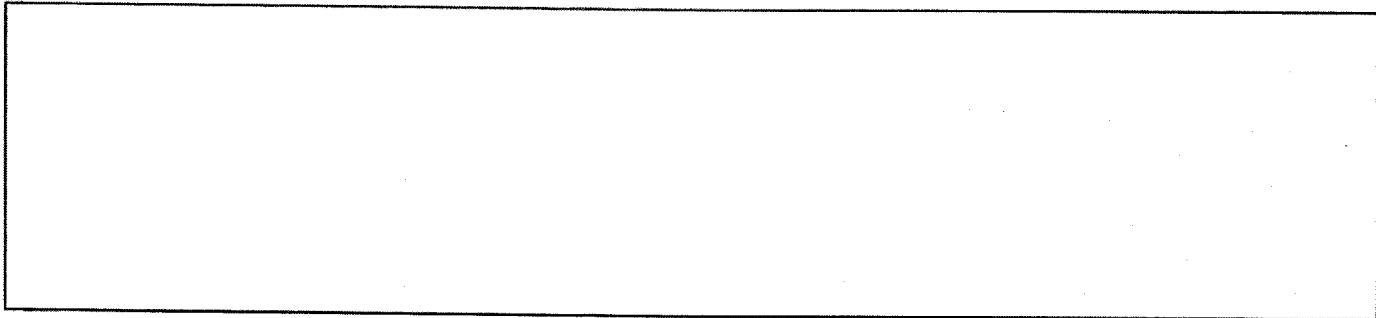
This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA ZCFG 06044.

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06044)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Henry-Ann Company Inc
32823 Temecula Pkwy
Temecula, Ca 92592

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06044	01/23/2014	01/23/2014	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06044	0452 - CF&G TRUST: RECORD FEES	\$50.00
11695 Temescal Canyon Rd Corona,		SUB TOTAL
		\$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

Final Environmental Impact Report

Toscana Village at Temescal Valley Project

Riverside County, California

SCH No. 2017071006

Project Applicant:

Speedway Development
15350 Fairfield Ranch Road, Suite K
Chino Hills, CA 91709
Thomas Chavez
(909) 393-2000

Lead Agency:

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Russell Brady
(951) 955-3025

Prepared By:

ALBERT A. WEBB ASSOCIATES
3788 McCray Street
Riverside, CA 92506
(951) 686-1070

RUTH VILLALOBOS & ASSOCIATES
3602 Inland Empire Blvd., Suite C310
Ontario, CA 91764
(909) 245-1128

December 2018

Table of Contents

1. Introduction	FEIR 1-1
2. Response to Comments	FEIR 2-1
3. EIR Errata/Draft EIR Revisions	FEIR 3-1
4. Mitigation Monitoring and Reporting Program (MMRP)	FEIR 4-1

Figures

Figure 3.0-7 Site Plan	FEIR 3-3
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Attachments

- A. Gas Station Health Risk Assessment (HRA)
- B. Revised DBESP Report
- C. Site Plan Phase I
- D. Architectural Elevations
- E. Landscaping Plan
- F. Trip Generation Comparison

1. Introduction

The Final Environmental Impact Report (Final EIR), as required pursuant to State *CEQA Guidelines* Sections 15089 and 15132, includes the Draft Environmental Impact Report (Draft EIR) or a revision thereof, comments and recommendations received on the Draft EIR, a list of persons, organizations, and public agencies commenting on the Draft EIR, and the responses of the lead agency, which is the County of Riverside for this Project, to significant environmental points raised in the review and consultation process. A Mitigation Monitoring and Reporting Program (MMRP) is also included to ensure compliance during Project implementation (Public Resources Code Section 21081.6, *CEQA Guidelines* Section 15097).

1.1. Information Added Following Distribution of the Draft EIR

The information added following distribution of the Draft EIR does not constitute "significant new information" pursuant to *CEQA Guidelines* Section 15088.5 because this information does not change the Project impacts and/or mitigation measures such that new or more severe environmental impacts result from the Project. The information is added as a result of comments received from responsible agencies, changes in the existing conditions at the site, revised public policies since the Draft EIR was written, and/or minor corrections or clarifications. The additional information merely "clarifies or amplifies or makes insignificant modifications" to the Draft EIR, as is permitted by State *CEQA Guidelines* Section 15088.5(b).

Relationship to the Draft EIR

Minor changes that clarify or correct minor inaccuracies in the Draft EIR appear as revised pages in the Corrections, Errata, and Changes from Draft EIR to Final EIR section which follows herein. Minor modifications to the site plan and project description were made after the DEIR was circulated for the 45-day public review period. The Draft EIR considered by the County, as lead agency, has been edited to reflect corrections and responses to comments raised.

Public Review Summary

The EIR process for this Project consisted of three parts: The Initial Study/Notice of Preparation (IS/NOP), Draft EIR, and Final EIR. The County distributed the IS/NOP on July 3, 2017 to agencies, local governments, and interested parties from the general public. Pursuant to State *CEQA Guidelines* Section 15082, recipients of the NOP were requested to provide responses within 30 days upon receipt. Copies of the NOP and comments received are included in Appendix A to the Draft EIR.

As required by Public Resources Code Section 21092.3, a copy of the public notice was posted with the Riverside County Clerk on July 3, 2017.

As provided in the public notice and in accordance with State *CEQA Guidelines* Section 21091(d), the County accepted written comments through August 2, 2017. During the public review period for the Project, the County received five comment letters from public agencies and one comment letter from a Native American tribe, contained in Appendix A to the DEIR.

The County circulated the Draft EIR for the Project for a 45-day public review period from May 24, 2018 through July 9, 2018 to Responsible Agencies and interested parties for review and comment. Notices of Completion and Availability of the Draft EIR were circulated to the State

Clearinghouse, responsible agencies, trustee agencies, and other interested parties on May 24, 2018.

The Responses to Comments, along with the comment letters, are included in Section 2 of this Final EIR. In accordance with the provisions of Public Resources Code Section 21092.5, the County has provided a written response to each commenting public agency no less than 10 days prior to the proposed certification date.

