

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



ITEM  
21.1  
(ID # 9707)

MEETING DATE:  
Tuesday, June 4, 2019


FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on APPROVAL AND ADOPTION OF MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180073, CHANGE OF ZONE NO. 1800017, ORDINANCE NO. 348.4904, and CONDITIONAL USE PERMIT NO. 180016, 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: North of Krameria Avenue, south of Van Buren Blvd., east of Washington Street, west of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)– REQUEST: Change of Zone No. 1800017 proposes to change the zoning classification on the southern portion of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 180016 proposes to establish an 18,800 square foot retail commercial building with 15,000 square feet of attached outdoor display, 6,257 square feet of unenclosed outdoor display, and a parking lot to accommodate 99 vehicles on 3 acres - APNs: 274-040-022, 274-040-021. District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

Continued on page 2

**ACTION: Policy**

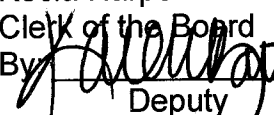
  
Charissa Leach, Assistant TLMA Director 5/23/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4904 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 4, 2019  
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180073** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE CHANGE OF ZONE NO. 1800017** changing the zoning classification of a portion of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S);
3. **ADOPT ORDINANCE NO. 348.4904** amending the zoning in the Woodcrest Area shown on Change of Official Zoning Plan, Woodcrest District, Map No. 59.072, Change of Zone Case No. 1800017, attached hereto and incorporated herein by reference; and
4. **APPROVE CONDITIONAL USE PERMIT NO. 180016**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

On July 25, 2018, an application for Change of Zone No. 1800011 and Conditional Use Permit No. 180016 was submitted to the County of Riverside to allow for the following:

**Change of Zone No. 1800017 (CZ1800017)** - The Project site is presently split zoned with Scenic Highway Commercial (C-P-S) along the northern portion of the site, directly adjacent to Van Buren Blvd., and Residential Agricultural (R-A) along the southern property line. The R-A zoning classification is considered inconsistent with the Commercial Retail (CR) General Plan Land Use Designation. The Project is proposing to change the R-A zoned portion of the site to C-P-S that would eliminate the split zoning on the Project site. Additionally, prior to the issuance of grading permits as stated in condition of approval 060 Planning 1, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-021 and 022 to ensure that development would not cross over lot lines. The change of zone to C-P-S and lot merger will result in consistency of the entire site with the CR designation. The Change in Zone would also facilitate the site to be developed as proposed, including the outdoor storage area. Section 9.5 of Ordinance No. 348 allows commercial retail uses such as, feed and grain sales, hardware stores, household goods sales

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

and repair, hobby shops, garden supply stores, and pet supply shops with the approval of a Conditional Use Permit.

**Conditional Use Permit No. 180016 (CUP180016)** - The proposed Project includes a Conditional Use Permit (CUP) to allow the construction of an 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. A 15,000 sq. ft. fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future forage shed is also proposed. In addition, there would be 6,457 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, and parking lot to accommodate up to 99 vehicles including 3 electric vehicle parking spaces. Access to the site is provided via an existing driveway on Van Buren Blvd. The Project's hours of operation would be Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

The Project site is located north of Krameria Avenue, south of Van Buren Blvd., west of Washington Street, and east of Gardner Avenue.

**Summary**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 180073 identified potentially significant impacts in regards to Biology; however, with the incorporation of a mitigation measure this impact was reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statute and Guidelines Section 15105.

The Planning Commission heard the project during a regularly scheduled public hearing on April 17, 2019. Two people spoke in favor of the Project, no one spoke in opposition. The Planning Commission closed the public hearing and recommended approval of the project with a 4-0 vote, with one commissioner absent.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**Additional Fiscal Information**

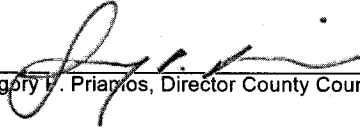
All fees are paid by the applicant, there is no General Fund obligation.

**ATTACHMENTS:**

- A. ORDINANCE NO. 348.4904**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MINUTES**
- D. SITE PLAN**

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

E. COLORED ELEVATIONS

  
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Gregory J. Priamos, Director County Counsel 5/28/2019



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COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 4, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

