

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



ITEM
1.2
(ID # 9741)

MEETING DATE:

Tuesday, May 21, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37562 / CONDITIONAL USE PERMIT NO. 180019 -- NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 180085 (CEQ180085) - Owner/Applicant: Tower Energy Group -- Engineer: Albert A. Webb Associates -- Fourth Supervisorial District -- Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) & Light Industrial (LI) -- Location: North of Airport Boulevard, east of Harrison Street, south of 55th Avenue, and west of Shady Lane -- 9.67 Acres - Zoning: Scenic Highway Commercial (C-P-S), Manufacturing -- Service Commercial (M-SC) - REQUEST: Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store, including motor vehicle fuel sales and beer and wine sales, on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant. Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,275 square-foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes construction of a 6,125 square-foot fuel canopy with 12 pumping stalls, approximately 38 parking stalls, a 10,000 gallon propane (liquid petroleum) tank, and project signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption. 4th District. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION: Consent



Charissa Leach, Assistant TLMA Director

5/13/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 21, 2019
xc: Planning, Applicant

Kecia Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on April 17, 2019, in Riverside.

**The Planning Department recommended APPROVAL; and,
THE PLANNING COMMISSION, BY A 4-0 VOTE:**

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180085**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 37562, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVED CONDITIONAL USE PERMIT NO. 180019, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	18/19

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store, including motor vehicle fuel sales and beer and wine sales, on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant.

Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,275-square-foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes construction of a 6,125 square-foot fuel canopy with 12 pumping stalls, approximately 38 parking stalls, a 10,000 gallon propane (liquid petroleum) tank, and project signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

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

Staff received approximately five email communications with site related photographs from the adjoining land owner to the east, Mr. James Franco. Mr. Franco's emails commented on traffic, dust control, and fencing/walls along the northern and eastern property lines. Planning and Transportation staff met with Mr. Franco on April 4, 2019, to review the case file and Exhibits prior to receiving the emails.

In response to Mr. Franco's emails, the applicant's representative provided responses in regards to traffic improvements and dust control. For example, the applicant's representative stated that there was public outreach and communication attempts with Mr. Franco, specific dust control measures were conditioned in accordance with Ord. No. 742 (PM10 Plan), specific intersection improvements such as median and 10-foot sidewalk, and the remaining two (2) industrial parcels to remain undeveloped adjacent to Mr. Franco's property until separate entitlement is applied for at a later date.

Due to the vacant nature of the northern property boundary, and existing fencing and wall barriers along the eastern lot line, no further buffers were conditioned in the staff report or at the hearing.

At the April 17, 2019 Planning Commission meeting in Riverside, staff provided a Memorandum dated April 17, 2019, correcting maximum propane tank size allowed in the C-P-S zone to 10,000 gallons maximum from 15,000 gallons in the staff report package documents, and removed a reference to wireless communication facility in the initial study document (CEQ180085). A Negative Declaration for Environmental Assessment No. 180085 was adopted and Tentative Parcel Map No. 37562 and Conditional Use Permit No. 180019 were approved at the April 17, 2019, Planning Commission meeting. The project was also approved with a Concept Landscape Plan. The project is recommended to be Received and Filed by the Board of Supervisors.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless a complete appeal application is filed in accordance with Ordinance Nos. 348 and 460, within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the April 17, 2019, public hearing.

ATTACHMENTS:

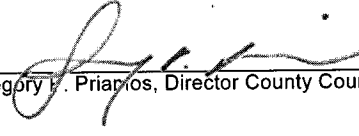
- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT 4-17-19**
- C. PLANNING COMMISSION MEMORANDUM 4-17-19**
- D. ADJACENT LAND OWNER COMMENTS & RESPONSES**

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



Jason Farin, Senior Management Analyst

5/14/2019



Gregory V. Priantos, Director County Counsel

5/13/2019



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 17, 2019**

acres into 71 residential lots and 14 open space lots. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 1800017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Boulevard, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A) – **REQUEST:** The **Change of Zone No. 1800017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of outdoor display area. A Special Review of Parking has been approved by the Assistant TLMA Director to allow the project to provide 99 parking spaces. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180073; and,
TENTATIVELY Approve Change of Zone No. 180017; and,

APPROVE Conditional Use Permit No. 180016, subject to the conditions of approval.

4.2 TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration – EA180085 – Owner/Applicant: Tower Energy Group – Engineer: Albert A. Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) – Light Industrial (LI) – Location: Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55th Avenue, and westerly of Shady Lane – 9.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map (TPM) No. 37562 proposes a Schedule “E” subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 180085; and,

APPROVED Tentative Parcel Map No. 37562; and,

APPROVED Conditional Use Permit No. 180019, subject to the conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2

Planning Commission Hearing: April 17, 2019

PROPOSED PROJECT

Case Number(s): TPM37562 & CUP180019	Applicant: Tower Energy Group
Select Environ. Type: Negative Declaration	
Area Plan: Eastern Coachella Valley	Representative: Webb & Associates
Zoning Area/District: Lower Coachella Valley District	
Supervisory District: Fourth District	
Project Planner: Jay Olivas	
Project APN(s): 763-250-040	

John Hildebrand
 John Hildebrand
 TLMA Administrative Services Manager

PROJECT DESCRIPTION AND LOCATION

The proposed Project includes two entitlement requests:

Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store, including motor vehicle fuel sales and beer and wine sales, on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant.

Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,275-square-foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes construction of a 6,125-square-foot fuel canopy with 12 pumping stalls, approximately 38 parking stalls, a 10,000 gallon propane (liquid petroleum) tank, and project signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

The project is located north of Airport Boulevard, south of 55th Avenue, east of Harrison Street, and west of Shady Lane.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180085**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37562, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE CONDITIONAL USE PERMIT NO. 180019, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Parcel 1: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) Parcel 2/3: Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Commercial Retail; Light Industrial
East:	Commercial Retail; Light Industrial
South:	Commercial Retail; Light Industrial
West:	Commercial Retail
Existing Zoning Classification:	Parcel 1: Commercial Scenic Highway (C-P-S) Parcel 2/3: Manufacturing - Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S; M-SC
East:	M-SC
South:	I-P
West:	A-1-20
Existing Use:	Vacant Land
Surrounding Uses	
North:	Auto Shop; Bar, Nurseries
South:	Vacant Land (prior structures removed)
East:	Contractor Yard; Wireless Communications Tower
West:	Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.67	No Minimum Lot Size
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	11,400	N/A
Floor Area Ratio:	0.10	FAR 0.20 – 0.35
Building Height (FT):	25 feet	50 feet
Proposed Minimum Lot Size:	2.00 Acres (87,120 SF)	20,000 SF
Total Proposed Number of Lots:	Three (3)	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Store		1 space per 200 square feet	27	38

Located Within:

City's Sphere of Influence:	City of Coachella
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	Yes – Jacqueline Cochran, Zone D

PROJECT LOCATION MAP

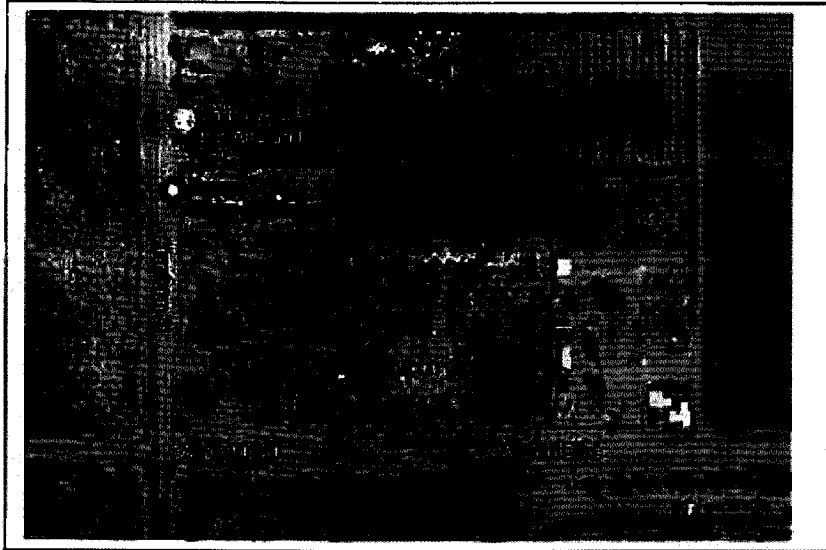


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The project for TPM37562 and CUP180019 was filed on August 17, 2018. The proposed tentative parcel map and convenience store is located on approximately 9.67 acres at the northeast corner of Airport Boulevard and Harrison Street in Thermal.

The tentative parcel map proposes to subdivide 9.67 acres into 3 parcels with Parcel 1 requesting a Conditional Use Permit to facilitate the proposed convenience store with fuel canopy and above ground propane tank. Parcels 2 & 3 proposed as part of the TPM37562 subdivision would remain vacant at this time. Any new development for Parcels 2 & 3 would require separate development application at later date and is not part of this proposed entitlement.

The project recommends reciprocal easement Condition of Approval (COA) to accommodate a proposed 30-foot driveway located along the common lot line between proposed Parcels 1 & 2 since an approximate 15-foot portion would be located on Parcel 2.

General Plan Consistency

The project site is designated Community Development: Commercial Retail (CR) & Light Industrial (CD:LI) on the Eastern Coachella Valley Area Plan, which allows for development of commercial and industrial related land uses. The Commercial Retail and Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities. The proposed project would provide commercial retail building with fuel station for nearby land uses in the area.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 180085, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On March 22, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a semi-urbanized area which includes land uses such as vacant land, auto repair shop, bar, contractor yards and wireless communication towers. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Airport Boulevard (129' right-of-way) and Harrison Street (110' right-of-way). Due to proposed project for tentative parcel map for 3 parcels and a conditional use permit for convenience store, additional road dedications and road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 80.TRANSPORTATION.7-R-O-W Dedication and 80.TRANSPORTATION.9-T/S Geometrics.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under Advisory Notification Document (AND) 15.PLANNING.-Land Division required should any future land divisions be proposed.
6. Due to proposed the tentative parcel map for 3 parcels and the conditional use permit for convenience store, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property basin.

7. The proposed land use, as a convenience store with fuel and beer and wine (for off-premises consumption) sales on the C-P-S zone portion, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
 - I. The proposed project's building heights are allowed up to 50-feet in this zone and the maximum height of the existing convenience store building with fuel island canopy is up to approximately 25 feet maximum, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53.c. of Ordinance No. 348.
 - II. The proposed project's buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53.b. of Ordinance No. 348.
 - III. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides a minimum of 1-parking space per 200 square feet for proposed 5,275-square-foot convenience store building which totals 26 spaces, and the proposed project provides 38-parking spaces including two (2) parking spaces for the disabled.
 - IV. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53.e. of Ordinance No. 348 in accordance with COA 90.PLANNING.5-Roof Equipment Shielding.
 - V. Proposed freestanding and wall signage comply with Section 19.4.E. of Ordinance No. 348. as demonstrated on the submitted sign plans.

8. The proposed land use, as a tentative parcel map with the vacant parcels (Parcels 2 and 3) for M-SC zone portion, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) Zone in that:
 - VI. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75-feet. Parcel 2 & 3 located within M-SC zone are proposed at approximately 112,500 square feet each and are well in excess of lot width of 75 feet at 250 feet, therefore project complies with Section 11.4 A of Ordinance No. 348.
 - VII. Setbacks. The proposed project's does not propose any buildings within M-SC at this time and therefore is not subject to building setbacks, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
 - VIII. Height Requirements. The proposed project's does not propose any buildings within M-SC at this time and therefore is not subject to building heights in M-SC, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
 - IX. Masonry Wall. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
 - X. Landscaping. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.

- XI. **Parking Areas.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XII. **Trash Collection Areas.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XIII. **Outside Storage and Service Areas.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XIV. **Utilities.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XV. **Mechanical Equipment.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XVI. **Lighting.** The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.