List of Agencies, Organizations, and Persons that Commented on the Draft EIR

Comment Letter	Name/Agency	Date
A	State of California, Governor's Office of Planning and Research	07-10-18
B	City of San Jacinto	05-29-18
C	Riverside County Transportation Commission	07-06-18
D	South Coast Air Quality Management District	06-05-18
E	Brissenden, Ruth	07-06-18
F	Gamst, Caroline	07-09-18
G	Hafner, Robert	07-07-18
H	Noss, Kelli & Remington	07-09-18
I	Mucha, Rob	07-09-18
J	Paul, Barbara	07-09-18
K	Pechanga Cultural Resources, Temecula Band of Luiseño Mission Indians	07-09-18
L	Sincich, Jerry	07-07-18
M	Terramor	07-09-18
N	Watson, Jannlee	07-09-18

Section 2 – Responses to Comments

Pursuant to *CEQA Guidelines* Section 15088, the responses to comments presented in this section address specific, relevant comments on environmental issues raised in the submitted comment letters.

All of the comment letters are included in this section. Each comment letter is followed by the County's responses to each of its comments. Each comment letter is identified by the letter designated in Section 1 and in the table below of this Final EIR and identifying information for each commenter is provided at the beginning of the corresponding responses. Specific comments are delineated and lettered as well. Corrections and additions resulting from comments on the Draft EIR are summarized in Section 3 of this Final EIR.

List of Agencies, Organizations, and Persons that Commented on the Draft EIR

Comment Letter	Name/Agency	Date
A	State of California, Governor's Office of Planning and Research	07-10-18
B	City of San Jacinto	05-29-18
C	Riverside County Transportation Commission	07-06-18
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J	Paul, Barbara	07-09-18
K	Pechanga Cultural Resources, Temecula Band of Luiseño Mission Indians	07-09-18
L	Sincich, Jerry	07-07-18
M	Terramor	07-09-18
N	Watson, Jannlee	07-09-18

Comment Letter A – State of California Governor’s Office of Planning and Research

Comment letter A commences on the next page.



EDWARD G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH



KEN ALEX.
DIRECTOR

July 10, 2018

Russell Brady
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Toscana Village
SCH#: 2017071006

Dear Russell Brady:

A-1 { The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on July 9, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
1-916-322-2318 FAX 1-916-558-3184 www.opr.ca.gov

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017071006
Project Title Toscana Village
Lead Agency Riverside County

Type EIR Draft EIR
Description Plot Plan No. 26290 covering phase I of the planned development proposes the construction of 6 buildings totaling approx 61,000 sf for fast food, retail, office, and gas station use as outlined in table 1. Buildings 1 and 2 are single story 3,400 sf fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 sf gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 sf restaurant. Building 5 is a two-story 39,900 sf retail and office building. Building 6 is a single story 6,000 sf restaurant.

Lead Agency Contact

Name	Russell Brady	
Agency	Riverside County	
Phone	951-955-3025	Fax
email		
Address	4080 Lemon Street, 12th Floor	
City	Riverside	State CA Zip 92501

Project Location

County	Riverside
City	Riverside
Region	
Lat/Long	33° 45' 09.8" N / 117° 27' 17.3" W
Cross Streets	Temescal Canyon Road, Indian Truck Trail
Parcel No.	290-130-003, 004, 005, 006
Township	5S
Range	6W
Section	12
Base	SBBM

Proximity to:

Highways	
Airports	
Railways	
Waterways	Corona Lake
Schools	Todd Academy School
Land Use	Vacant/Manufacturing - Service Commercial (M-SC)/Community Development Light Industrial (CD/LI)

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Growth Inducing; Cumulative Effects; Aesthetic/Visual

Reviewing Agencies Resources Agency : Department of Fish and Wildlife , Region 6; Colorado River Board; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Ca/trans, District 8; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; State lands Commission; Regional Water Quality Control Board, Region 8; State Water Resources Control Board, Division of Drinking Water, District 20

Date Received 05/24/2018 **Start of Review** 05/24/2018 **End of Review** 07/09/2018

Response to Comment Letter A – State of California Governor's Office of Planning and Research

Response to Comment A-1:

This is a standard letter issued by the Office of Planning and Research that acknowledges the close of the review period and compliance with the State Clearinghouse review requirements for draft environmental impact documents, pursuant to the California Environmental Quality Act. The County appreciates the State Clearinghouse's confirmation of compliance with CEQA.

Comment Letter B – City of San Jacinto

Comment letter B commences on the next page.



Crystal Ruiz
Mayor

Russ Utz
Mayor Pro Tem

Andrew Kotyuk
Councilmember

Scott Miller
Councilmember

Alonso Ledezma
Councilmember

Rob Johnson
City Manager

May 29, 2018

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Re: Toscana Village at Temescal Valley, DEIR 552 – SCH 2017071006

Dear Mr. Brady,

Thank you for the opportunity to review the Draft Environmental Impact Report 552, State Clearing House Number 2017071006. At this time, the City of San Jacinto has no comments regarding the contents of the Draft EIR. However, the City wishes to remain on the Riverside County Planning Department notification list for this project, pursuant to Public Resources Code section 21092(b)(3) and State CEQA Guidelines section 15087(a). The City of San Jacinto reserves the right to provide comments at a later date, if necessary.

} B-1

If you have any questions regarding this letter, please contact me at (951) 350-0900 or by e-mail at trandel@sanjacintoca.us.

Sincerely,

Travis Randel
Community Development Director

Response to Comment Letter B – City of San Jacinto

Response to Comment B-1:

The County appreciates the City of San Jacinto's review of the Draft EIR and participation in the CEQA process. The County will continue to notice all public meetings/hearing notices and other CEQA documents associated with this Project as required by law.

Comment Letter C – Riverside County Transportation Commission

Comment letter C commences on the next page.



**RIVERSIDE
COUNTY
TRANSPORTATION
COMMISSION**

4080 Lemon Street, 3rd Floor • Riverside, CA
Mailing Address: P.O. Box 12008 • Riverside, CA 92502-2208
951.787.7141 • 951.787.7920 • www.rctc.org

July 6, 2018

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

Subject: Draft Environmental Impact Report (DEIR) for Toscana Village

Dear Mr. Brady:

The Riverside County Transportation Commission (RCTC) has received the above-referenced document and appreciates the opportunity to review and provide comments.

RCTC believes that early and frequent coordination between Riverside County and RCTC regarding the proposed project is necessary to best serve the more than 2.3 million residents of the county. RCTC serves as the regional transportation planning agency for Riverside County and has acted as both lead agency and responsible agency for many multi-million dollar regional transportation projects. As such, RCTC is interested in all transportation projects that seek to address traffic congestion and the increased demands placed on Riverside County's infrastructure.