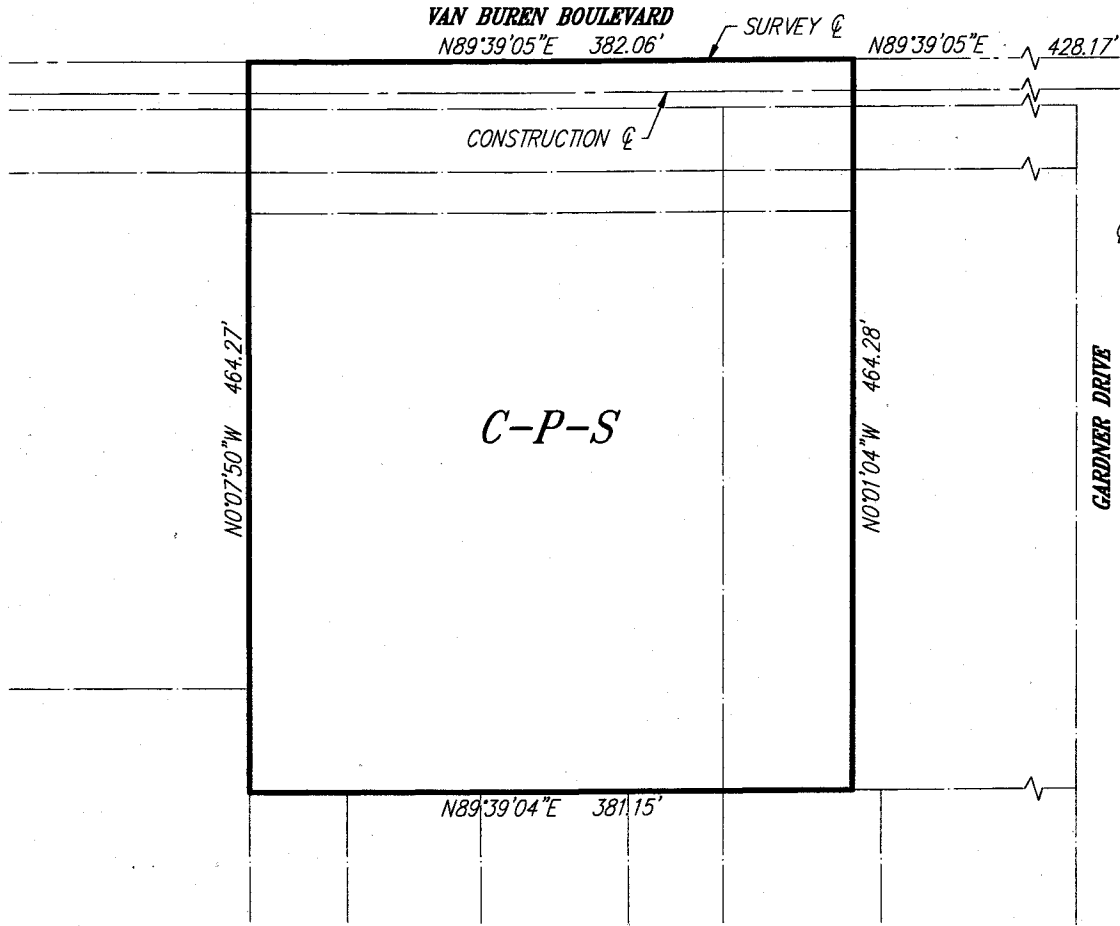
AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                None

DATE:        June 4, 2019

KECIA R. HARPER  
Clerk of the Board  
BY: *Kecia R. Harper*  
Deputy

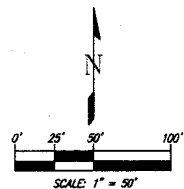
SEAL

SEC. 25, T. 3S, R. 5W, S.B.M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.072  
 CHANGE OF OFFICIAL ZONING PLAN  
 WOODCREST  
 DISTRICT  
 CHANGE OF ZONE CASE No. 1800017  
 AMENDING ORDINANCE No. 348  
 ADOPTED BY ORDINANCE No. 348.4904  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN(S): 274-040-021 AND 274-040-022

PARS SEC: Arch C (1st - 25')  
PLOTED: 12/17/2014 4:06 PM

CUA FILE: K:\Personal\Projection Engineering, Inc\Projects\180203 - 17153 Van Buren Boulevard\Engineering\Plans\J - Production DMC\Exhibits\Ch LAYOUT: Layout1

ATTACHED IMAGES:  
ATTACHED XREFS:



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.**

4.1

**Planning Commission Hearing: April 17, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP180016 and CZ1800017	<b>Applicant(s):</b>	Woodcrest Real Estate
<b>EA No.:</b>	CEQ180073		Ventures, Steve Powell
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b>	Projection
<b>Zoning Area/District:</b>	Woodcrest District		Engineer, Inc., Paul Fisher
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Deborah Bradford		
<b>Project APN(s):</b>	274-040-021 and 022		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1800017 (CZ1800017)** - The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

**Conditional Use Permit No. 180016 (CUP180016)** - The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future forage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

Together, Change of Zone No. 1800017 and Conditional Use Permit No. 180016 comprise "Project". The Project site is located north of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, and east of Gardner Avenue.