Other Findings:

1. The project site has a land use designation of "Commercial Retail" (C-R) and Light Industrial (L-I) on the Eastern Coachella Valley Area Plan.
2. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S) and Manufacturing Service Commercial (M-SC). The proposed convenience store including motor vehicle sales is located on a 3.38 acre portion of the site that is entirely within the C-P-S zone. The two remaining parcels created by the project would remain vacant and are located in the M-SC zone.
3. The proposed land use as a convenience store with fuel sales is consistent with the Commercial Retail (C-R) Land Use Designation because since these type facilities are local and regional serving retail and service land uses as specifically identified under C-R.
4. The project site is surrounded by properties, which are designated Commercial Retail and Light Industrial to the north and west, and Light Industrial to the south and west.
5. The site contains vacant land with former tire shop and miscellaneous structures being removed.
6. The proposed project is permitted in the C-P-S zone with the approval of a CUP as conditioned, including the Exhibits and Conditions relating to such features as varied roof lines and proposed desert landscaping.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), and Light Agriculture (A-1-20). The site is predominately surrounded vacant land, with auto shop located directly to the north. The proposed project would not conflict with the existing surrounding uses.

8. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store as indicated by COA AND 10. Planning.2— ABC20 Off-Sale Beer/Wine.
9. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated February 26, 2019, a Public Necessity and Convenience finding is not required since census tract allows for three (3) off-sales licenses and only two (2) are in existence.
10. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 such as only beer and wine is allowed to be sold in conjunction with fuel sales, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
11. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship. It is not anticipated that the project is located in a manner that would present a hazard to a school, church, public park or playground. In addition, the CUP allows only the sale of beer and wine and has demonstrated compliance with the additional development standards identified in Ordinance No. 348, Section 18.48.C.5 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
12. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in COA AND 15.FIRE.1-Fire Construction Permits Required.
13. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in COA AND 15.PLANNING.-Mt. Palomar Lighting Area.
14. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 3, 2018. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (80 – E. Health. Water Will Serve, 80 – E. Health. Sewer Will Serve)
15. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated September 13, 2018 including recommended measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
16. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new convenience store is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

17. Potential impacts to archaeological resources were analyzed and reviewed. In addition, notification letters as a result of AB 52 were mailed to various local tribes on November 13, 2018. No request to consult were received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site, and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated the project having no impact to cultural resources. Consultation was subsequently concluded. Therefore, no physical tribal cultural resources are known to exist at the project site. However, ground disturbing activities are proposed for site preparation on approximate 3.38 acre portion of 9.67 acres to accommodate a convenience store. Condition of approval 60.PLANNING.CUL requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.
18. The findings of the initial study performed pursuant to Environmental Assessment No. 180028 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.
19. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.
20. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37562 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
 - a) Streets - Section 10.10.A. Streets, items 1-6, the applicant is required to dedicate right-of-way for required street improvements. Sufficient public street right-of-way along Harrison Street is conditioned to be conveyed for public use at a 110-foot-half-width right of way. Sufficient public street right-of-way along Airport Boulevard is conditioned for public use at a 76-foot half-width right-of-way (50- Transportation. R-O-W Dedication). In addition, the applicant has agreed to submit a cash-in-lieu construction agreement for the deferral of median improvements as conditioned (60-Transportation. Cash-IN-LIEU Agreement). Through these conditions the minimum required road improvements would be met.
 - b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site from Airport Boulevard and Harrison Street and has been approved by the Coachella Valley Water District for the purposes of this subdivision.
 - c) Fire Protection – The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers as outlined in COA AND 15.FIRE.1-Fire Construction Permits Required.
 - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.

- e) **Electrical and Communication Facilities** – Electrical or communication facilities currently exist which will be connected from Airport Boulevard and Harrison Street.
21. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37562 is consistent with all of these requirements:
- a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the CR land use designation (no land uses proposed on the Light Industrial portion on the parcel map – Parcels 2 and 3). The proposed convenience store and motor vehicle fuel sales would be located on the CR designated portion of the site. The proposed project is consistent with the CR designation which is intended to allow for the development of commercial retail uses at neighborhood, community, and regional level as well as for professional office and tourist-orientated business. Floor area ratios range from .2 to .35. The proposed convenience store and motor vehicles sales would be consistent with the CR designation as it provides a fueling and retail opportunity for the neighborhood and visitors to the area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, “Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity (LU8.1).” Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate variety of employment opportunities and business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Airport Boulevard and Harrison Avenue, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards.

The proposed parcel map to subdivide 9.67 acres into three parcels will create a 3.38 acre parcel that is proposed for a convenience store and fuel sales. The 3.38 acre parcel is sufficient and physically suitable for the project as proposed. The proposed lot sizes meet the minimum requirements of the C-P-S and M-SC zoning classification and will be sufficient to support future development. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County’s subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. In addition, an Initial Study was prepared through the California Environmental Quality Act (CEQA) to determine that the project, as designed, would not result in an impact to the environment or injury fish and/or wildlife or their habitat.

- b. The design of Tentative Parcel Map No. 37562 will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the proposed

development of the site were analyzed in the Initial Study/Negative Declaration prepared for the project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts. The proposed Tentative Parcel Map proposes development on Parcel 1 of 3.38 acres with remaining acreage of 9.67 acres to remain vacant at this time.

- c. The design of Tentative Parcel Map No. 37562 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and the dedication of right-of-way and easements.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

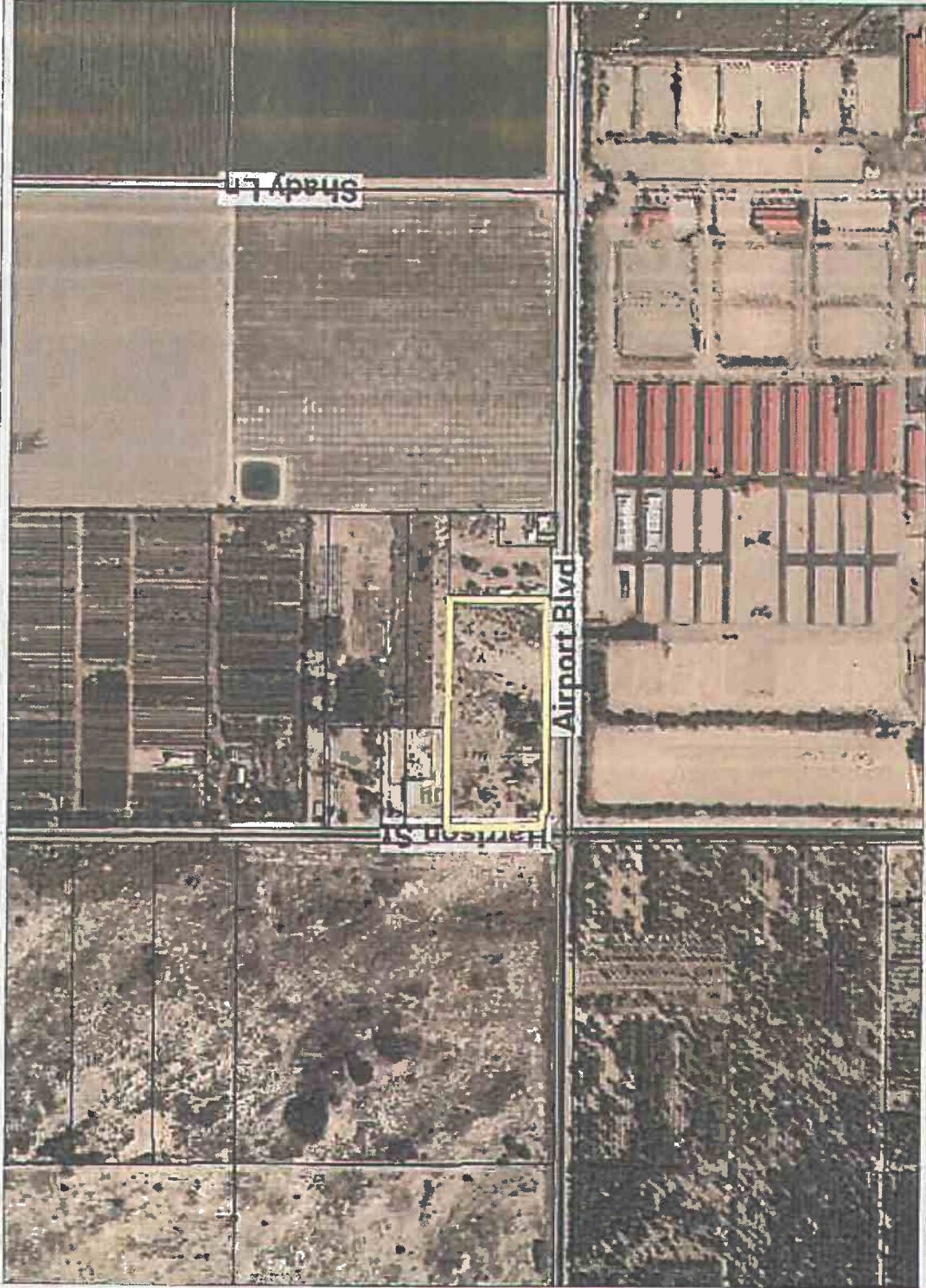
The project is located within the Sphere of Influence (SOI) of the City of Coachella. Project information was forwarded to the City of Coachella on March 22, 2019, and no comments have been received as of this writing. The project was also presented for informational purposes to the Thermal-Oasis Community Council on November 26, 2018.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