C-1

RCTC hopes to work closely with Riverside County to ensure that the proposed Project has no potentially significant environmental impacts or any adverse impact on any RCTC project. RCTC is in the early planning stages to develop a project to add two express lanes in each direction on 1-15 from Cajalco Road south to SR-74. This future project would extend express lanes currently under construction as part of the ongoing 1-15 Express Lanes Project (ELP) about 15 miles south on 1-15 through the City of Lake Elsinore and unincorporated portions of Riverside County. This undertaking will likely involve bridge widening, retaining walls, sound walls, storm water runoff treatment services, tie-ins to existing travel lanes, an electronic toll collection system, signage, lighting, and other supporting features that would be determined once project studies are initiated. Please keep RCTC's projects and coordination with RCTC regarding potential impacts in mind as your project moves forward.

Having reviewed the DEIR for Toscana Village, RCTC urges Riverside County to consider the following comments and to analyze all the proposed Project's potential environmental impacts.

C-2

1. According to Section 5.7, page 5.0-162 of the DEIR, "The Riverside County Transportation Commission (RCTC) and the California Department of Transportation (Caltrans) have identified the 1-15 corridor, starting at 1-15/ Cajalco Road interchange in the City of Corona and 1-15/ State Route 60 interchange, for future improvements that will construct one or two tolled expressed lanes in each direction. (RCTC 1-15)" Please note the 1-15 Express Lanes Project mentioned is under construction and will consist of two tolled express lanes in each direction.

C-3

2. The DEIR should also acknowledge and consider RCTC's future project to add two express lanes in each direction from Cajalco Road south to State Route 74 (described earlier in this letter).

Riverside County Planning Department
Draft Environmental Impact Report (DEIR) for Toscana Village
July 6, 2018
Page 2

C-4 { To ensure smooth coordination, RCTC requests that it be added to the Project mailing list for the and that it be sent copies of all public meeting/hearing notices and other documents under CEQA and the Ralph M. Brown Act, as required by Public Resources Code section 21092 and Government Code section 54954.1. Please provide RCTC with physical copies of these notices or other documents at P.O. Box 1208, Riverside, California 92502-2208 and electronic copies at mblomquist@rctc.org.

RCTC appreciates your consideration of the above comments and looks forward to working with you to improve mobility in the I-15 corridor. If you have any questions or would like to discuss further, please contact me at 951.787.7141 or mblomquist@rctc.org.

Sincerely,



Michael Blomquist
Toll Program Director
Riverside County Transportation Commission

cc: File

Response to Comment Letter C – Riverside County Transportation Commission

Response to Comment C-1:

This is an introductory comment that describes the Riverside County Transportation Commission's (RCTC) interest to work with the County of Riverside to ensure the proposed Project has no potential significant environmental impacts. The County acknowledges RCTC's statement indicating that they are in the early planning stages to develop a project to add two express lanes in each direction on the I-15 from Cajalco south to State Route 74 (SR-74).

Response to Comment C-2:

As requested, Section 5.7, page 5.0-162, of the DEIR will be amended, as shown below, to reflect future improvements will include two tolled lanes in each direction from the current language of one or two tolled express lanes in each direction:

The Riverside County Transportation Commission (RCTC) and the California Department of Transportation (Caltrans) have identified the I-15 corridor, starting at I-15/Cajalco Road interchange in the City of Corona and estending north to the I-15/State Route 60 interchange in the City of Ontario, for future improvements that will construct ~~one or~~ two tolled expressed lanes in each direction. (RCTC I-15). Construction of this I-15 Express Lanes Project was under construction at the time of preparation of this FEIR. RCTC plans to construct int the future two express lanes in each direction from Cajalco Road south to State Route 74.

Response to Comment C-3:

The County acknowledges RCTC's future project and will continue to coordinate with RCTC as these plans are initiated; however, sufficient information on this future project is not yet available to consider in the DEIR. The Project's traffic impact analysis did not account for this future express lane project that will improve freeway traffic flows which means the analysis presented in the DEIR is more conservative.

Response to Comment C-4:

The County appreciates the RCTC's review of the Draft EIR and participation in the CEQA process. The County will continue to notify RCTC of all public meetings/hearing notices and other CEQA documents associated with this Project.

Comment Letter D – South Coast Air Quality Management District

Comment letter D commences on the next page.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
 (909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

June 5, 2018

rbrady@rivco.org

Russell Brady, Project Planner
 Riverside County Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92501

**Draft Environmental Impact Report (EIR) for the Proposed
 Toscana Village at Temescal Valley (SCH No.: 2017071006)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to build 15 non-residential, commercial buildings totaling 194,100 square feet and a gas station with 12 fueling stations on 27 acres (Proposed Project). Construction is expected to take approximately 14 months in two phases to complete¹.

SCAQMD Staff's Summary of the Air Quality and Health Risk Assessment (HRA) Analyses

In the Air Quality Analysis, the Lead Agency quantified the Proposed Project's construction and operational emissions and compared those emissions to SCAQMD air quality CEQA regional and localized thresholds of significance. As one of the project design considerations, the Proposed Project will be required to use "all heavy-duty off-road construction equipment engines used during mass grading for Phase 1, except for scrapers and tractor/loader/backhoes, [...] be Tier 2 or better to reduce construction-related NOx emissions²". The Lead Agency found that the Proposed Project's construction air quality impacts would be less than significant³. However, the Proposed Project would result in significant and unavoidable NOx emissions during operation after incorporating Existing Regulation (ER) AQ 1 and Mitigation Measures (MMs) AQ 1 through AQ 5. Furthermore, The Lead Agency discussed SCAQMD Rule 461 and SCAQMD Rule 2588 in the Draft EIR and concluded that since the Proposed Project would comply with existing SCAQMD rules and regulations, the proposed gas station would not be expected to result in impacts to the community⁴.

SCAQMD's 2016 Air Quality Management Plan

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP)⁵, which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment.

¹ Draft EIR, Page 5.0-23.

² Draft EIR, Page 5.0-21 and 24.

³ Draft EIR, Table 5.0-D, Page 5.0-25.

⁴ Draft EIR, Page 5.0-31-33.

⁵ South Coast Air Quality Management District, March 3, 2017. *2016 Air Quality Management Plan*. Accessed at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

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SCAQMD Staff's General Comments

SCAQMD staff reviewed the Air Quality Analysis in the Draft EIR and is concerned with the methodologies. Please see the attachment for more information. Additionally, as described in the 2016 AQMP, to achieve NOx emissions reductions in a timely manner is critical to attaining the National Ambient Air Quality Standard (NAAQS) for ozone before the 2023 and 2031 deadlines. SCAQMD is committed to attain the ozone NAAQS as expeditiously as practicable. The Proposed Project plays an important role in contributing to NOx emissions during operation. Therefore, SCAQMD staff recommends additional mitigation measures to further reduce NOx emissions. Finally, the attachment includes information on SCAQMD permits and rules for gas stations.