**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180073**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 180017** from Residential Agricultural (R-A) on a portion of the Project site to the Scenic Highway Commercial (C-P-S) zoning classification; and,

**APPROVE CONDITIONAL USE PERMIT NO.180016**, 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:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Community Development: Commercial Retail (CD: CR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Community Development: Commercial Retail (CD: CR) and Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A)

Proposed Zoning Classification:	C-P-S
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Community Shopping Center
South:	Residential Development
East:	Residential Development and Educational Services
West:	Commercial uses

**Project Details:**

Item	Value	Min./Max. Development Standard
Project Site (Acres):	3.45 gross acres	
Existing Building Area (SQFT):	Vacant	
Proposed Building Area (SQFT):	18,800 sq. ft Retail Commercial Building, with 15,000 sq. ft. attached outdoor display area and 6,257 sq. ft. detached outdoor display area. Total outdoor display area is 21,257 sq. ft.	
Floor Area Ratio:	.225	.20 - .35
Building Height (FT):	30'	50'

**Parking:**

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Retail	18,800 sq. ft. retail bldg., 15,000 sq. ft. outdoor display attached to the building which includes a 2,000 sq. ft. forage shed, and 6,257 outdoor unenclosed display area located directly east of the entrance.(21,257 total sq. ft. of outdoor storage area)	Retail bldg. – 1 space /200sq.ft. Storage 1space/1000 sq. ft. of storage area. Outdoor display 1 sp/ 1000 sq. ft. of uncovered area, up to	114 spaces	99 spaces

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
		a maximum of 20 spaces		
<b>TOTAL:</b>				<b>99*</b>

Ordinance No. 348, Article XVIII, Section 18.12 (h), allows the Planning Director to reduce the parking requirements otherwise prescribed for any use or combination review of a development plan. As part of the application material the applicant's has requested a modification of parking standards and provided sufficient evidence and documentation that demonstrate conditions that could warrant a parking reduction. In this case, the applicant's request was due to the Project's proposed outdoor storage area that is intended to allow display and storage of items that require additional area that normally could not be provided within the enclosed building. This circumstance demonstrates that the floor area devoted to customer or employee use would be less than typical for the size building proposed. The reduction of 15 spaces would cover the parking required for the outdoor storage area, where the store building would meet the minimum requirement. Therefore, the Planning Director has allowed the Project to provide 99 parking spaces on the subject site, where 114 spaces would be required.

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

**PROJECT LOCATION MAP**



Figure 1. Vicinity Map

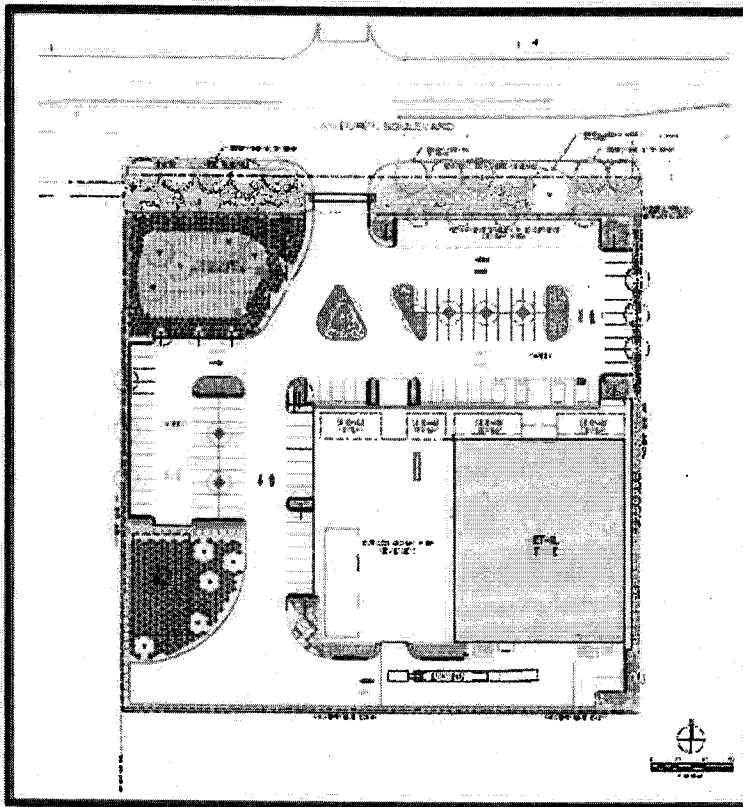


Figure 2. Site Plan

## PROJECT BACKGROUND AND ANALYSIS

### Background

#### **Zoning/Development Standards**

The Project site is presently split zoned with C-P-S along the northern portion of the site, directly adjacent to Van Buren Avenue, and R-A along the southern property line. The R-A zoning classification is considered inconsistent with the Commercial Retail (CR) General Plan Land Use Designation. The Project is proposing to change the R-A zoned portion of the site to C-P-S that would eliminate the split zoning on the Project site. Additionally, prior to the issuance of grading permits as stated in condition of approval 060 Planning 1, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-021 and 022 to ensure that development would not cross over lot lines. The change of zone to C-P-S and lot merger will result in consistency of the entire site with the CR designation. The Change in Zone would also facilitate the site to be developed as proposed, including the outdoor storage area. Section 9.5 of Ordinance No. 348 allows commercial retail uses such as, feed and grain sales, hardware stores, household goods sales and repair, hobby shops, garden supply stores, and pet supply shops. The permitted uses with more than 200 square feet of outside storage of displayed materials is subject to a Conditional Use Permit (CUP). Since the project would be entitled with a CUP, the Plot Plan application was not required. The applicant proposes to install a wall mounted sign with illuminated channel letters and a 20 foot free standing pylon sign that would be designed with the corporate style colors and design.