TPM37562 and CUP180019

Aerial Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

Notes

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



1,505 Feet

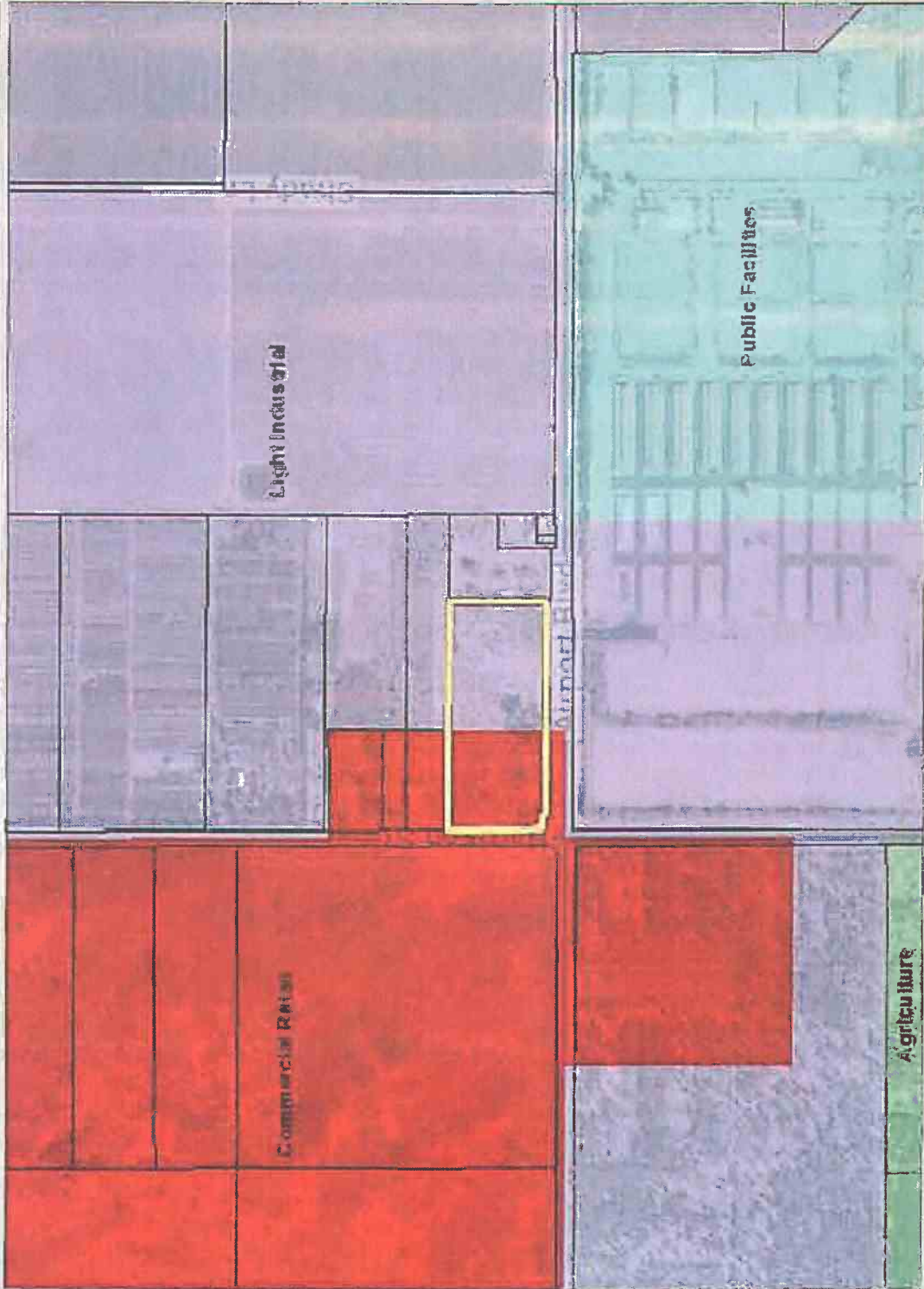
752

0

REPORT PRINTED ON... 4/10/2019 4:12:46 PM

© Riverside County GIS

TPM37562 and CUP180019 General Plan Map



Legend

Parcels

General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

Notes

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



0 752 1,505 Feet

REPORT PRINTED ON... 4/10/2019 4:11:36 PM

© Riverside County GIS

TPM37562 and CUP180019 Zoning Map



Legend

Parcels

Zoning

OTHER ZONING

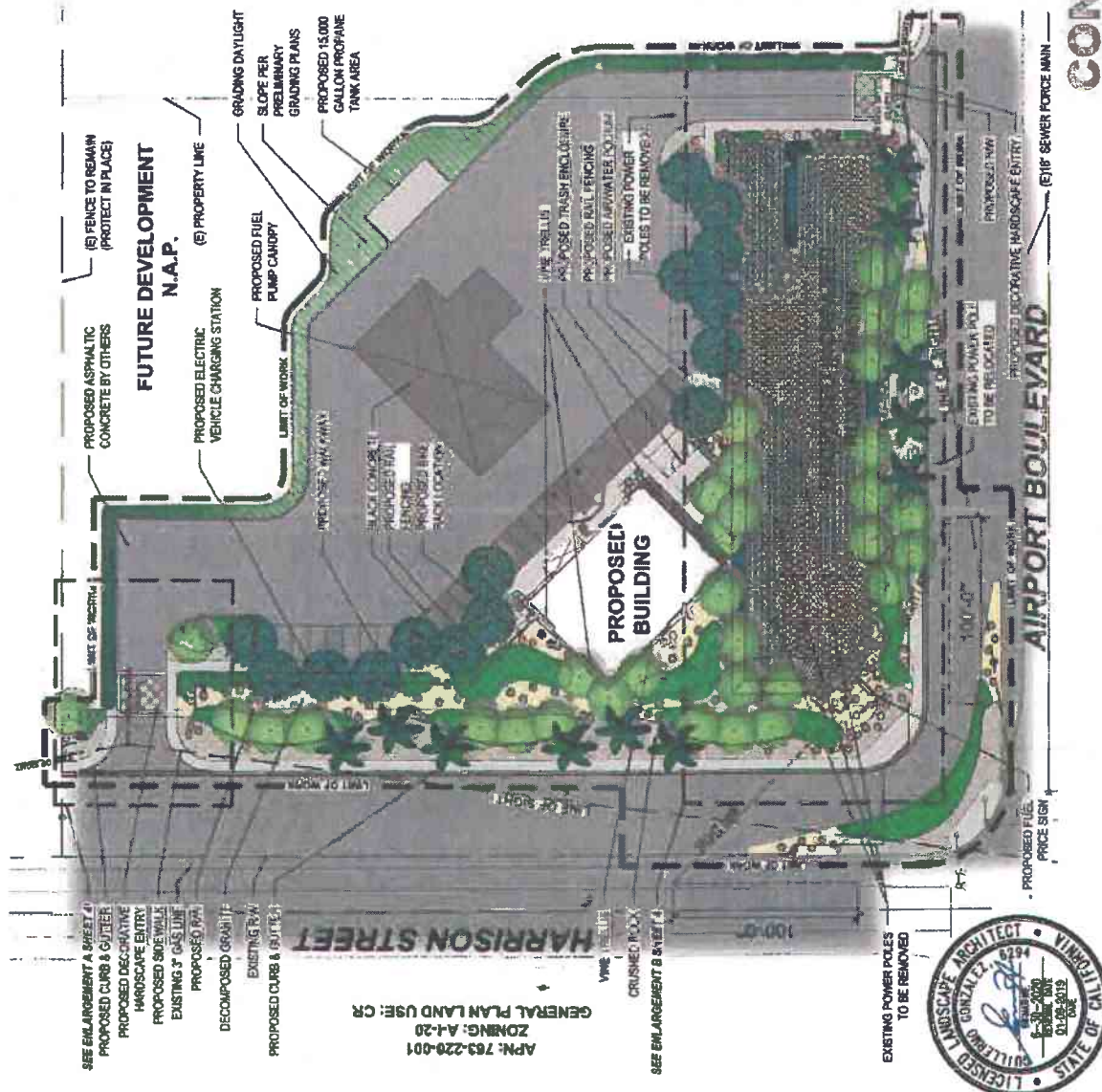
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10

Notes

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




0 376 752 Feet



CONCEPT PLANT SCHEDULE

STREET TREE	SIZE	CITY	WALCUBS (ZONE 6)
PHOENIX DACTYLOFERA / DATE PALM	15' BTH	11	MOD
WASHINGTONIA PULPERA / CALIFORNIA FAN PALM	15' BTH		MOD
PARKING LOT SHADE TREE	24" BOX	15	LOW
PROSPERIS X 'PHOENIX' TM / HYBRID MESQUITE			
FLOWERING ACCENT TREE			
AGAVE STEINERTII / SHOWSTRING AGAVE	24" BOX	34	LOW
CARACUMIX / DESERT MUSEUM / THORNLESS PALO VERDE	24" BOX		LOW
PHOENICIA FLORIDA / PALO VERDE			LOW
SERLERS			
CALLIANDRA X 'SIERRA STARR' TM	5 GAL	289	LOW
LEUCOPHYLLUM 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	5 GAL		LOW
SIERRA ARTEMISIOIDES / SILVER SENNA	5 GAL		LOW
ACCENT PLANTING			
AGAVE DESERTI / DESERT AGAVE	5 GAL	154	LOW
AGAVE GEMINIFLORA / CENTURY PLANT	5 GAL		LOW
AGAVE COAHUILI / CENTURY PLANT	5 GAL		LOW
AGAVE PAROTTI / PARRY'S AGAVE	5 GAL		LOW
ALOE BROADLEAFS / BARBADOS ALOE	5 GAL		LOW
CASAPALMA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL		LOW
EASTLONK WHEELER / GREY DESERT SPOON	5 GAL		LOW
ESCHOLZIA X BRUSLOWII / GOLDEN BARNEL CACTUS	5 GAL		LOW
EQUICURIA X BRUNNENI / BUTTERFLY	5 GAL		LOW
HERPESALOE PARVIFLORA / RED TUCOYA	5 GAL		LOW
SALVIA CLEVELANDII / CLEVELAND SAGE	5 GAL		LOW
BASIN BOTTOM			
JUNCUS FLETCHERI 'ELK BLUE' / SPREADING RUSH	5 GAL	744	MOD
ORNA MENTAL GRASS			
MULLENBERGERIA RIGENS / DEER GRASS	5 GAL	547	MOD
VINE			
MACPODYEMA LINGUIS-CATI / YELLOW TRUMPET VINE	5 GAL	4	LOW
GROUND COVERS			
ACACIA REDDLENS 'DESERT CARPET' TM / BANK CATCLAW	6 GAL	12,183 SF	LOW
BACCHARIS X STARRY / STARR COYOTE BRUSH	5 GAL		LOW
DIAEA FRUTESCENS 'SIERRA NEGRA' TM / BLACK PRAIRIE CLOVER	5 GAL		LOW
SLOPE GROUND COVER			
ACACIA REDDLENS 'DESERT CARPET' TM / BANK CATCLAW	5 GAL	3,692 SF	LOW
BACCHARIS X STARRY / STARR COYOTE BRUSH			
SLOPE GROUND COVER			
ACACIA REDDLENS 'DESERT CARPET' TM / BANK CATCLAW	5 GAL	6,500 SF	LOW
DECORATIVE ROCK			
SIZE: 4-6"			
DECOMPOSED GRANITE			
COLOR: DESERT GOLD			



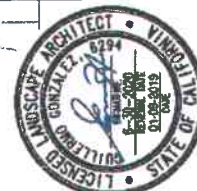
CONCEPTUAL LANDSCAPE PLAN

TOWER MARKET | CONCEPTUAL LANDSCAPE PLAN

SEE ENLARGEMENT A SHEET 21
 PROPOSED CURB & GUTTER
 PROPOSED DECORATIVE
 HARDSCAPE ENTRY
 PROPOSED SIDEWALK
 EXISTING 3" GAS LINE
 PROPOSED ADA
 DECOMPOSED GRANITE
 EXISTING T&E
 PROPOSED CURB & BUTTE

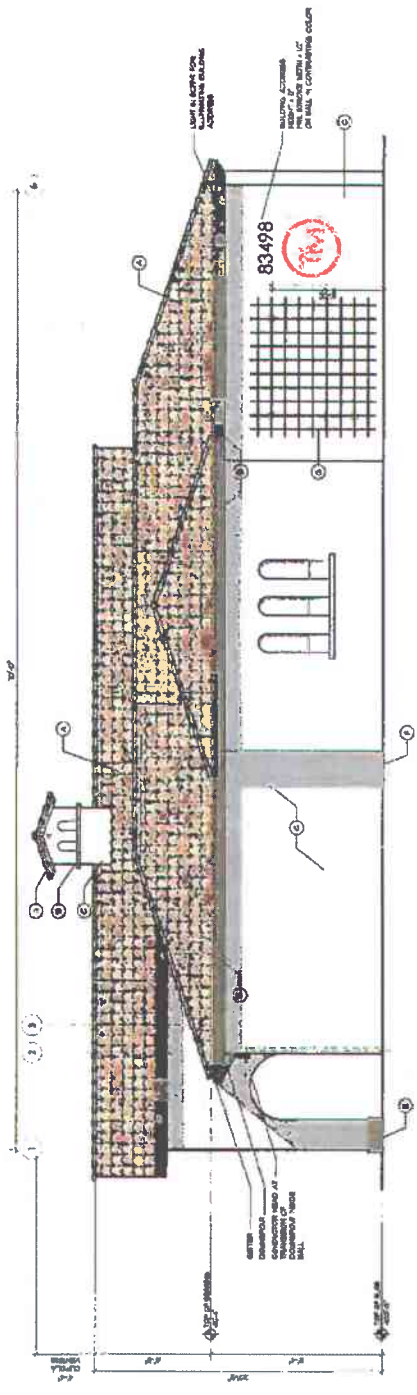
APN: 763-220-001
 ZONING: A4-20
 GENERAL PLAN LAND USE: CR