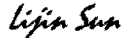
D-1
Cont.

Closing

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), SCAQMD staff requests that the Lead Agency provide SCAQMD staff with written responses to all comments contained herein prior to the certification of the Final EIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at lsun@aqmd.gov if you have any questions.

Sincerely,



Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

Attachment

LS

RVC180524-02

Control Number

Russell Brady

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ATTACHMENT

Air Quality Analysis – Overlapping Construction Phases

D-2

1. As stated above, the Proposed Project will be developed in two phases. On Page 5.0-23 of the Draft EIR, the Lead Agency stated that “the Project will be developed in two *non-overlapping* phases⁶” (*Emphasis added*). However, on Page 5.0-25, the Lead Agency stated that “the construction activities that *may overlap* include building construction and paving in Phase 1 or building construction and paving in Phase 2” (*Emphasis added*). Therefore, SCAQMD staff recommends that the Lead Agency clarify the inconsistency regarding the overlapping construction scenario in the Final EIR. Should the construction activities overlap, the Lead Agency should use its best efforts to quantify the overlapping construction emissions and revise Table 5.0-D, *Estimated Daily Construction Emissions*, accordingly in the Final EIR.

Air Quality Analysis – Operational Impact Analysis

D-3

2. After a review of the Air Quality analysis, it did not appear that the analysis included operational ROG emissions generated from storage tanks or from the fueling process. This may have likely led to an under-estimation of the Proposed Project’s VOC emissions during operation. It is important to note that while CalEEMod⁸ quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Therefore, it is recommended that the Lead Agency use its best efforts to quantify and disclose operational emissions from the fueling process in the Final EIR.

Health Risk Assessment (HRA) Analysis

D-4

3. As stated above, the Lead Agency concluded that the proposed gas station would not result in any impacts to the community because it would be required to comply with SCAQMD Rule 461 and SCAQMD Rule 2588 requirements⁹. The Lead Agency did not conduct a HRA analysis for the gas station.

While the proposed gas station would be subject to SCAQMD Rule 461 requirements, SCAQMD Rule 2588 does not apply to the Proposed Project. Enacted in 1987, AB2588 is an air toxics hot spots program and requires stationary sources to report the types and quantities of certain substances routinely released into the air. An AB2588 Air Toxics Hot Spot Health Risk Assessment (HRA) estimates potential health risks over a lifetime of exposure from air toxics for *existing* facilities (*Emphasis added*) pursuant to SCAQMD Rule 1402 and does not apply to new or planned facilities. Here, the Proposed Project is a new or planned gasoline service facility that is subject to the requirements of SCAQMD Rule 1401. Therefore, AB2588 should not be used as a screening tool to determine if a HRA analysis is warranted for the Proposed Project. Moreover, a SCAQMD permit is required prior to operation of the proposed gas station. Since operation of a gas station will emit air toxics, a HRA analysis is required as part of the SCAQMD permitting requirements for gas stations¹⁰. Any assumptions used in the HRA analysis in the Final EIR will be used as the basis for permit conditions and limits. Therefore, it is recommended that the Lead Agency evaluate, quantify, and perform a gasoline dispensing station HRA¹¹ for the Proposed Project in the Final EIR. Guidance for

⁶ Draft EIR, Page 5.0-23.

⁷ Draft EIR, Page 5.0-25.

⁸ CalEEMod incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and is available free of charge at: www.caleemod.com.

⁹ Draft EIR, Page 5.0-31-33.

¹⁰ South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/permits/risk-assessment>.

¹¹ SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency for its own projects or Responsible Agency for permit projects, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant. Health risks from operating a gasoline service station must be demonstrated to be below 10 in one million before a permit can be issued.

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D-4
Cont.

performing this HRA can be found in the SCAQMD's *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*¹².

Air Quality Analysis – Project Design Consideration: Tier 4 Construction Equipment or Better

D-5

4. While the Lead Agency found that the Proposed Project's construction activities would not exceed SCAQMD air quality CEQA significance thresholds, SCAQMD staff found that the estimated NOx emissions during construction were 95.47 pounds per day (lb/day) for Phase 1 and 95.69 for Phase 2¹³, which were slightly below SCAQMD air quality CEQA mass daily significance threshold of 100 lb/day for NOx. As stated above, one of the project design considerations for the Proposed Project is to use Tier 2 or better construction equipment, except for scrapers and tractor/loader/backhoes¹⁴.

To further reduce NOx emissions during construction and support the SCAQMD's commitment to NOx emissions reductions as outlined in the 2016 AQMP, SCAQMD staff recommends that the Lead Agency requires that all off-road diesel-powered construction equipment of 50 horsepower or greater to meet or exceed the CARB and USEPA *Tier 4* off-road emissions standards during Project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions¹⁵. A list of CARB verified DPFs are available on the CARB website¹⁶. To ensure that Tier 4 construction equipment or better will be used during the Project construction, SCAQMD staff recommends that the Lead Agency include this requirement in applicable bid documents. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written documentation by contractors to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance.

D-6

Recommended Changes to Mitigation Measure AQ-5

5. Mitigation Measure AQ-5 requires the Project applicant to provide information to future office tenants about the benefits of telecommuting and alternative work schedules to reduce the number of commute trips and therefore vehicles miles traveled from employee¹⁷.

SCAQMD staff is concerned about this Mitigation Measure for the following two reasons. First, pursuant to CEQA Guidelines Section 15126.4(a)(1), mitigation measures are those capable of *minimizing or reducing* significant adverse impacts (*Emphasis added*). While it is important to share information with future office tenants about telecommuting and alternative works schedules, providing information should not be qualified as a valid mitigation measure since the information does not minimize or reduce VMTs. Second, mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments (CEQA Guidelines Section 15126.4(a)(2)). Here, there is no mechanism in Mitigation Measure AQ-5 that will require office tenants to implement or provide incentives to implement telecommuting and alternative work schedules since Project Applicant is only required to *provide information* (*Emphasis added*). Therefore, SCAQMD staff recommends that the Lead Agency revise Mitigation Measure AQ-5 by providing additional details on how the information described in the measure will be used to reduce the Proposed Project's employee trips-related NOx emissions during operation.

¹² South Coast Air Quality Management District. *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*. Accessed at: <http://www.aqmd.gov/home/permits/risk-assessment>.

¹³ Draft EIR, Table 5.0-D, Page 5.0-25.

¹⁴ Draft EIR, Page 5.0-21 and 24.