Section 9.53 of Ordinance No. 348 provides standards for development within the C-P-S zone. The Project as proposed and conditioned would meet all the requirements of this section. In addition, earthwork will consist of balancing the site, there will be no import or export of soil material. Currently there is no availability for sanitary sewer at the proposed project location. Sewer will be provided for by an on-site wastewater septic system.

The applicant has indicated that the project hours of operation would be Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m. The store would have 4-5 employees on-site during normal business hours with a total of 8-10 employees hired to cover all shifts. The proposed tenant, Tractor Supply Company, is considered one of the largest rural lifestyle retail stores. They do not sell tractors, but they do sell riding mowers, hardware, tools, clothing, equine and pet supplies, lawn and garden supplies.

#### **Previous Planning Review**

A Pre-Application Review (PAR) for the Project site was submitted on April 23, 2018 and was reviewed by the Development Advisory Committee (DAC) on May 24, 2018. Comments from Planning were regarding the amount of outdoor storage proposed, the need for a Change of Zone, Conditional Use Permit, and the request for a buffer along the property line abutting the adjacent residential area.

Conditional Use Permit No. 180016 and Change of Zone No. 180017 was submitted to the County of Riverside on July 25, 2018.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 180073 identified potentially significant impacts in regards to Biology; however, with the incorporation of a mitigation measure this impact was reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statute and Guidelines Section 15105.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR).
2. The project site has an existing Zoning Classification of Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The existing R-A zoning classification is located along the southern portion of the project site. The R-A zone is inconsistent with the existing Commercial Retail (CR) land use designation. The Change of Zone has been proposed to change the area currently zoned R-A to the C-P-S Zone which would allow the entire site to be zoned C-P-S, which is consistent with the CR land use designation. The CR designation would support the proposed project as it encourages local and regional serving commercial uses. The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. The CR designation calls for a Floor Area Ratio (FAR) ranging from 0.20 – 0.35, the Project proposes a FAR of .225 which is consistent with the CR's FAR range.
3. The proposed use, a commercial retail store with outdoor storage, is allowed within the C-P-S Zoning Classification, subject to Conditional Use Permit. The design of the Project is in compliance with the C-P-S zoning classification, and all applicable development standards of Ordinance No. 348.

### **Entitlement Findings:**

#### **Change of Zone:**

1. The Project site is comprised of two parcels for a total of 3.45 acres. Assessor Parcel Number (APN) 274-040-022 is comprised of 2.75 acres and APN 274-040-021 is comprised of 0.74. The General Plan's land use designation for the Project site is Community Development: Commercial Retail (CD: CR). Uses encouraged in this land use designation are local and regional serving retail and service uses. Project implementation will be for the construction of a commercial retail business that will serve the needs of the surrounding community. The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. Therefore, the proposed Change of Zone is consistent with the General Plan's land use designation.