SEE ENLARGEMENT B SHEET 24
 CRUSHED ROCK
 EXISTING POWER POLES TO BE REMOVED



PROJECT NO: 16-0748
 DATE PREPARED: 01/09/2016

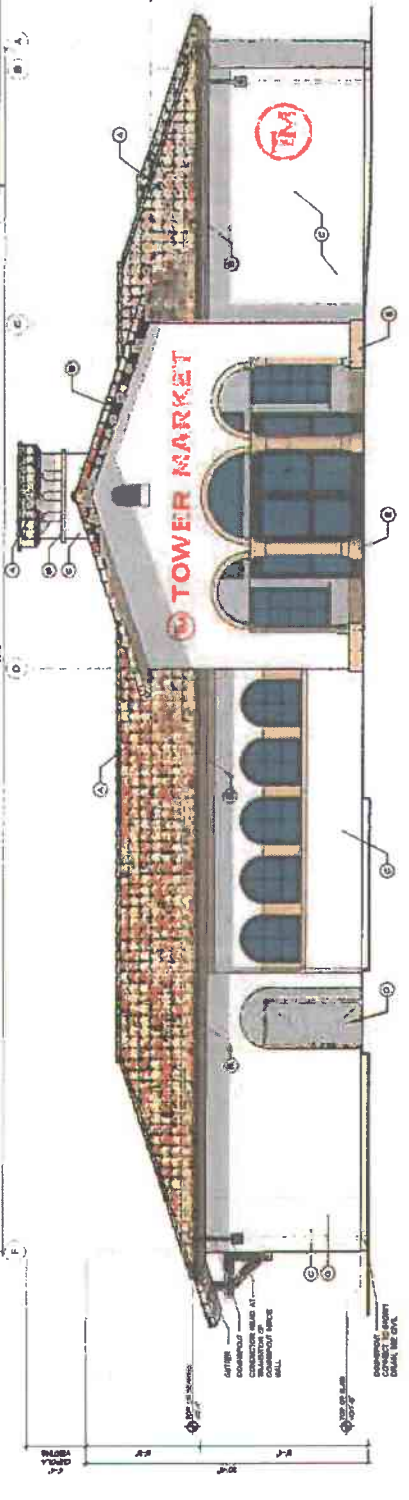
WEBB
 3700 BUCKLEY STREET
 SUITE 100
 SAN ANTONIO, TX 78248
 TEL: (214) 584-1800
 FAX: (214) 766-1888



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

EXTERIOR FINISH SCHEDULE

1. BRICKWORK TO MATCH EXISTING
2. BRICKWORK TO MATCH EXISTING
3. BRICKWORK TO MATCH EXISTING
4. BRICKWORK TO MATCH EXISTING
5. BRICKWORK TO MATCH EXISTING
6. BRICKWORK TO MATCH EXISTING
7. BRICKWORK TO MATCH EXISTING
8. BRICKWORK TO MATCH EXISTING
9. BRICKWORK TO MATCH EXISTING
10. BRICKWORK TO MATCH EXISTING
11. BRICKWORK TO MATCH EXISTING
12. BRICKWORK TO MATCH EXISTING
13. BRICKWORK TO MATCH EXISTING
14. BRICKWORK TO MATCH EXISTING
15. BRICKWORK TO MATCH EXISTING
16. BRICKWORK TO MATCH EXISTING
17. BRICKWORK TO MATCH EXISTING
18. BRICKWORK TO MATCH EXISTING
19. BRICKWORK TO MATCH EXISTING
20. BRICKWORK TO MATCH EXISTING
21. BRICKWORK TO MATCH EXISTING
22. BRICKWORK TO MATCH EXISTING
23. BRICKWORK TO MATCH EXISTING
24. BRICKWORK TO MATCH EXISTING
25. BRICKWORK TO MATCH EXISTING
26. BRICKWORK TO MATCH EXISTING
27. BRICKWORK TO MATCH EXISTING
28. BRICKWORK TO MATCH EXISTING
29. BRICKWORK TO MATCH EXISTING
30. BRICKWORK TO MATCH EXISTING
31. BRICKWORK TO MATCH EXISTING
32. BRICKWORK TO MATCH EXISTING
33. BRICKWORK TO MATCH EXISTING
34. BRICKWORK TO MATCH EXISTING
35. BRICKWORK TO MATCH EXISTING
36. BRICKWORK TO MATCH EXISTING
37. BRICKWORK TO MATCH EXISTING
38. BRICKWORK TO MATCH EXISTING
39. BRICKWORK TO MATCH EXISTING
40. BRICKWORK TO MATCH EXISTING
41. BRICKWORK TO MATCH EXISTING
42. BRICKWORK TO MATCH EXISTING
43. BRICKWORK TO MATCH EXISTING
44. BRICKWORK TO MATCH EXISTING
45. BRICKWORK TO MATCH EXISTING
46. BRICKWORK TO MATCH EXISTING
47. BRICKWORK TO MATCH EXISTING
48. BRICKWORK TO MATCH EXISTING
49. BRICKWORK TO MATCH EXISTING
50. BRICKWORK TO MATCH EXISTING
51. BRICKWORK TO MATCH EXISTING
52. BRICKWORK TO MATCH EXISTING
53. BRICKWORK TO MATCH EXISTING
54. BRICKWORK TO MATCH EXISTING
55. BRICKWORK TO MATCH EXISTING
56. BRICKWORK TO MATCH EXISTING
57. BRICKWORK TO MATCH EXISTING
58. BRICKWORK TO MATCH EXISTING
59. BRICKWORK TO MATCH EXISTING
60. BRICKWORK TO MATCH EXISTING
61. BRICKWORK TO MATCH EXISTING
62. BRICKWORK TO MATCH EXISTING
63. BRICKWORK TO MATCH EXISTING
64. BRICKWORK TO MATCH EXISTING
65. BRICKWORK TO MATCH EXISTING
66. BRICKWORK TO MATCH EXISTING
67. BRICKWORK TO MATCH EXISTING
68. BRICKWORK TO MATCH EXISTING
69. BRICKWORK TO MATCH EXISTING
70. BRICKWORK TO MATCH EXISTING
71. BRICKWORK TO MATCH EXISTING
72. BRICKWORK TO MATCH EXISTING
73. BRICKWORK TO MATCH EXISTING
74. BRICKWORK TO MATCH EXISTING
75. BRICKWORK TO MATCH EXISTING
76. BRICKWORK TO MATCH EXISTING
77. BRICKWORK TO MATCH EXISTING
78. BRICKWORK TO MATCH EXISTING
79. BRICKWORK TO MATCH EXISTING
80. BRICKWORK TO MATCH EXISTING
81. BRICKWORK TO MATCH EXISTING
82. BRICKWORK TO MATCH EXISTING
83. BRICKWORK TO MATCH EXISTING
84. BRICKWORK TO MATCH EXISTING
85. BRICKWORK TO MATCH EXISTING
86. BRICKWORK TO MATCH EXISTING
87. BRICKWORK TO MATCH EXISTING
88. BRICKWORK TO MATCH EXISTING
89. BRICKWORK TO MATCH EXISTING
90. BRICKWORK TO MATCH EXISTING
91. BRICKWORK TO MATCH EXISTING
92. BRICKWORK TO MATCH EXISTING
93. BRICKWORK TO MATCH EXISTING
94. BRICKWORK TO MATCH EXISTING
95. BRICKWORK TO MATCH EXISTING
96. BRICKWORK TO MATCH EXISTING
97. BRICKWORK TO MATCH EXISTING
98. BRICKWORK TO MATCH EXISTING
99. BRICKWORK TO MATCH EXISTING
100. BRICKWORK TO MATCH EXISTING



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

Project Number: 13-00
TOWER MARKET STORE
 14000 S. F. JEFFERY BLVD
 CALIFORNIA

DESIGNED FOR REVIEW
 DATE: 11/11/11
 DRAWN: 11/11/11
 CHECKED: 11/11/11
 APPROVED: 11/11/11

EXTERIOR ELEVATIONS

A3.1

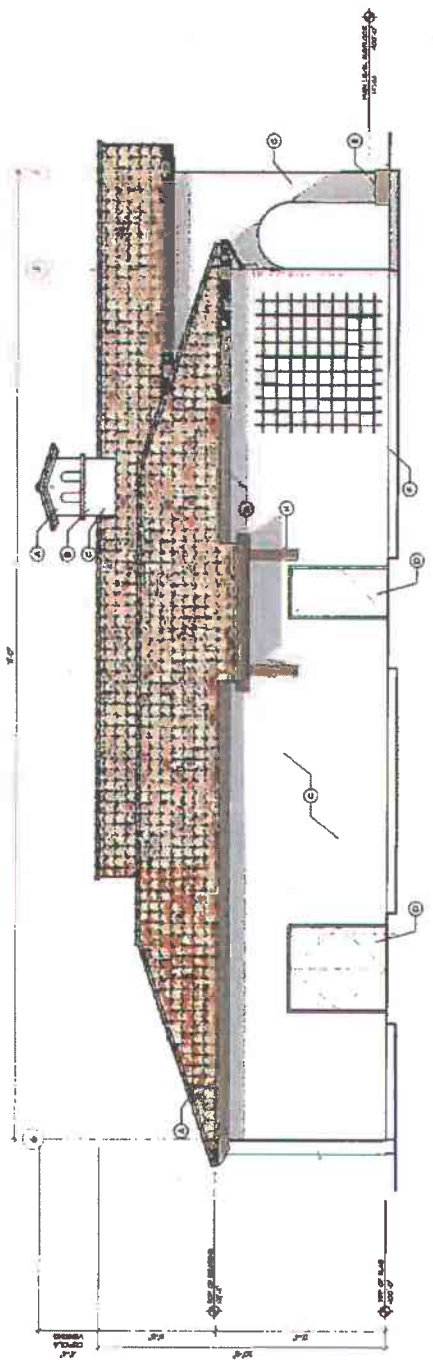


No.	Date	Revised

TOUR MARKET STORE
 MARKET CENTER - AIRPORT BLVD.
 CALUMET

ISSUED FOR REVIEW
 ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 ALL FINISHES ARE TO BE PERFORMED BY THE CONTRACTOR.
 Designer: ifa
 Checker: ifa
 Date: July 31, 2019

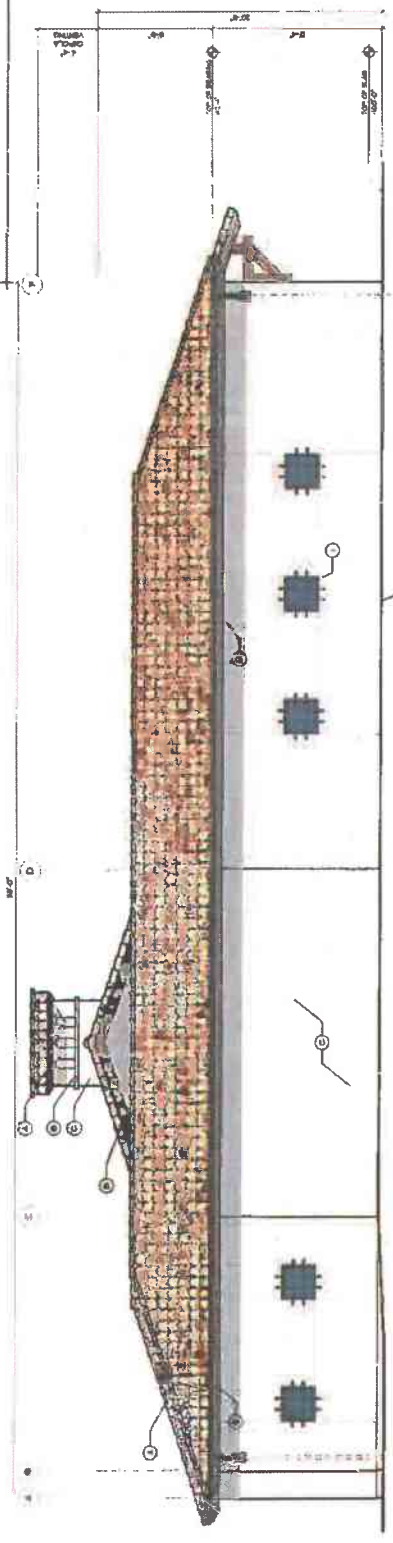
Sheet Title:
EXTERIOR ELEVATIONS
 Page Number:
A3.2