¹⁵ California Air Resources Board, November 16-17, 2004. *Diesel Off-Road Equipment Measure – Workshop*, Page 17. Accessed at: https://www.arb.ca.gov/insproc/ordiesel/presentations/nov16-04_workshop.pdf.

¹⁶ *Ibid*, Page 18.

¹⁷ Draft EIR, Page 1.0-15.

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Additional Recommended Mitigation Measures to Reduce Long-Term NOx Emissions

6. CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts. Since the Proposed Project's NOx emissions would exceed SCAQMD air quality CEQA significance threshold during operation, SCAQMD staff recommends that the Lead Agency incorporate the following mitigation measure in the Final EIR in addition to ER AQ 1 and MMs AQ 1 through AQ 5. Additional information on potential mitigation measures as guidance to the Lead Agency is available on the SCAQMD CEQA Air Quality Handbook website.

- In addition to providing electric vehicle (EV) charging for passenger vehicles, provide electric vehicle (EV) charging stations for trucks (e.g., material delivery trucks) (see the discussion below regarding EV charging stations).
- Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)¹⁸. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations¹⁹. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should appropriately sized to allow for future expanded use.
- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility and the EV charging stations.

D-7

Compliance with SCAQMD Rules

7. Since the Proposed Project includes a gas station with 12 fueling pumps, a permit from SCAQMD would be required. SCAQMD should be identified as a Responsible Agency for this Project in the Final EIR. The assumptions in the air quality and HRA analyses in the Final EIR will be used as the basis for SCAQMD permit conditions and limits.

D-8

8. In addition to the discussion on SCAQMD Rule 461, the Final EIR should include a discussion on how the Proposed Project will comply with SCAQMD Rule 201 – Permit to Construct and Rule 203 – Permit to Operate. If there are permitting questions concerning the gasoline service station, they can be directed to SCAQMD Engineering and Permitting staff at (909) 396-2551.

D-9

¹⁸ Southern California Association of Governments. Accessed at: <http://scagrtpsc.net/Pages/FINAL2016RTPSCS.aspx>.

¹⁹ City of Los Angeles. Accessed at: http://ladbs.org/LADBSWeb/LADBS_Forms/Publications/LAGreenBuildingCodeOrdinance.pdf.

Response to Comment Letter D – South Coast Air Quality Management District

Response to Comment D-1:

This is an introductory comment that describes the SCAQMD's understanding of the proposed Project and summarizes the Air Quality and Health Risk Assessment Analysis. This comment also contains background information on the 2016 Air Quality Management Plan. The general comments are detailed in the subsequent comments and are responded to herein.

Response to Comment D-2:

There is no inconsistency in the text, the proposed Project will be developed in two non-overlapping phases. However, within both Phase 1 and Phase 2 of the development there will be construction activities that do overlap. The text "the construction activities that may overlap include building construction and paving in Phase 1 or building construction and paving in Phase 2" in the DEIR refers to the construction activities overlapping within each phase. Construction emissions in Table 5.0, Estimated Daily Construction Emissions provide both the emissions resulting from each construction activity (i.e., grading) and also report the maximum emissions from all overlapping construction activities.

Response to Comment D-3:

As stated in the comment, CalEEMod does not quantify emissions associated with gasoline storage tanks and fueling equipment. Details related to the proposed gas station's stationary sources such as storage tanks are not currently available and will be based on the final design of the gas station prior to initiating the permitting process. However, DEIR page 5.0-29 has been clarified as shown below to address the operational stationary source emissions from the gas station:

Gasoline Dispensing Emissions

Gasoline fueling stations are regulated by the SCAQMD Rule 461, Gasoline Storage and Dispensing, which requires an enhanced vapor recovery system that has a minimum volumetric efficiency of 95 percent and includes a diagnostic system. Therefore, the emissions and resulting impacts from the proposed gasoline station would not be substantial. The purpose of this system is to collect and store gasoline vapors during both bulk deliveries and vehicle operations. In general, fuel dispensing systems are required to include dripless nozzles that seal to the vehicle during filling. A vacuum system forces the vapors created by the vehicle filling back to the underground storage tank (UST). The storage tank is vented by a mechanical filtration system that scrubs and neutralizes the vapors before their release.

Similarly, during bulk delivery operations, the delivery truck's filling tubes are sealed to the storage tank and all vapors are returned to the UST. This process stems the release of vapors. The vapors created by the filling operation are then subject to mechanical scrubbing and neutralization prior to release. The final component of the vapor recovery

process is the diagnostic system. This electronic system provides 24-hour monitoring of the vapor recovery system, including collection of vapors during fueling operations and assurances that vapors in the UST are not leaking. The system identifies failures automatically, notifies the station operator, and reduces emissions by early detection and prompt repair. Compliance with SCAQMD Rule 461, Gasoline Storage and Dispensing, ensures that impacts due to gasoline dispensing emissions are less-than-significant because the required vapor recovery system controls at least 95 percent of the emissions occurring during the gasoline transfer and dispensing activities.

This additional text added to the DEIR is not considered significant new information per CEQA Guidelines Section 15088.5 because it does not change the Project impacts and/or mitigation measures such that new or more severe environmental impacts result from the Project. While this addition to the text does provide new information about the Project, it is not considered significant because it does not introduce a new significant environmental impact, a substantial increase in an environmental impact that would result in the need for mitigation to reduce impacts to less than significant, or a new feasible project alternative or mitigation measure. The added text only clarifies that impacts due to gasoline dispensing emissions are less than significant under the existing regulations.

Response to Comment D-4:

The DEIR recognizes that the Project gasoline station releases emissions of toxic air contaminants; however, the Project would be required to comply with all applicable rules and regulations which would ensure that such facilities would not expose sensitive receptors to substantial pollutant concentrations and the impacts would be less than significant (DEIR, p. 5.0-33).