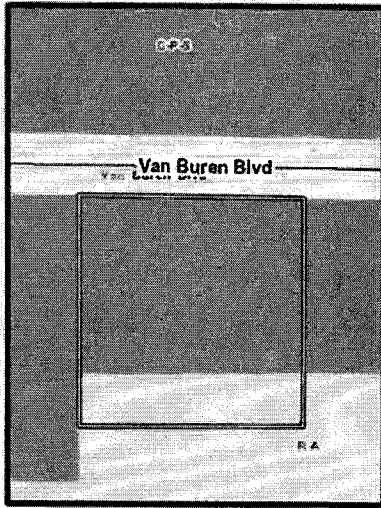


Figure 3 -Existing Zoning

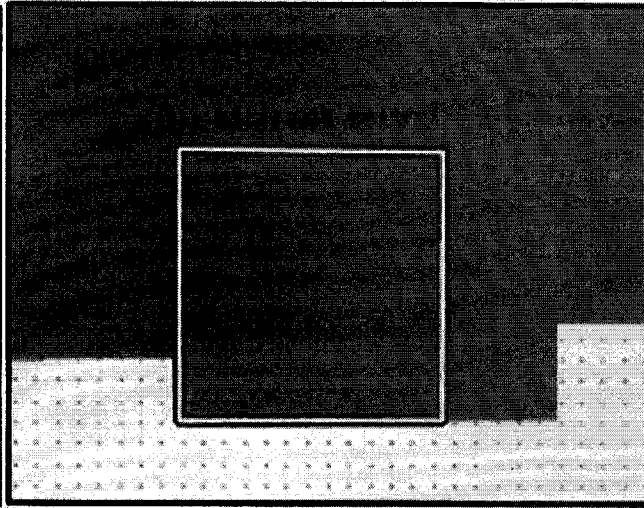


Figure 4 -GP Land Use Designation

**Conditional Use Permit:**

1. The proposed use conforms to all applicable requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. With the approval of the proposed Change of Zone, and with standard conditions of approval, the proposed Project complies with this finding.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare in that all applicable development standards in regards to setbacks, signage, parking requirements, fire department requirements, building code compliance, and road and infrastructure improvements will be incorporated as standard conditions of approval. The proposed Project complies with this finding.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The Riverside County General Plan has designated the project site and surrounding properties fronting along Van Buren Avenue as Commercial Retail (CR). The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. The Project meets the objectives of the CR designation and therefore, complies with this finding.
4. The proposed use complies with the C-P-S zoning classification that allows uses such as clothing stores, dry goods stores, feed and grain sales, hardware stores, household goods, leather goods, garden supply stores, and equipment rental. Permitted uses with an excess of 200 square feet of outdoor storage are subject to the approval of a Conditional Use Permit. The Project proposes 15,000 square feet of outdoor storage area to which this CUP would address. The Project meets all applicable development standards (including the Parking Modification), therefore, complying with the requirements of Ordinance No. 348 including the requirements of the C-P-S zoning classification.

5. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project site is located along Van Buren Boulevard which is within a Capital Improvement Project area. The applicant will be providing Cash in Lieu (CIL) for frontage improvements, including street, traffic signal and utilities. To reduce drainage flow off-site the applicant is also proposing the installation of a bio-retention facility along the northwest portion of the Project site. The proposed Project complies with this finding.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project complies with this finding, in that the project site is comprised on one structure on one parcel; however, if a subdivision is proposed in the future compliance with Ordinance No. 460 would be required.

**Development Standards Findings:**

1. Construction of the proposed Project is consistent with Ordinance No. 348 in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) Zone as provided in Section 9.53 as detailed below:
  - a. *There is no minimum lot are requirement, unless specifically required by zone classification for a particular area.* The Project site does not have a minimum lot size attached to the zoning classification; therefore, the proposed Project complies with this development standard.
  - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans.* The building is proposed to be 29' 8" to the top of the gable roof. The proposed Project meets this development standard.
  - c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance.* As stated above the proposed building will be 29' 8" at the top of the gable roof. The proposed Project meets this development standard.
  - d. *Automobile storage space shall be provided as required by Section 18.12 of this ordinance.* Ordinance No. 348, Article XVIII, Section 18.12 (h), allows the Planning Director, to reduce the parking requirements otherwise prescribed for any use or combination review of a development plan. As part of the application material the applicant's has requested a modification of parking standards and provided sufficient evidence and documentation that demonstrate conditions that could warrant a parking reduction. In this case, the applicant's request was due to the Project's proposed outdoor storage area that is intended to allow display and storage of items that require additional area that normally could not be provided within the enclosed building. This circumstance demonstrates that the floor area devoted to customer or employee use would be less than typical for the size building proposed. The reduction of 15 spaces would cover the parking required for the outdoor storage area, where the store building would meet the minimum requirement. Therefore, the Planning Director has



allowed the Project to provide 99 parking spaces on the subject site, where 114 spaces would be required.

- e. *EV Parking:* All development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. The applicant will be providing approximately 3 parking spaces for electrical vehicles. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations. The Project complies with this development standard.
- f. *Bike Spaces:* All commercial developments shall provide 1 bicycle space for each 25 parking spaces required for employees and 1 bicycle space for each thirty-three (33) parking spaces required. The applicant is providing 5 bicycle parking spaces along the front of the building and 5 parking spaces located at the rear of the building. The location of these spaces are provided on the site plan. The Project complies with this development standard.
- g. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* Mechanical equipment will be located at the rear of the building on the ground. The equipment will not be visible. The proposed Project meets this development standard.

**Other Findings:**

1. The Project site is located within the City of Riverside's sphere of influence as such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. In reviewing the City of Riverside's General Plan Land Use Map the Project site has a proposed land use designation of Commercial. Therefore, the Project is consistent with the City of Riverside's land use plan and no further review was required. The City of Riverside was sent information regarding the proposed development during project review on August 16, 2018. Notice of the public hearing was sent out to the City on March 18, 2019.
2. The project site is located within the Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 6, 2018, ZAP1323MA18 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. The on-site storm water management area, shall be designed for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The bio retention facility shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio retention facility in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area.

3. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 16, 2018. The Pala Band of Mission Indians Tribal Historic Office responded and declined consultation. The Rincon Band of Luiseno Indians declined consultation but recommended that an archaeological record search be conducted for the project. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. All of the groups were provided the cultural report and the project conditions of approval. No tribal cultural resources were identified by any of the consulting tribes because there are none present. Consultation was concluded in October, 2018.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not in a Fire Hazard Zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

This project was presented before the Woodcrest MAC group on September 13, 2018 and received positive feedback.

---



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800017 CUP180016

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2018  
Exhibit 1

LAND USE



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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

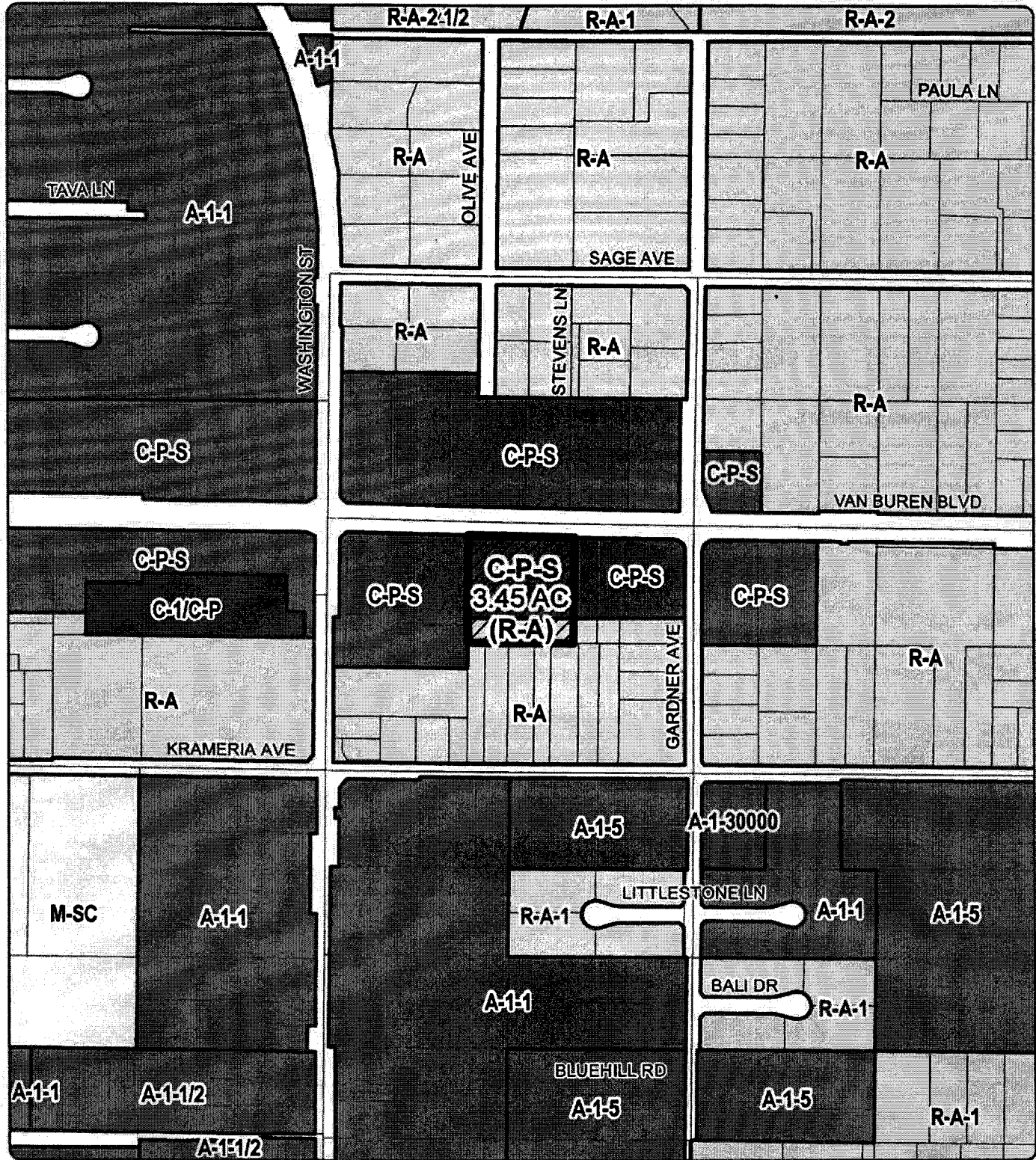
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1800017 CUP180016

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2018  
Exhibit 3

### PROPOSED ZONING



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://www.livewithinriverside.org>