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

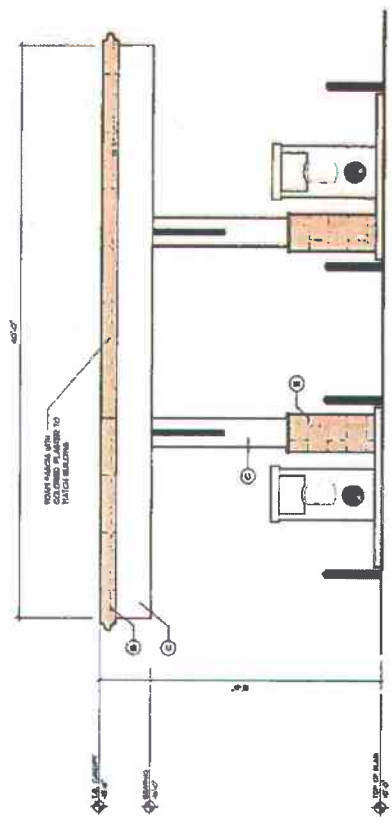
EXTERIOR FINISH SCHEDULE

1. METAL PANELS (4" x 8" PANEL COLOR BLIND - COLOR MATCH TO EXISTING PANELS) IN SOME AREAS AS NOTED ON PLAN.
2. PLASTER OVER BRICK/MASONRY.
3. PAINTED SURFACES - COLOR TO MATCH EXISTING.
4. BROWN BRICK (1 1/2" x 3 1/2" x 7 1/2" MODULAR BRICK) WITH SANDY RED MORTAR.
5. STUCCO OVER CONCRETE.
6. STUCCO OVER CONCRETE.
7. STUCCO OVER CONCRETE.
8. STUCCO OVER CONCRETE.
9. STUCCO OVER CONCRETE.
10. STUCCO OVER CONCRETE.
11. STUCCO OVER CONCRETE.
12. STUCCO OVER CONCRETE.
13. STUCCO OVER CONCRETE.
14. STUCCO OVER CONCRETE.
15. STUCCO OVER CONCRETE.
16. STUCCO OVER CONCRETE.
17. STUCCO OVER CONCRETE.
18. STUCCO OVER CONCRETE.
19. STUCCO OVER CONCRETE.
20. STUCCO OVER CONCRETE.

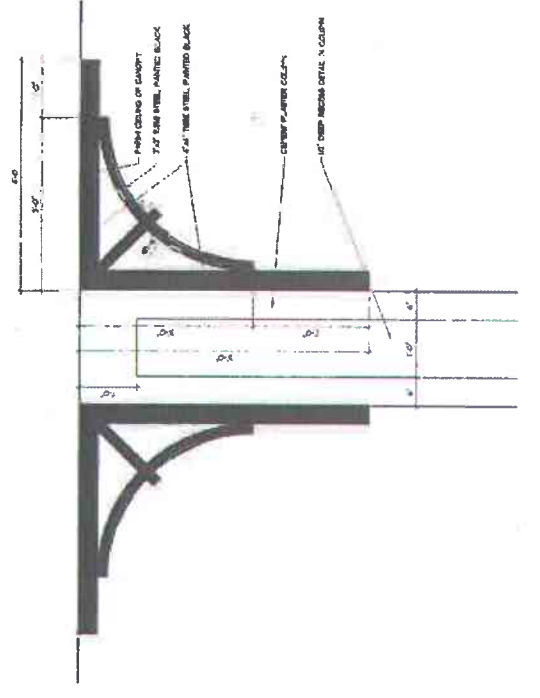


2 WEST ELEVATION
 SCALE: 1/4"=1'-0"

1 FUEL CANOPY NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



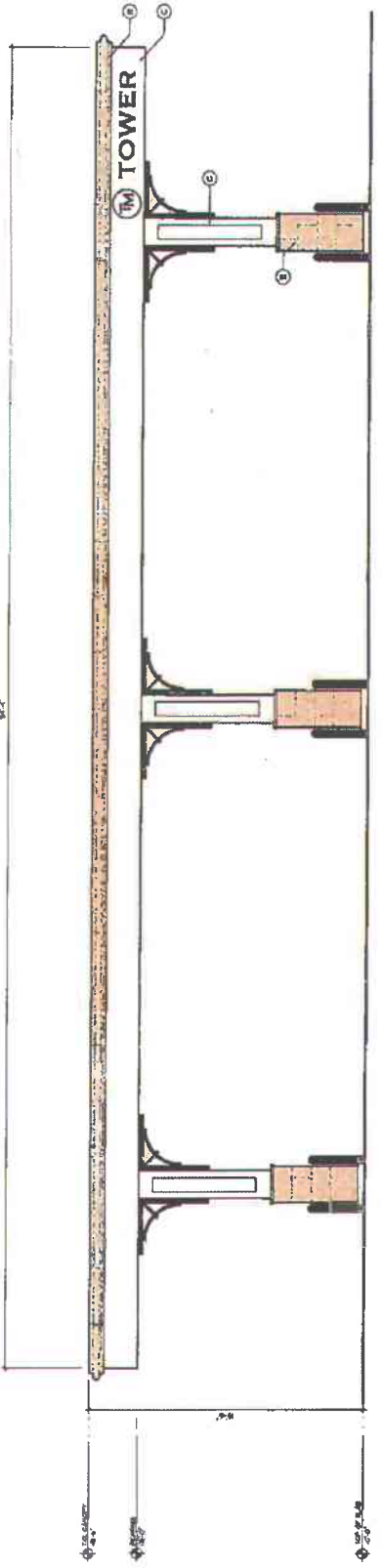
2 FUEL CANOPY HAUNCH
 SCALE: 1/2" = 1'-0"



EXTERIOR FINISH SCHEDULE

- A POLYURETHANE EPOXY FLOOR COATING - COLOR ACCORDING TO PROJECT REQUIREMENTS - SEE SPECIFICATIONS - COORDINATE WITH ALL VERTICAL SURFACES
- B PAINTED STEEL - COLOR: BLACK
- C PAINTED STEEL - COLOR: BLACK
- D POLYURETHANE EPOXY FLOOR COATING - COLOR ACCORDING TO PROJECT REQUIREMENTS - SEE SPECIFICATIONS - COORDINATE WITH ALL VERTICAL SURFACES
- E POLYURETHANE EPOXY FLOOR COATING - COLOR ACCORDING TO PROJECT REQUIREMENTS - SEE SPECIFICATIONS - COORDINATE WITH ALL VERTICAL SURFACES
- F POLYURETHANE EPOXY FLOOR COATING - COLOR ACCORDING TO PROJECT REQUIREMENTS - SEE SPECIFICATIONS - COORDINATE WITH ALL VERTICAL SURFACES

3 FUEL CANOPY EAST ELEVATION
 SCALE: 1/4" = 1'-0"

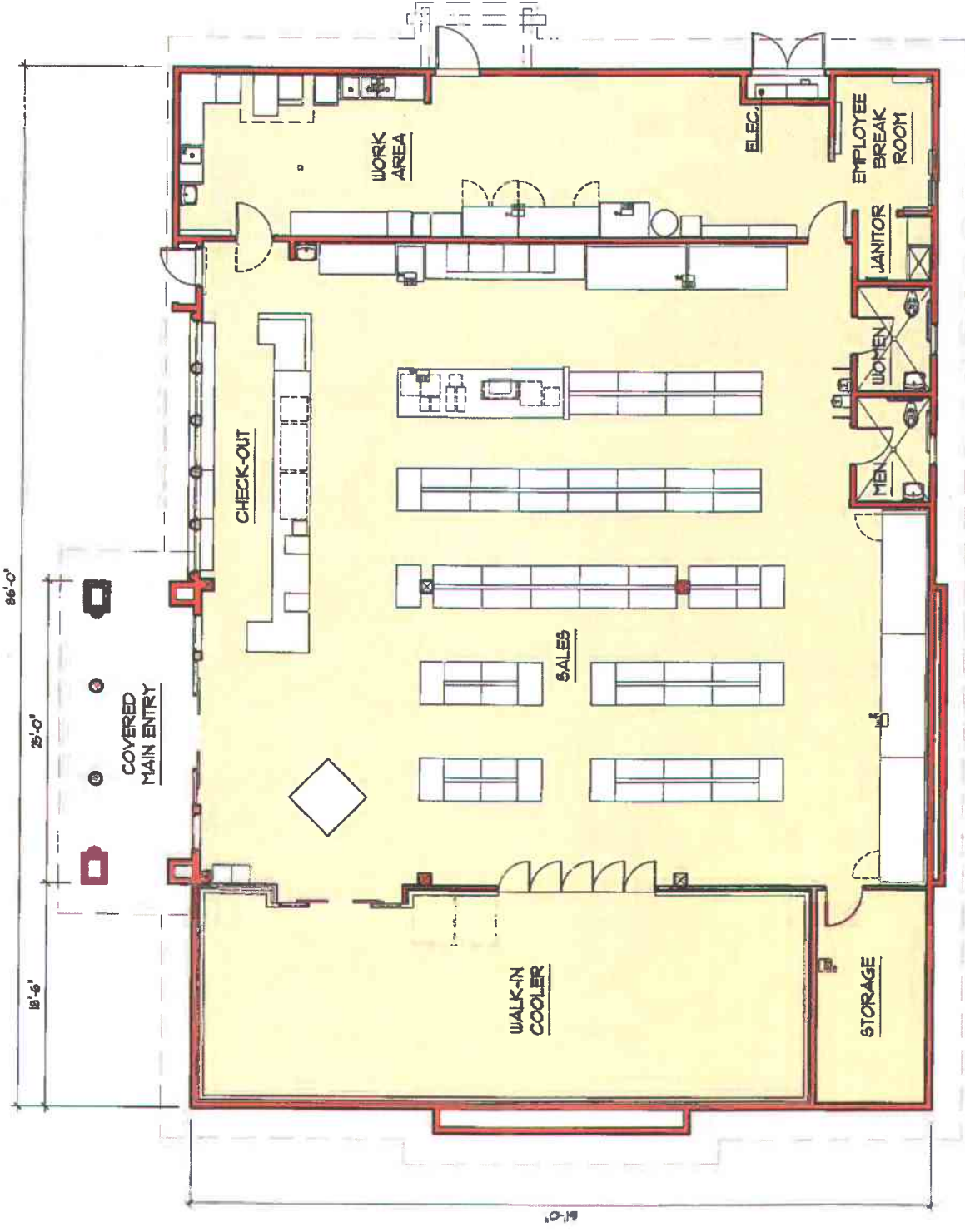


Project Name: TOWER MARKET STORE
 Location: HORIZON BLVD. & AIRPORT BLVD. CALIFORNIA
 Date: July 17, 2018

DRAWING FOR: REFERENCE
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES TAKE PRECEDENCE.
 Date: July 17, 2018

EXTERIOR ELEVATIONS
 Project Number: A3.4

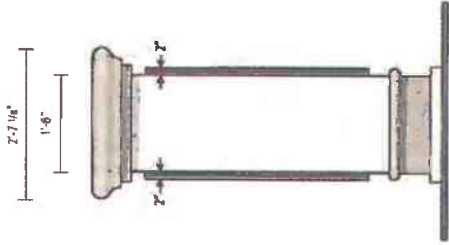
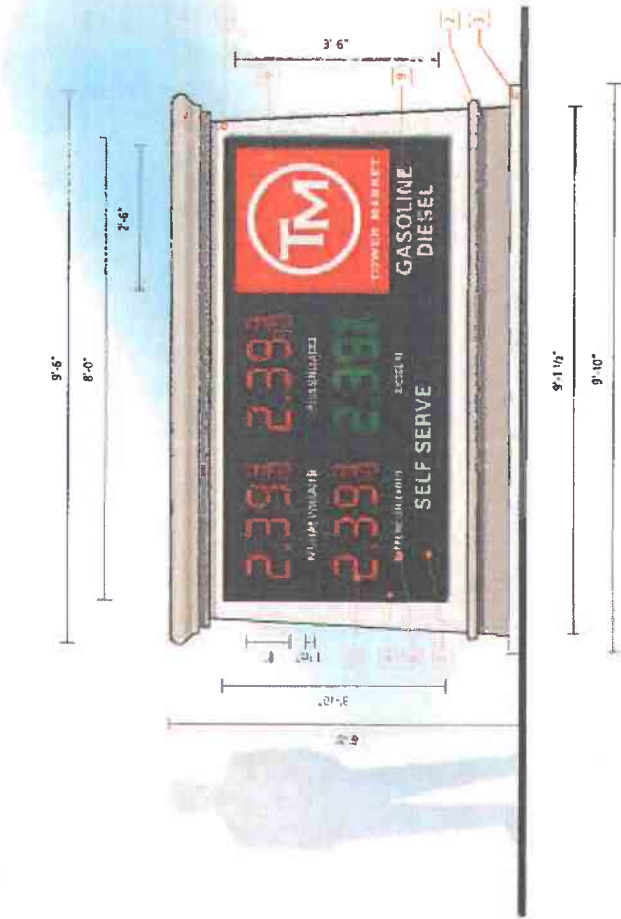
mpa
 Architecture
 1000 N. 10TH AVE. SUITE 100
 DENVER, CO 80202



TOWER MARKET - HARRISON ST. & AIRPORT BLVD.