The comment regarding the applicability of AB 2588 is noted and will be removed from DEIR pages 5.0-32 and 5.0-33, as follows:

~~However, the gas station will also be subject to SCAQMD Rule 2588 – Air Toxics “Hot Spots” Program.⁴⁰ There are six important components to the program as follows:~~

- ~~1. Emissions Reporting – Facilities submit an air toxics inventory through the Annual Emissions Report (AER) Program.~~
- ~~2. Prioritization – From the reported toxic emissions, SCAQMD prioritizes facilities, using a procedure approved by the Governing Board, into three categories: high priority, intermediate priority, and low priority.~~
- ~~3. Risk Assessments – Potentially high-risk facilities must prepare a health risk assessment (HRA).~~
- ~~4. Public Notice – If the risk reported in the HRA exceeds specific thresholds, then the facility is required to provide public notice to the affected community.~~

~~5. Risk Reduction – Facilities with health risks above the action risk levels in Rule 1402 must reduce their risks to the community.~~

~~6. Industry-Wide Source (IWS) – Smaller or “IWS” facilities are identified in California H&SC, Section 44323.~~

⁴⁰ ~~<https://www.aqmd.gov/prdas/AB2588/AB2588.html>~~

DEIR page 5.0-18 will also be revised as shown below to remove reference to Rule 2588:

~~Gas stations are also be subject to SCAQMD Rule 2588 – Air Toxics “Hot Spots” Program.⁵~~

⁵ ~~<https://www.aqmd.gov/prdas/AB2588/AB2588.html>~~

As requested, Health Risk Assessment (HRA) has been prepared for the Project’s gasoline station (Final EIR Attachment A). As stated in the HRA, the Risk Assessment Procedures for Rules 1401, 1401.1 & 212, indicate that although gasoline vapors and its TAC constituents (for example, benzene, toluene, and xylene) have non-cancer impacts, the risks from retail gasoline dispensing facilities are dominated by cancer risk. Therefore, the chronic and acute non-cancer health risk do not need to be calculated. The HRA estimated the cancer risk using the cancer risk screening tables in the SCAQMD Permit Application Package “N” Version 8.12 and calculated the cancer risk to sensitive and off-site worker receptors from the proposed gasoline dispensing station would be 0.58 in one million and 0.05 in one million, respectively. The analysis indicates that operation of the proposed Project’s gasoline dispensing station will not expose sensitive or off-site worker receptors to cancer risk greater than the SCAQMD threshold of 10 in one million. Thus, no mitigation is required. Results and conclusions of the DEIR are not affected. The HRA is not considered significant new information per CEQA Guidelines Section 15088.5 because it does not change the Project impacts and/or mitigation measures such that new or more severe environmental impacts result from the Project.

Response to Comment D-5:

The Project’s construction emissions were reduced below SCAQMD thresholds with implementation of the Project’s design feature (DEIR, pp. 5.0-24 – 25); therefore, the additional recommended mitigation measures are not necessary. Because the Project’s construction emissions are less than significant, use of Tier 4 equipment is not necessary.

Response to Comment D-6:

The proposed Project does not have any tenants identified. Therefore, the feasibility of the requiring implementation of telecommuting and alternative work schedules for the proposed offices is unknown and cannot be guaranteed for tenants to implement. As stated in the DEIR, **MM AQ 5** does not have any specific quantitative reductions and are expected to be very small meaning the reductions would not reduce NO_x emissions below the applicable SCAQMD threshold. Given the uncertainty of the actual implementation of such a program it is not utilized as a reduction in the emissions. However, **MM AQ 5** is recommended to encourage and promote trip reduction and reduction in vehicle miles traveled which is how the employee trip-related NO_x

emissions are reduced. This and other mitigation measures will be incorporated into conditions of approval for the project that the project shall comply with or risk potential revocation of their permit.

Response to Comment D-7:

The County also considered the feasibility of implementing electric vehicle (EV) charging stations on-site for both passenger vehicles and heavy-duty trucks serving the site. The Project has implemented this type of mitigation to the greatest extent feasible at this time, which includes both designated parking stalls and infrastructure facilitating charging stations when they become feasible. The Project does not yet have tenants identified; however, the uses proposed on the Project site are not associated with a large volume of heavy-duty trucks (DEIR 5.1-174) and there are no loading docks proposed for the Phase I buildings at least at this time where such truck charging stations would typically be accommodated. The comment references an on-site truck stop; however, the proposed Project does not include a truck stop.

Moreover, consistent with CALGreen section 5.106.5.3, the Project is required to provide EV charging spaces and electric vehicle supply equipment (EVSE) to facilitate future installation of electric vehicle charging spaces in the parking lots. (See Draft EIR, Section 5.0-84.) However, **MM AQ 6** is incorporated into the Final EIR to require electrical hook-ups at the Project's loading docks that can be utilized by trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs). The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging. Thus, charging facilities could be added at the loading docks by tenants as demand warrants.

Page 5.0-34 will be revised to add **MM AQ 6**:

MM AQ 6 The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. The County shall verify electrical hookups have been installed prior to occupancy. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

Regarding the comment to maximize use of solar energy, the Project does not propose solar panels. However, as stated on pages 5.0-93 – 5.0-94, the Project is implementing several measures that reduce energy consumption, consistent with the County's Climate Action Plan. Such measures include, but are not limited to: enhanced insulation, improved efficiency heating, enhanced cool roof, ventilation, and air conditioning (HVAC), improved efficiency water heaters, and energy efficient lighting. In addition, 5.1.4 Project Design Considerations on page 5.0-21 of the DEIR has been modified to include the following design feature:

Facilitating the installation for on-site renewable energy would reduce electricity demand at power plants reducing indirect electricity emissions. The Project will design buildings to have "solar ready" roofs that are structurally able to accommodate later installation of

rooftop solar panels. Building operators providing rooftop solar panels will submit plans for solar panels prior to occupancy to the County for review.

It's important to note that the design of Project buildings to reduce energy consumption, while contributing towards energy efficiency, would not substantially reduce NO_x emissions given that emissions from mobile sources are the vast majority of total Project NO_x emissions (DEIR p. 5.0-26 and 5.0-27).

Response to Comment D-8:

Comment noted. Page 2.0-2 will be revised to include SCAQMD as a Responsible Agency.

South Coast Air Quality Management District (SCAQMD) is a responsible agency for the proposed Project that is responsible for issuance of gasoline station permits.

Response to Comment D-9:

As requested, page 5.0-17 will be revised to include discussion on how the proposed Project will comply with SCAQMD Rules 201 and 203.

Rule 201

The Project's gas station operator shall comply with SCAQMD Rule 201 (Permit to Construct) which requires obtaining written authorization for such construction from the Executive Officer before a person can build, erect, install, alter or replace any equipment, the use of which may cause the issuance of air contaminants or the use of which may eliminate, reduce or control the issuance of air contaminants.

Rule 203

The Project's gas station operator shall comply with SCAQMD Rule 203 (Permit to Operate) which requires obtaining a written permit to operate from the Executive Officer before a person can operate or use any equipment, the use of which may cause the issuance of air contaminants, or the use of which may reduce or control the issuance of air contaminants.

Comment Letter E – Brissenden, Ruth

Comment letter E commences on the next page.