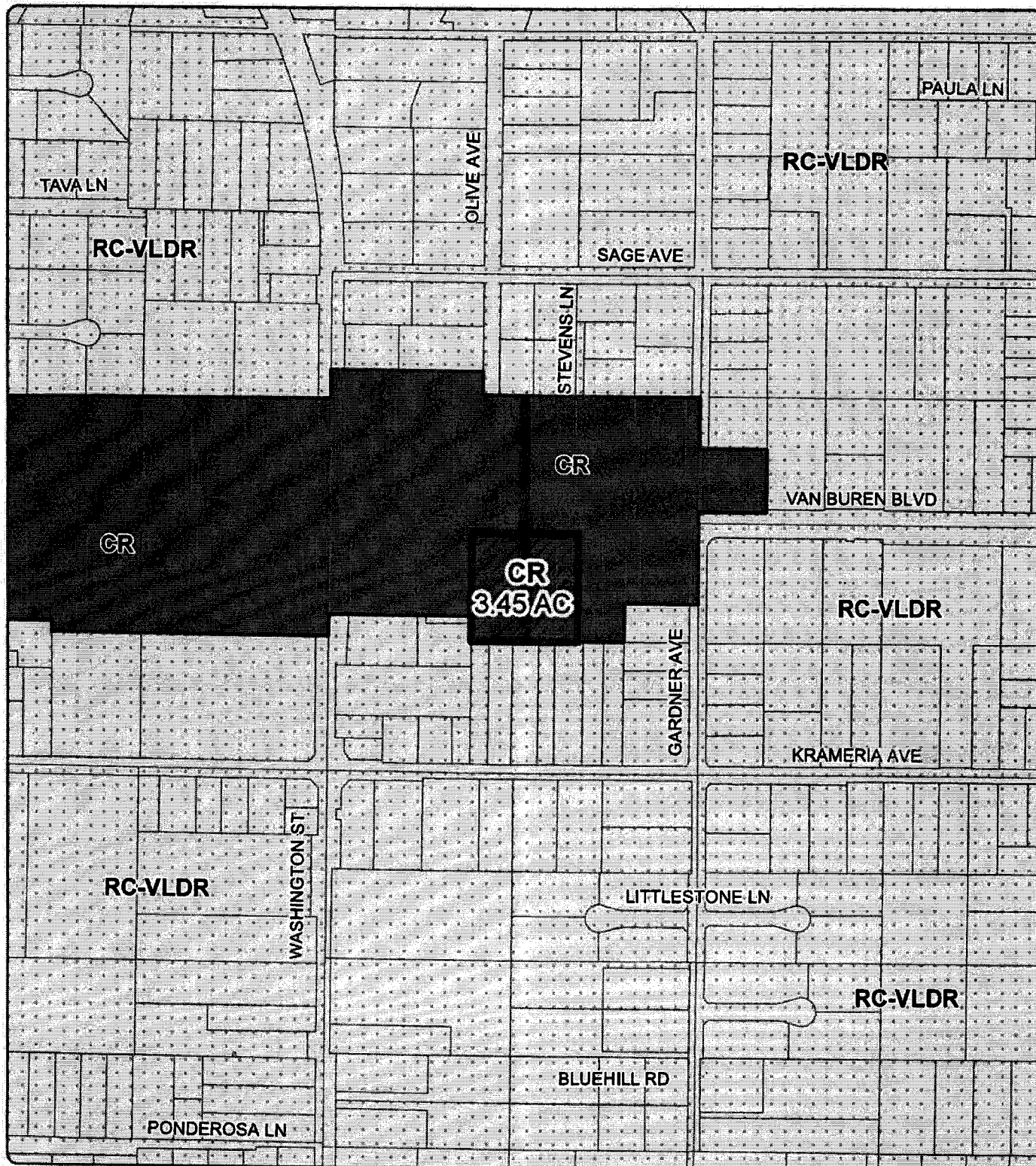
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800017 CUP180016