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

Tower Market | D/F Monument Price Sign

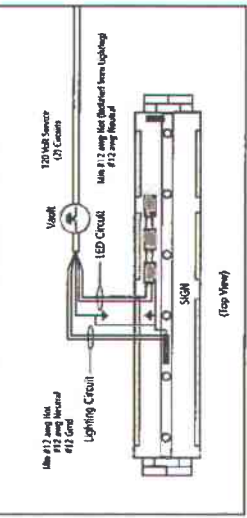


A LED D/F Price Sign
 Scale 1/2" = 1'-0"
 Sigsbee, Inc. ©

- 1 Cabinet Fabricated aluminum (joint to match Sherwin Williams White Lozon, texture finish)
- 2 Cornice, Trim and Base Color and finish to match fuel canopy faux Precourt Concrete trim by Others
- 3 Concrete Pad Concrete, natural finish
- 4 LED Cabinet Aluminum fac with hinged resins; paint Black, stain finish
- 5 LED Price Per Gallon GLURU-B Red LED Gasoline Numerals and 8" Green LED Diesel Numerals, Back frame

- 6 Grade 304 stainless steel, backlit with 015-2 acrylic and opaqued Black vinyl film, letters reverse cut to fluorescent white
- 7 Tower Fuel Brand 015-2 White acrylic with 3M 3630-33 Red Vinyl film, letters reverse cut white
- 8 Self Serve 015-2 White acrylic with opaqued Black vinyl film, letters reverse cut white
- 9 Gasoline / Diesel 015-2 White acrylic with opaqued Black vinyl film, letters reverse cut white

DEDICATED CIRCUIT DIAGRAM



2639 Acrobath Way
 Sacramento, California 95815
 Tel 916.327.4752
 Fax 916.327.4114
 www.pacificneon.com

Project No: 180627-01

Account Executive:
 Howard Hester

Project:
 Tower Market

Address:
 Hammer & Airport Blvd.

Drawn By:
 Bruce Heber

Date: 5.30.18
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4:

X Customer Approval

U.S. Patent Pending. This sign is made in the U.S. and is designed to be installed in accordance with the requirements of the National Electrical Code under the supervision of a licensed electrician. The sign is not to be grounded and bonding of the sign.

Electrical Circuitry: Customer to provide primary dedicated electrical circuitry with a separate ground to the electrical panel. LE D Electronics to have a separate ground to the electrical panel. LE D Electronics to have a separate ground to the electrical panel.

California Title 24 Compliant

Copyright ©2018 Pacific Neon Company. All rights reserved. This document is the property of Pacific Neon Company and is not to be distributed, copied, or used for any other purpose without the prior written consent of Pacific Neon Company.



Site Photos

Photo #2



Photo #1

Photo #3



Photo #1: Photo taken from the corner of Harrison Street and Airport Blvd facing North East.



Photo #2: Photo taken on Harrison street facing South East.



Photo #3: Photo taken on Airport Blvd facing North West.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 37562 and Conditional Use Permit No. 180019

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 3/27/19

Applicant/Project Sponsor: Tower Energy Group Date Submitted: 8/17/2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 4/17/2019

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 04/10/19

Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43027 ZCFG06399

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 180085
Project Case Type (s) and Number(s): TPM37562 / CUP180019
Lead Agency Name: Riverside County Planning Department
Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Tower Energy Group
Applicant's Address: 1983 W. 190th Street, No. 100
Torrance, CA 90504-6234

I. PROJECT INFORMATION

The proposed Project, as depicted on Figure 1 (Site Plan) includes two entitlement request:

Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project.

Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,275 square foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes the construction of a 6,125 square foot fuel canopy with 12 pumping stalls, 38 parking stalls, 10,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

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

B. Total Project Area: 9.67 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 9.67	Lots: 3	Sq. Ft. of Bldg. Area: 11,400	Est. No. of Employees: 30
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 763-250-040

Street References: North of Airport Boulevard, East of Harrison Street, South of 55th Avenue, and west of Shady Lane.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 6 South, Range 8 East, Section 17

E. Brief description of the existing environmental setting of the project site and its surroundings: The parcel contains vacant land with vacant land to the south and west, auto repair shop to the north, and contractor yard to the east. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: The project site has a General Plan Foundation Component of Community Development (CD), and a split land use designations of Commercial Retail (CR)

on approximately 40% of the site directly to the east of Harrison Street, and Light Industrial (LI) on the remaining approximately 60 percent of the site. The proposed convenience store and motor vehicle fuel sales would be located on the CR designated portion of the site. The proposed project is consistent with the CR designation which is intended to allow for the development of commercial retail uses at neighborhood, community, and regional level as well as for professional office and tourist-orientated business. Floor area ratios range from .2 to .35. The proposed convenience store and motor vehicles sales would be consistent with the CR designation as it provides a fueling and retail opportunity for the neighborhood and visitors to the area.

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The project implements Policy LU 29.1, accommodating the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. The project is an intended use in the CR designation, and has meet all of the applicable development and design standards.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The project has been reviewed by the Transportation Department and meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies. The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies. The project will be required to adhere to the County's adopted Noise Ordinance.
6. **Housing:** The project is for proposed commercial land division and convenience store; the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The site is not located within an area identified as a Healthy Community.

B. General Plan Area Plan(s): Eastern Coachella Valley

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

D. Land Use Designation(s): Commercial Retail (CR) & Light Industrial (LI)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley

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

3. **Land Use Designation(s):** Commercial Retail (CR) & Light Industrial (LI)

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Scenic Highway Commercial (C-P-S) & Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), and Industrial Park (I-P) for all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

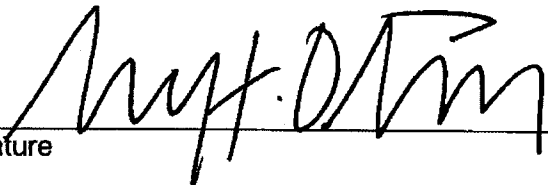
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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


Signature

3/27/19
Date

Jay Olivas, Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed tentative parcel map with three parcels totaling 9.67 acres and conditional use permit for proposed convenience store including motor vehicle fuel sales with 12 pumping stalls, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project includes low-profile building elevations with building's/fuel canopy designed as single-story up to 25-feet in height, at the northeast corner of the intersection of Harrison Street and Airport Boulevard. The project is in compliance with the architecture concept of the Thermal Design Guidelines. The proposed project shall also comply with advertising regulations and is conditioned to maintain desert landscaping such as palm trees (80.Transportation – LSP). Therefore, impacts would be less than significant.

c) The project is located in a non-urbanized area with land use designation of Commercial Retail and Light industrial in the unincorporated community of Thermal. Due to proposed building design and required desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) 15.Planning.-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative parcel map and convenience store with a fuel canopy that would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project. Approximately 20 downcast low pressure sodium or equivalent light fixtures are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND 15.Planning.-Lighting Hooded/Directed). Desert landscaping including palm trees will also provide partial buffering including along Harrison Street (80.Transportation - LSP). Therefore, impacts would be less than significant.

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

b) Surrounding land uses include a commercial and industrial buildings and vacant land uses with scattered single-family dwellings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND 15.Planning.Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 9.67 acre site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Vacant land exists in the A-1-20 zone to west across Harrison Street. However, it is anticipated that the proposed project would conflict with any agricultural uses within 300 feet and therefore, less than significant impacts would occur.

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

d) The project would involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "other lands and is proposing a convenience store. However, the site is not, nor previous used for agriculture purposes, therefore, no impact are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

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

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook; Air Quality/Greenhouse Gas Analysis by Webb Associates dated December 19, 2018

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlements for tentative parcel map and conditional use permit that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered a significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a

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

diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with convenience store and two vacant parcels, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2016.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being 3.3 acres, a Fugitive Dust Control Plan or a Large Operation Notification Form is required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the referenced 3.3 acre project anticipated to be constructed in 2018/2019. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the

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

proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2019	40.6	24.79	0.06	5.79	3.33
2020	26.74	24.95	0.06	4.14	2.52
SCAQMD Threshold	100	550	150	150	55
Potential Impact?	No	No	No	No	No

Source: Webb Associates

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference convenience store with fuel sales and propane tank. Based on the results of the model, maximum daily emissions from the operation of the reference project for both summer and winter scenarios will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day) (Summer)

Construction Phase	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	0.00	122.70	0.13	12.57	12.57
Energy Sources	0.00	1.61	0.02	0.31	0.31
Mobile Sources	32.45	25.63	0.08	3.62	1.01
Total Emissions	32.45	25.63	0.08	3.62	1.01
SCAQMD Threshold	55	550	150	150	55
Potential Impact?	No	No	No	No	No

Source: Webb Associates

Reference Project Maximum Daily Operational Emissions (lbs/day) (Winter)

Construction Phase	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	0.00	0.00	0.13	12.57	12.57
Energy Sources	0.00	0.00	0.02	0.31	0.31
Mobile Sources	31.56	26.51	0.08	3.63	1.02
Total Emissions	31.56	26.51	0.08	3.63	1.02
SCAQMD Threshold	55	550	150	150	55
Potential Impact?	No	No	No	No	No

Source: Webb Associates

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

The project as proposed would be anticipated to have reduced emissions given the project represents a convenience store with fuel sales analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences (approximately 100), approximately 500 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Eastern Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan (COA 90.Planning.).

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st ^h, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

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

Source(s): On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 7006

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Source(s): On-Site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 7006

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project. PDA No. 7006 did not observe any archaeological

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

or built-environment resources within the Project Area and terrain had been disturbed by the recent demolition of structures and mechanical grading of the parcel. Additionally, in compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 13, 2018. No request to consult was received as a result AB52 process. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to grading for 3.38 acre portion to accommodate proposed convenience store.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 15.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the convenience store. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the

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

development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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

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

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 180040, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (GEO180040)

Findings of Fact:

a) According to the County Geologic Report No. 180040 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to adhere to the California Building Code as applicable, impacts from liquefaction are less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (GEO180040)

Findings of Fact:

a) According to GEO180040, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 15.PLANNING.). California Building Code (CBC) requirements pertaining to utility related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all utility related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report (GEO180040)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report (GEO180040)

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): On-site Inspection, Project Application Materials, Geology Report (GEO180040)

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for 3.38 acre portion is located on flat topography. No impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

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

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are proposed. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of a convenience store and will not require the use of septic or alternative disposal systems. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials; Air Quality/Greenhouse Gas Analysis by Webb Associates

Findings of Fact:

a) The project is for convenience store with total Coe2E of approximately 1,212 metric tons according to GHG analysis including table provided, which is less than 3,000 metric tons significant threshold. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

Total Project Related GHG Emissions (MT/yr)

Source	CO2	CH4	N2O	CO2E
Energy	32.44	0.00	0.00	32.56
Mobile	1,157.70	0.15	0.00	1,161.41
Solid Waste	1.51	0.09	0.00	3.75
Water	3.76	0.01	0.00	4.10
Total				1,212.42

Source: Webb Associates

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

The project does propose a use that would involve the transport, use, or disposal of hazardous material with fuel shipments to the proposed convenience store with fuel dispensers, above ground propane and underground fuel tanks on the premises. The project contains proposes two (2) underground fuel tanks with diesel, regular gasoline and premium gasoline totaling approximately 15,000 gallons each and an above 15,000 gallon ground liquid petroleum propane tank. The site proposes 12 fuel dispensers. Less than significant impacts are expected due existing and proposed site improvements such as paving and driveway areas, including compliance with building, health, and fire codes and recommended conditions of approval such as AND 15.Fire. Prior to Permit (Ord. 787).