Brady, Russell

From: Ruth Brissenden <ruthbrissenden@gmail.com>
Sent: Friday, July 06, 2018 6:33 PM
To: Brady, Russell
Subject: Toscana Village at Temescal Valley DEIR

To Whom It May Concern,

Please consider my comments below on the Draft Environmental Impact Report ("DEIR") submitted for Toscana Village at Temescal Valley (the "project").

E-1 I am a Temescal Valley resident and my comments concern the ten (10) large oak trees (the "trees") standing along Temescal Canyon Road (TCR) at the southeast corner of the project.

1) Oak Woodland Status. Page 5.0-38 of the DEIR describes the oak trees as "spread out" and not forming a "uniform canopy" and thus not considered an "oak woodland plant community." I disagree. According to the Riverside County Oak Tree Management Guidelines an Oak Woodland can consist of a single tree and its associated understory. Therefore, each individual tree should be assessed as an oak woodland.

E-2 **2) Tree Preservation.** In several places, the DEIR states that the project will follow the Oak Tree Management Guidelines to protect and preserve the oak trees on the site to the greatest extent feasible. However, the DEIR does not give any estimate regarding how many trees it expects to preserve, if any. Surely, the project's engineers have some idea as to which, if any, of the trees will require removal. An assessment of this issue is needed.

3) Historical and Cultural Value. In addition to the environmental value, the oak trees also significant historical and cultural value:

E-3 According to the Press-Enterprise, TCR was paved circa 1925 making it possible to drive to from Elsinore to Corona. It was customary in those days for the county forester to plant trees along roads to enhance their aesthetics. Usually the trees planted were Eucalyptus or Pepper trees. However, Oscar Ford, the forester at the time decided to use Coast Live Oaks to line TCR to keep in conformity with the oaks found in the Santa Ana mountains and greater Temecula valley area. Ford planted the Oaks along 11 miles of the road and then a few years later put in another 100-150 along the same route.

I think most would agree that one of Temescal Valley's most charming features is, in fact, TCR as it winds through the valley flanked on either side by its majestic oaks. These trees merit our protection and preservation and we have already lost too many through urbanization and development.

E-3
Cont. It also bears noting that the Temescal Valley Design Guidelines adopted by the Board of Supervisors in 2007 provide that "Existing oak trees will be preserved and incorporated into the landscape plan for this important corridor" (corridor meaning TCR).

E-4 **4) Heritage Tree Preservation and Protection Plan.** The DEIR states that the Oak Tree Management Guidelines "require that the project preserve the oak trees or a Heritage Tree Preservation and Protection Plan be in place during grading and construction activities." Such a plan is not mentioned in my version of the guidelines nor have I found mention of any such plan elsewhere in existence. Is such a plan to protect the trees slated to remain, to relocate the trees, or to mitigate through some other means? Please explain.

E-5 **5) County Policy 26.** It appears that the DEIR has included and relies on "County Policy 26" to justify the removal of the oak trees despite more recent law calling for preservation. The DEIR however, does not provide a link, URL, or other means of identifying what body of law encompasses "County Policy 26."

E-6 **6) Conclusion.** It has become all too common for developers to be allowed to mitigate environmental impacts through payment of grossly insufficient fees in lieu of actual preservation of habitat. The EIR should make it clear – as should the conditions of approval – that a specified number of the oak trees bordering TCR, will, in fact, be preserved to ensure that the aesthetic and historical integrity of TCR remain in tact.

Sincerely,

Ruth Brissenden, JD
PO Box 78824
Corona, CA 92877
949-212-6292

Response to Comment Letter E – Brissenden, Ruth

Response to Comment E-1:

The existing vegetation/ plant communities at the Project site are described in the DEIR, Section 5.2 Biological Resources and are a summary of the findings in the Habitat Assessment and MSHCP Consistency Analysis Report (HA), the Determination of Biologically Equivalent or Superior Preservation Report (DBESP), and Jurisdictional Delineation Report (JD) contained in Appendix C of the DEIR. The coast live oak riparian forest and coast live oak trees found on the site are described in the DEIR (DEIR, p.p. 5.0-37 - 38) and HA (p. 16) as follows:

Coast Live Oak Riparian Forest

The northern boundary of the project site narrowly crosses a small north facing slope that is composed of a coast live oak riparian forest. Plant species found in this small area include coast live oak (*Quercus agrifolia*), sycamore (*Plantanus recemosa*), willow, and cottonwood.

Coast Live Oak Trees

There are ten (10) large oak trees found on the southeast corner of the project site adjacent to Temescal Canyon Road. These trees have been tagged and numbered. Since these trees are spread out and do not form a uniform canopy, they are not considered an oak woodland plant community.

As outlined in the HA, Section 2 Methodology (HA, p. 8),

Plant communities were mapped using 7.5-minute USGS topographic base maps and aerial photography. The plant communities within the project site were classified according to CDFW's List of Terrestrial Natural Communities and cross-referenced to descriptions provided in Holland's preliminary Descriptions of the Terrestrial Natural Communities of California.

Therefore, the plant communities on site were identified, described and mapped in the HA and DEIR in accordance with CDFW procedures. This is appropriate for impact analyses pursuant to CEQA as CDFW is a CEQA Trustee Agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.¹ All nine (9) of the plant communities on site, including the coast live oak riparian forest and the individual coast live oak trees, were mapped within the Project site boundary and are shown on Exhibit 6, *Vegetation* in the HA report. Therefore, the HA and DEIR do identify where a coast live oak riparian forest, also known as woodland, occurs on site. For the purpose of HA and the description of plant communities on site in accordance with CDFW procedures it is appropriate that the oak

¹ A trustee agency is defined in the CEQA Guidelines Section 15386.

trees in the norther portion of the site that are associated with other sycamore, willow and cottonwood trees were described as coast live oak riparian forest or woodland and that the individual trees located along the project's eastern boundary and along Temescal Canyon Road that are largely associated with Riversidean sage scrub or annual grassland, were not described as a woodland.

The Riverside County Oak Tree Management Guidelines include a list of definitions, including that for oak woodlands as follows: "Oak Woodland – an area of natural vegetation that includes at least one oak tree and associated understory. An area of oak woodland can be many acres in extent or as small as a single tree."

The mitigation for oak trees with current County standards and guidelines does not differentiate between individual oaks or oak trees that are a part of and make up a woodland.

The DEIR (DEIR, p. 5.0-37) and HA (p. 16) included an error related to the number of oak trees in the project site and along Temescal Canyon Road. The following corrections need to be made to the DEIR as follows,

Coast Live Oak Trees

There are ~~twelve~~ ~~ten~~ (1240) large oak trees found on the southeast corner of the project site adjacent to Temescal Canyon Road. These trees have been tagged and numbered. Since these trees are spread out and do not form a uniform canopy, they are not considered an oak woodland plan community.

Exhibit 7 of the HA, which shows the locations of the individual oak trees along Temescal Canyon Road, has been updated to include the additional two trees. The revised DBESP is included in Attachment B to the FEIR.

The project (Phase 1 and 2) will result in the loss of 12 individual oak trees. The trees cannot be avoided/ saved because they are located in the footprint of the development footprint, including driveways, mitigation swale, and graded/manufactured slopes. Onsite replanting includes 36 oaks, therefore the mitigation for impacts to the oak trees is replacement at a ratio of 3:1 within onsite conserved areas. The project will be conditioned to prepare and implement a Oak Tree Mitigation and Monitoring plan to ensure the survival and success of the re-planted oak trees.

Therefore, the evaluation of potential impacts to sensitive natural vegetation communities identified in local or regional plans, policies, regulations or CDFW or USFWS from the proposed Project includes both the coast live oak riparian forest and the individual coast live oak trees along the Project's frontage and Temescal Canyon Road.

Response to Comment E-2:

The County of Riverside Oak Tree Management Guidelines to address the treatment of oak woodlands in areas where zoning and/or General Plan density restrictions allow the effective use of clustering. The guidelines are generally considered to be the most effective where minimum lot

sizes are 2.5 acres or larger, or where oak woodlands are concentrated in a relatively small portion of the project site. The guidelines include recommendations for oak inventories, land use designs to cluster home sites in order to reduce impacts to oaks and mitigation measures for oak conservation.²

As outlined in the Riverside County Oak Tree Management Guidelines, the first objective of these guidelines is to design the placement of proposed home sites, driveways, and roads in locations that completely avoid any oak trees and their protected zones following existing ordinance and general plan policies.

Approximately 35% of the Project site is disturbed or developed, while the remaining majority of the site contains annual grassland (37%) and Riversidean sage scrub (26%). The extent of coast live oak riparian forest mapped within the project site boundary is 0.03 acre, or 0.1%. As outlined in the DBESP report the 0.03-acre of coast live oak riparian forest, including individual coast live oak trees, will be avoided by the proposed development Project (including mass grading, building pads, parking lots, driveways, etc.) and left in place. Separate from the mapped 0.03-acre coast live oak riparian forest in the northern extent of the project are the twelve (12) individual oak trees located along the Project's eastern frontage and Temescal Canyon Road. The proposed Project is required to construct ultimate improvements to Temescal Canyon Road along the Project's frontage including additional paving, curb and sidewalk. The existing twelve (12) coast live oak trees along Temescal Canyon Road and the Project's eastern frontage require removal and will be lost. As outlined above, the mitigation for impacts to the oak trees is replacement at a ratio of 3:1 within onsite conserved areas. The project will be conditioned to prepare and implement a Oak Tree Mitigation and Monitoring plan to ensure the survival and success of the re-planted oak trees. implementation.

Response to Comment E-3:

Potential impacts from the proposed Project on historic and cultural resources were evaluated as part of the EIR and it was determined that the proposed Project would not result in significant impacts to cultural resources, including historic resources. As outlined in the Notice of Preparation (Appendix A of the DEIR), page 19 of the Environmental Assessment only one cultural resource that is a historic resource, as defined in California Code of Regulations, Section 15064.5 was found within the Project site. A historic-period railroad grade is located in the Project site; however, it lacks integrity and as such does not appear to be eligible for the California Register of Historical Resources. The Phase I Cultural Resources Assessment Report that was prepared for the Project site did not identify any other cultural or historic resources, including oak trees, which would warrant an assessment pursuant to CEQA.

² County of Riverside Environmental Impact Report No. 521, Public Review Draft, March 2014, page 4.8-52

[http://planning.rctlma.org/Portals/0/genplan/general_plan_2014/EnvironmentalImpactReport/04-](http://planning.rctlma.org/Portals/0/genplan/general_plan_2014/EnvironmentalImpactReport/04-08_BiologicalResrcs_2014-04-15.pdf)

[08_BiologicalResrcs_2014-04-15.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2014/EnvironmentalImpactReport/04-08_BiologicalResrcs_2014-04-15.pdf)

http://planning.rctlma.org/Portals/0/devproc/guidelines/oak_trees/oak_trees.html

As outlined above in Response to Comment E-2, the extent of coast live oak riparian forest mapped within the project site boundary is 0.03 acre. This area, including individual coast live oak trees, will be avoided by the proposed development Project (including mass grading, building pads, parking lots, driveways, etc.) and left in place. Separate from the mapped 0.03-acre coast live oak riparian forest in the northern extent of the project are the twelve (12) individual oak trees located along the Project's eastern frontage and Temescal Canyon Road. The existing twelve (12) coast live oak trees along Temescal Canyon Road and the Project's eastern frontage require removal and will be lost.

Proposed mitigation for impacts to on-site riverine, riparian, and wetland habitats includes re-vegetation of a basin in the northern portion of the Project site with approximately 1.2 acres of oak woodland habitat that includes coyote bush, western sycamore, Fremont cottonwood, arroyo willow, and coast live oak. The landscape plans for this proposed 1.2-acre re-vegetation area identify a total of 36 – 1-gallon container stock coast live oaks to be planted. Therefore, the proposed Project has incorporated coast live oaks into the landscape plans for the site. As outlined above, the mitigation for impacts to the oak trees is replacement at a ratio of 3:1 within onsite conserved areas. The project will be conditioned to prepare and implement a Oak Tree Mitigation and Monitoring plan to ensure the survival and success of the re-planted oak trees.

Response to Comment E-4:

The DEIR includes a summary of related regulations, Section 5.2.2 Related Regulations, including the Elsinore Area Plan and the County's Oak Tree Management Guidelines (DEIR, p. 5.0-45) as follows:

Elsinore Area Plan

Elsinore Area Plan has an existing policy (ELAP 15.1) that protects oak trees to preserve the character and unique natural habitat in the area. The policy protects viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County.

Oak Tree Management Guidelines

The County's Oak Tree Management Guidelines, approved on March 2, 1993 and revised in September 1999, provides guidance that maximizes preservation and minimizes impacts to oak trees through project design for private development. These guidelines require that the project preserve the oak trees, or a Heritage Tree Preservation and Protection Plan be in place during the grading and construction activities.

The Commenter is correct that there is no Heritage Tree Preservation and Protection Plan in or referenced in the Riverside County Oak Tree Management Guidelines. Therefore, Section 5.2.2.4, page 5.0-45 of the DEIR will be corrected as shown below:

Oak Tree Management Guidelines