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Flammable or explosive materials such as gasoline and diesel fuel and propane i.e. liquid petroleum are being shipped and stored in compliance with fuel storage requirements with local, state and federal requirements. Less than significant impacts are expected.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Harrison Street and Airport Boulevard. There are less than significant impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on September 13, 2018 to be "consistent" with the 2004 Jacqueline Cochran Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated September 13, 2018 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the September 13, 2018 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database; Preliminary Drainage Memorandum Coachella Valley Water District Letter dated July 18, 2018

Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 3.38 acre portion of a 9.67 acre site including proposed water quality basin with driveway access from Harrison Street and Airport Boulevard. Therefore, the impact is considered less than significant.

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

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service is proposed from Coachella Valley Water District. Less than significant impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is located within Flood Zone X in non-flood hazard area and would contain parking paving on approximately 3.38 acres with retention basin. The project is located in the Eastern Coachella Valley Storm Master Plan. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 3.38 acres of improvements on 9.67 acre site with drainage improvements include retention basins and road widening along Airport Boulevard and Harrison Street. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 3.38 acres of paving. Therefore impacts are less than significant.

g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

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

Findings of Fact:

a) The proposed project for land division of 9.67 acres into three (3) parcels and Conditional Use Permit (CUP) for convenience store use is consistent with the General Plan land use designation of Community Development: Commercial Retail (CD: CR) and Light Industrial (CD:LI) in the Eastern Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation. The project site is presently vacant, and split zoned Scenic Highway Commercial (C-P-S) and Manufacturing Service Commercial (M-SC). The C-P-S zone allows for convenience stores with fuel sales and beer and wine sales for off-premises consumption subject to CUP approval. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City of Coachella Sphere Of Influence. This project was provided to the City of Coachella for review on September 11, 2018, and no comments have been received as of this writing. The project was also presented to the Thermal-Oasis Community Council on November 26, 2018 for informational purposes only.

Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a land division and convenience store. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.

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

- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D). The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan and determined that the type of use will not result in people residing at all or working in the project area except for very short term during construction, maintenance, and store hours inside commercial building. In addition, the project will be subject to California Building Code requirements and therefore less than significant impacts are expected.
- b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.3—Paleo Primp & Monitor.

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities which is limited to temporary construction vehicles and equipment on approximately 3.38 acres, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA. With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is a land division and convenience store. Given the scale and scope of the project it is not anticipated that the proposed development would be substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 30 permanent employees and 50 temporary construction workers as result of the proposed convenience store. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Thermal, Coachella, and Indio. Because the increase is so small, there will be no impact.

c) The project would add a new business with up to approximately 30 permanent employees and 50 temporary construction jobs. This population increase will not exceed official regional or local population projections and impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA

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

90.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. As an unmanned wireless facility, it is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. As a commercial land division with convenience store, this project will create minor housing demand, approximately 15 jobs, and attract people to the area with customer traffic. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 50 temporary construction workers who could potentially work at the project site. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

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

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

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

Findings of Fact:

- a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.
- c) The project is located within County Service Area Thermal #125-Lighting, however, commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.
Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

Findings of Fact: The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.
Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials, Traffic Impact Analysis (TIA) – Webb, January 2019

Findings of Fact:

a) The project will generate additional traffic to the area and regional transportation system based on trip generation calculations provided below. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements for Harrison Street (110' Half Width ROW) and Airport Boulevard (76' Half Width ROW) as described in COA 90.TRANSPORTION.3-Improvement Plans. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides a project total of 1992 daily trips as worst case scenario, with required road widening improvements along Harrison Street and Airport Boulevard with required installation of raised median at southwest corner of existing street intersection along with additional turning lanes. Approximately 231 daily trips would be a more reasonable estimate according to the TIA Study as opposed to 1992 daily trips as worst case scenario.

Land Use	Size	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Super Convenience Market/Gas Station (960)	12	VFP	28.08	14.04	14.04	22.96	11.48	11.48	230.52

*Trips generation rates are obtained from ITE Trip Generation Manual 10th Edition

Land Use	Size	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Super Convenience Market/Gas Station (960)	12	VFP	337	169	169	276	138	138	2767
Pass-by Trips (AFA: 23% P&R: 23% Gas Station)			-94	-47	-47	-77	-39	-39	-775
PROJECT TOTAL			243	122	122	199	99	99	1992

*Pass-By Trips Rates are used from SANDAG Trip Generation Manual

**Trips generation from ITE Trip Generation Manual 10th Edition

Right of way dedications along Airport Boulevard and Harrison Street are also conditioned with the project to reduce traffic impacts below significance (COA 80.TRANSPORTION). The project provides temporary parking during construction and permanent on-site parking lot depicted on the site plan with a minimum of 38-spaces (COA.90.PLANNING.1). The project will have less than significant impact.

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

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Harrison Street and Airport Boulevard street frontages with required road improvements including installation of a raised medium. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Harrison Street and Airport Boulevard for access with increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.10) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Harrison Street and Airport Boulevard. Impacts are less than significant.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Airport Boulevard. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

39. Tribal Cultural Resources

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 13, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation on approximate 3.38 acre portion of 9.67 acres to accommodate a convenience store. . Condition of approval 60.PLANNING requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials, Water Company; San 53

Findings of Fact:

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

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at proposed convenience store, and would result in the expansion of existing domestic water line connections. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Department of Environmental Health Review; Coachella Valley Water District letter dated July 18, 2018

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) for sanitation service and would result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed convenience store. No RV dump stations are proposed on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence dated July 18, 2018. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed convenience store with proposed waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources. - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) No Agency or District letters have been received requiring the proposed project to construct I new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street lights are located at the intersection of Harrison Street and Airport Boulevard. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

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

e) The project will contribute to the need for maintenance of public facilities including Harrison Street and Airport Boulevard. TUMF fees are required. This impact is considered less than significant.

f) The project will not require additional government services. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes a convenience store. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an a proposed convenience store with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are

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

required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project as an unmanned mono-palm structure constructed of metal and related California building code materials along with Fire Codes such as fire access drive, portable fire extinguisher, addressing criteria, and inspections. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 9.67 acres site for proposed tentative parcel map and convenience store. The site is surrounded by existing vacant land, commercial and industrial development, and would largely serve traffic and customers who would normally visit this area even without the proposed project. Future development in the immediate vicinity is considered to be limited due to the existing and proposed urban improvements near at the intersection of Harrison Street and Airport Boulevard. So impacts as result of the proposed project as in-fill development would be less than significant.

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

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets known as Harrison Street and Airport Boulevard which is partially improved and existing and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles, trucks and automobiles that access the property with two (2) proposed driveways and 38-parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211

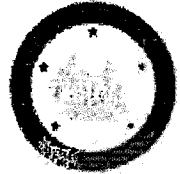
VII. AUTHORITIES CITED

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/10/19, 4:51 pm

TPM37562

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37562. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The subject land division is to subdivide 9.67 acres into three (3) parcels (Schedule E) located within Assessor's Parcel Number 763-250-004.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Thermal (Adopted 7/21/2009)

Advisory Notification. 3 AND - Exhibits

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

Tentative Map, Amended Map No. 1, dated March 28, 2019.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}

- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}

- Ord. No. 457 (Building Requirements) {Land Use Entitlements}

- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}

- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}

- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}

- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}

- Ord. No. 625 (Right to Farm) {Geographically based}

- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}

- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)

- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)

- Ord. No. 878 (Regarding Noisy Animals)

- Ord. No. 655 (Regulating Light Pollution) {Geographically based}

- Ord. No. 671 (Consolidated Fees) {All case types}

- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}

- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}

- Ord. No. 787 (Fire Code)

- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}

- Ord. No. 857 (Business Licensing) {Land Use Entitlements}

- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

- Ord. No. 916 (Cottage Food Operations)

- Ord. No. 925 (Prohibiting Marijuana Cultivating)

- Ord. No. 927 (Regulating Short Term Rentals)

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for CUP180019 which is related to this project, and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

Any excavations that take place at the location of what had previously been an old service station must be overseen by an environmental professional.

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

Fire

Fire. 1 Fire

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 Flood Haz. Report

Tentative Parcel Map (TPM) 37562 is a proposal for a Schedule J and/or Schedule E subdivision of 9.67 acres into three (3) parcels in the Coachella Valley area. The site is located on northeast corner of Harrison Street and Airport Boulevard in Thermal area of unincorporated county, adjacent to Augustine Indian Reservation. The project proposes a convenience store building in Parcel 1 (4.24 acres), and Parcels 2 and 3 remain vacant. This project is being reviewed alongside CUP 180019.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

The project is located within a FEMA unshaded Zone X per FIRM (2018) 06065C2270H. There is offsite runoff from a tributary area of approximately 2700 acres which sheet flows in a northwest to southeast direction that transverse the property. A storm of unusual magnitude may still cause damage.

A technical memorandum prepared for the project by Webb indicates the entire 100 year-24hr project runoff will be mitigated by a retention basin. Neither the report nor the submitted tentative parcel exhibit shows any proposed drainage facility for the offsite runoff. Flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet onsite and the flows returned to their natural state before exiting the property unless the applicant is able to obtain an easement from affected property owners.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 Gen - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated July 18, 2018, a copy which is on file with the Riverside County Planning Department.

Planning. 2 Gen - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 3 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY")

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Gen - Hold Harmless (cont.)

from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 4

Gen - Map Act Compliance

The land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

Planning. 5

Gen - Zoning Standards

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the C-P-S & M-SC zones.

Transportation

Transportation. 1

DRAINAGE 1

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 DRAINAGE 1 (cont.)

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 STD INTRO 3 (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Planning

050 - Planning. 1 Gen - CC&R Reciprocal Easement Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number; 2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel. The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress parking between properties known as TPM37562, and (c) contain the following provision verbatim: "Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply: This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement." Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE MAP RECORDATION, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

050 - Planning. 2 Gen - ECS Note Airport Not Satisfied

The following environmental constraints note shall be placed on the ECS: "At the time of the approval of the tentative map by the County of Riverside, the Thermal Airport maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Thermal Airport."

050 - Planning. 3 Gen - ECS Shall be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 Gen - Final Map Preparer Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Gen - Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department -

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Planning

050 - Planning. 5 Gen - Prepare a Final Map (cont.) Not Satisfied
Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6 Gen - Surveyor Checklist Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. All lots, except utility and common lots, on the FINAL MAP shall have a minimum lot size of 3-Acres, unless otherwise approved by the Planning Department. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the C-P-S & M-SC zones, and with the Comprehensive General Plan. D. The common open space area(s) shall be shown as a numbered lot(s) on the FINAL MAP.

050 - Planning. 7 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: "This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 8 Map - ECS Note-Right to Farm Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "Parcel Nos. 1-3, as shown on this Final Map, is/are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes (A-1 Zone (Light Agriculture), A-P Zone (Light Agriculture with Poultry), A-2 Zone (Heavy Agriculture), A-D Zone (Agriculture-Dairy), and C/V Zone (Citrus/Vineyard)) pursuant to Ordinance No. 625. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or faciility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

Transportation

050 - Transportation. 1 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 2 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 EASEMENT FOR DRAINAGE (cont.) Not Satisfied
the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

050 - Transportation. 3 R-O-W DEDICATION Not Satisfied
Sufficient public street right-of-way along Harrison Street shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS / PERMISSON Not Satisfied

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

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

E Health

060 - E Health. 1 Well Destruction Not Satisfied

The existing onsite well must be destroyed under permit with Env. Health prior to grading. Well

Plan: TPM37562

Parcel: 763250040

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 Well Destruction (cont.) Not Satisfied
abandonment permit was issued for this property on July 5, 2018.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Pre-Construction Survey - EPD Not Satisfied

Preconstruction surveys for burrowing owls shall be completed in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012), with the first survey no less than 14 days prior to initiation of project related activities, and the second within 24 hours of project-related activities. If an active burrowing owl burrow is detected within 500 feet of the project site, avoidance and minimization measures shall be implemented in accordance with the CDFG 2012 guidelines, including implementation on a non-disturbance buffer and monitoring of the nest to ensure activities are not adversely affecting the nest. If the project will occur within this zone, then work must occur outside the nesting season, or until it can be shown that they have finished nesting, anti then passive relocation may occur. The proposed process must be documented in a burrowing owl relocation plan and submitted to the Coachella Valley Association of Governments at least 30 days in advance of the proposed activity.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME.

Plan: TPM37562

Parcel: 763250040

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT (cont.) Not Satisfied
 PARCEL(S).

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Gen - Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 Gen - School Fees Not Satisfied

Impacts to the Coachella Valley Unified School District will be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

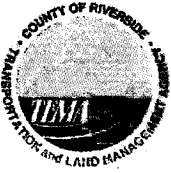
090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.



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

*Juan C. Perez
Agency Director*



04/10/19, 4:57 pm

CUP180019

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180019. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted under Conditional Use Permit No. 180019 is for construction of a single-story 5,275 square foot convenience store building with a maximum height of 25 feet, and additionally, construction of a 6,125 square foot fuel canopy with 12 pumping stalls, 38 parking stalls, 10,000 gallon propane (liquid petroleum) tank, and signage. The convenience store building includes beer and wine sales for off-premises consumption.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Thermal (Adopted 7/21/2009)

Advisory Notification. 3 AND - Exhibits

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

- Exhibit A (Site Plan, Conceptual Grading), Amended No. 1, dated March 27, 2019.
- Exhibit B (Elevations), dated August 17, 2018.
- Exhibit C (Floor Plans), dated August 17, 2018.
- Exhibit L (Conceptual Landscaping/Irrigation Plans), dated August 17, 2018.
- Exhibit M (Colors and Materials), dated August 17, 2018.
- Exhibit S (Sign Plan), dated August 17, 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

Any excavations that take place at the location of what had previously been an old service station must be overseen by an environmental professional.

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

Fire

Fire. 1 Fire

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - 90 Days to Protest (cont.)

Planning. 1 Gen - 90 Days to Protest

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020. The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2 Gen - ABC20 OFF SALE BEER/WINE

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Planning. 3 Gen - Accessory Uses

Uses accessory to the convenience store with fuel sales included under this approval include food market, beer and wine sales for off-premises consumption, gift shop, and diesel fuel sales; no bars or cocktail lounges are approved.

Planning. 4 Gen - ALUC Letter

The permit holder shall remain in compliance with the recommendations of the Airport Land Use Commission letter dated September 13, 2018, including, but not limited to, that outdoor lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

Planning. 5 Gen - Beer & Wine Restrictions

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Gen - Beer & Wine Restrictions (cont.)
the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

Planning. 6 Gen - Causes for Revocation

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

Planning. 7 Gen - Ceased Operations

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

Planning. 8 Gen - Exterior Noise Levels

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

Planning. 9 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Gen - Hold Harmless (cont.)

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

Planning. 10 Gen - Hours of Operation

Use of the facilities approved under this plot plan shall be within the hours of 6:00 a.m. to 12:00 midnight, excluding hours for maintenance and clean-up, Monday through Sunday, in order to reduce conflict with adjacent zones and/or land uses.

Planning. 11 Gen - Land Division Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 12 Gen - Lighting Hooded/Directed

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

Planning. 13 Gen - Limit on Signage

Signage for this project shall be limited to the signage depicted on the APPROVED EXHIBITS. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 14 Gen - Maintain Licensing

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

Planning. 15 Gen - Mt. Palomar Lighting Ord. 655

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 Gen - Mt. Palomar Lighting Ord. 655 (cont.)
Within the Mt. Palomar Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead lighting with shields or cutoff luminaires, shall be utilized.

Planning. 16 Gen - No Car Washes

No car or truck washes are approved. No RV dump station is approved.

Planning. 17 Gen - No Outdoor Advertising

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

Planning. 18 Gen - No RV or Car Camping

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

Planning. 19 Gen - No Vehicle Parking Area

No truck, trailer or other vehicle parking and/or storage shall be allowed within the areas marked "Future Development", Proposed Parcels 2 & 3 at any time. Fencing and other barriers to vehicle parking and/or storage in this area shall at all times be maintained in a manner to prevent access to this area. Should vehicles enter this area, such vehicle shall be promptly removed and the area restored to prevent the emission of dust and blowsand.

Planning. 20 Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning-CUL

Planning-CUL. 1 If Human Remains found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA07006 accepted

County Archaeological Report (PDA) No. 7006 submitted for this project (CUP180019, TPM37562) was prepared by Applied Earthworks and is entitled: "Phase I Cultural Resource Assessment for the Tower Market Project, Community of Thermal, Riverside County, California", dated December 2018.

PDA07006 concludes: AE did not observe any archaeological or built-environment resources within the Project area during the cultural resource field survey. Terrain throughout the entire Project area has been disturbed by the recent demolition of structures and mechanical grading of the parcel. However, geological and

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA07006 accepted (cont.)
 archaeological data indicate that undisturbed sediments within the Project area, if any, have a moderate to high potential for intact and significant buried prehistoric archaeological resources, particularly those locations associated with former Lake Cahuilla. Excavations associated with the Project may extend to undisturbed lacustrine deposits that may yield intact and historically significant buried archaeological deposits. Therefore, full-time cultural resource monitoring by both a Qualified Archaeologist and Tribal Monitor is recommended for those portions of the Project area within native soils.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1 GEO180040 ACCEPTED

County Geologic Report GEO No. 180040, submitted for the project CUP180019, was prepared by Sladden Engineering. The report is titled; "Geotechnical Investigation, Proposed Tower Market, 55998 Harrison Street, Thermal Area, Riverside County, California," dated October 16, 2018.

GEO180040 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180040 ACCEPTED (cont.)

3. Based on the relatively flat nature of the site, risks associated with debris flows are considered "negligible".
4. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, risks associated with subsidence are considered "low."
5. Based on our liquefaction analysis with anticipated high groundwater at 5 feet bgs and a PGAm of 0.734g, the potential total seismic settlements are calculated to be up to 2.13 inches for BH-1. Differential settlement is estimated to be less than 1 inch over a span of about 100 feet.
6. The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

GEO180040 recommended:

1. Areas to be graded should be cleared of any existing fill soil, vegetation, associated root systems, debris, and any other unsuitable matter, and disposed of offsite.
2. Overexcavation should extend to a minimum depth of 4 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.
3. The exposed soil should then be moisture conditioned to within 2 percent of optimum moisture and compacted to at least 90 percent relative compaction.
4. All footings should be bottomed into properly compacted engineered fill material and should have a minimum embedment depth of 12 inches below lowest adjacent grade.
5. Continuous and isolated footings should have a minimum width of 12 and 24 inches respectively.
6. A minimum slab thickness of 5 inches and a minimum reinforcement consisting of #3 bars at 24 inches on center in each direction is recommended.
7. Alternatively, a post-tensioned slab system may be used for the support of the proposed structure.

GEO No. 180040 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180040 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181205

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 461) (cont.)
dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 T/S - General

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harrison Street (NS) at:
 Airport Boulevard (EW)
 Project Access (EW)
 53rd Avenue (EW)
 54th Avenue (EW)

Project Access (NS) at:
 Airport Boulevard (EW)

Van Buren Street (NS) at:
 Airport Boulevard (EW)

Tyler Street (NS) at:
 Airport Boulevard (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Plan: CUP180019

Parcel: 763250040

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 Well Destruction Not Satisfied

The existing, on site well must be properly destroyed under permit with Environmental Health. A well abandonment permit was issued on July 5, 2018.

Planning

060 - Planning. 1 Gen - CVWD Clearance Not Satisfied

Prior to Grading Permit Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated July 18, 2019, summarized as follows: flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County

Plan: CUP180019

Parcel: 763250040

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Pre-Construction Survey - EPD Not Satisfied

Preconstruction surveys for burrowing owls shall be completed in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012), with the first survey no less than 14 days prior to initiation of project related activities, and the second within 24 hours of project-related activities. If an active burrowing owl burrow is detected within 500 feet of the project site, avoidance and minimization measures shall be implemented in accordance with the CDFG 2012 guidelines, including implementation on a non-disturbance buffer and monitoring of the nest to ensure activities are not adversely affecting the nest. If the project will occur within this zone, then work must occur outside the nesting season, or until it can be shown that they have finished nesting, anti then passive relocation may occur. The proposed process must be documented in a burrowing owl relocation plan and submitted to the Coachella Valley Association of Governments at least 30 days in advance of the proposed activity.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Plan: CUP180019

Parcel: 763250040

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

Plan: CUP180019

Parcel: 763250040

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CASH-IN-LIEU AGREEMENT Not Satisfied

Applicant to complete and submit a cash-in lieu-of-construction agreement for the deferral of median improvements. Preliminary cash-in-lieu estimates are for a total amount of \$75,502.

060 - Transportation. 2 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 3 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes: In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 4 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

Plan: CUP180019

Parcel: 763250040

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 SUBMIT GRADING PLAN Not Satisfied

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

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

060 - Transportation. 6 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 7 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Flood Control & Water Conservation District and Riverside County Transportation Department for review and approval.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

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

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

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

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

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

Plan: CUP180019

Parcel: 763250040

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Food Plans Not Satisfied

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

080 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 4 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

080 - E Health. 5 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 6 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Gen - Conform to Elevations Not Satisfied

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

080 - Planning. 2 Gen - Conform to Floor Plans Not Satisfied

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

080 - Planning. 3 Gen - Coordinate w/TPM37562 Not Satisfied

Coordinate with TPM37562.

080 - Planning. 4 Gen - Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5 Gen - School Fees Not Satisfied

Plan: CUP180019

Parcel: 763250040

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Gen - School Fees (cont.) Not Satisfied
Impacts to the Coachella Valley Unified shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 4 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 6 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

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

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

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

Plan: CUP180019

Parcel: 763250040

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harrison Street shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

080 - Transportation. 8 T/S - Fairshare Not Satisfied

The project proponent shall pay its fair share to construct a traffic signal at the intersection of Van Buren Street and Airport Boulevard with the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, one shared through/right-turn lane
- Westbound: one left-turn lane, one shared through/right-turn lane

The project's estimated fair share mitigation is 3.3%.

Plan: CUP180019

Parcel: 763250040

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 T/S - Fairshare (cont.) Not Satisfied

080 - Transportation. 9 T/S - Geometrics Not Satisfied

The intersection of Harrison Street (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane, one free right-turn lane

NOTE: Restriping is required to implement the identified geometrics and may require modifications to the signal.

The intersection of Harrison Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one left turn lane, two through lanes

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane

The intersection of Project Driveway (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 10 TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 11 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the

Plan: CUP180019

Parcel: 763250040

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 UTILITY PLAN (cont.) Not Satisfied

Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the

Plan: CUP180019

Parcel: 763250040

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** **Not Satisfied**
approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

- 090 - E Health. 1 **E Health Clearance** **Not Satisfied**
Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

- 090 - E Health. 2 **Hazmat BUS Plan** **Not Satisfied**
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

- 090 - E Health. 3 **Hazmat Clearance** **Not Satisfied**
Obtain clearance from the Hazardous Materials Management Division.

- 090 - E Health. 4 **Hazmat Review** **Not Satisfied**
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

- 090 - E Health. 5 **Hazmat Tanks** **Not Satisfied**
Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

- 090 - E Health. 6 **Hazmat Waste** **Not Satisfied**
The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

Planning

- 090 - Planning. 1 **Gen - Accessible Parking** **Not Satisfied**
A minimum of two (2) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a