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2018  
Exhibit 5

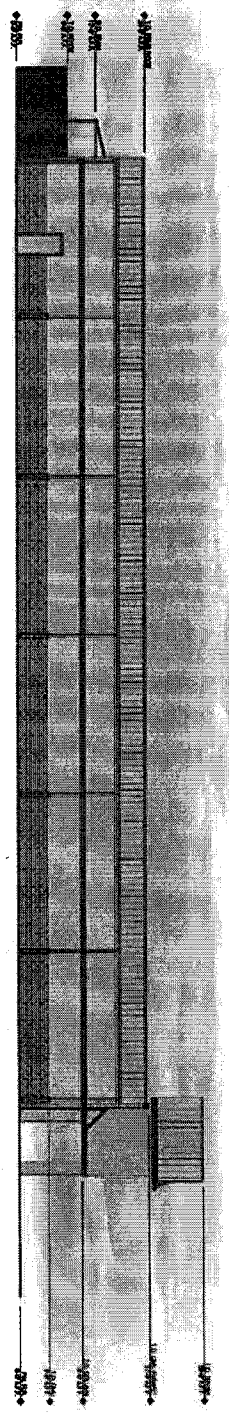


Zoning Dist: Woodcrest

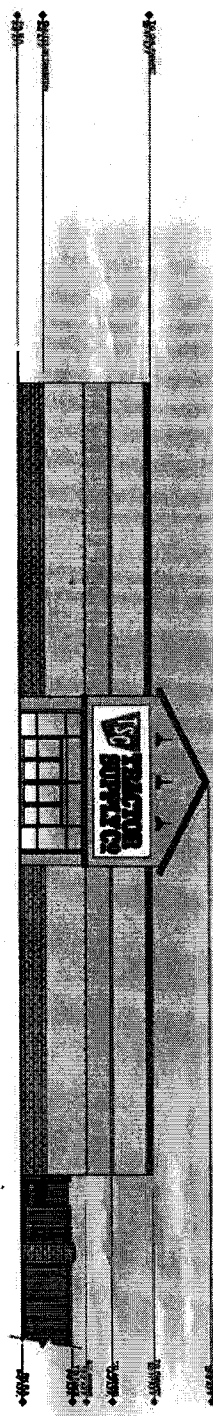
Author: Vinnie Nguyen



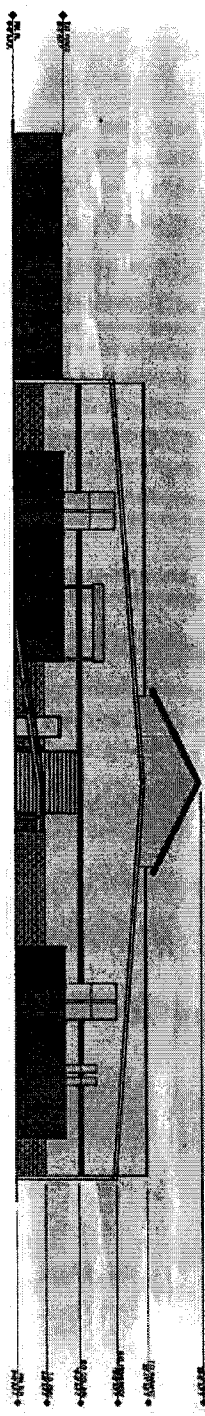
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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



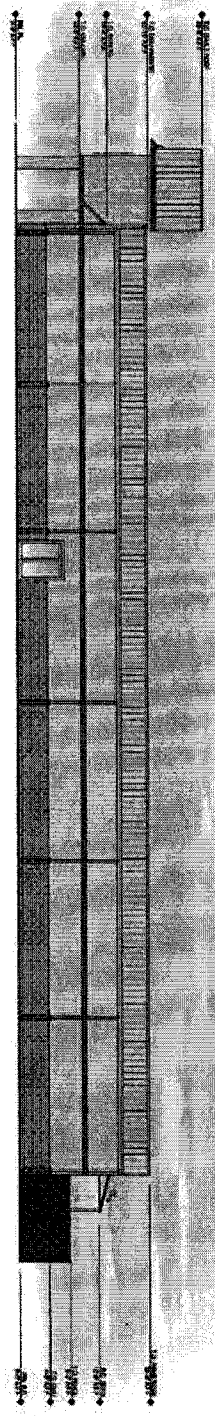
1 EAST ELEVATION



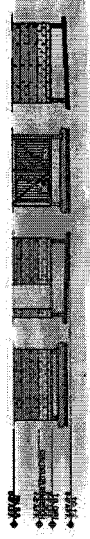
2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



6 TRASH ENCLOSURE

- THE ELEVATION SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S NOTES.
- THE ELEVATION SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S NOTES.
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**EMPIRI DESIGN GROUP**  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504  
 (951) 514-1111  
 www.empiridesign.com

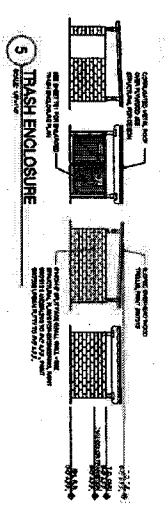
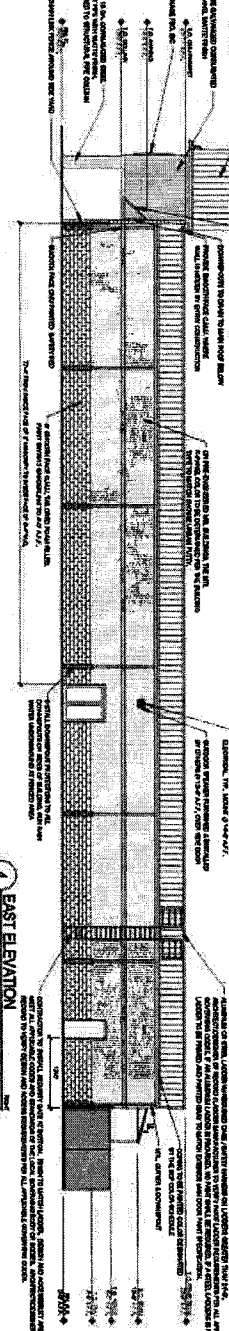
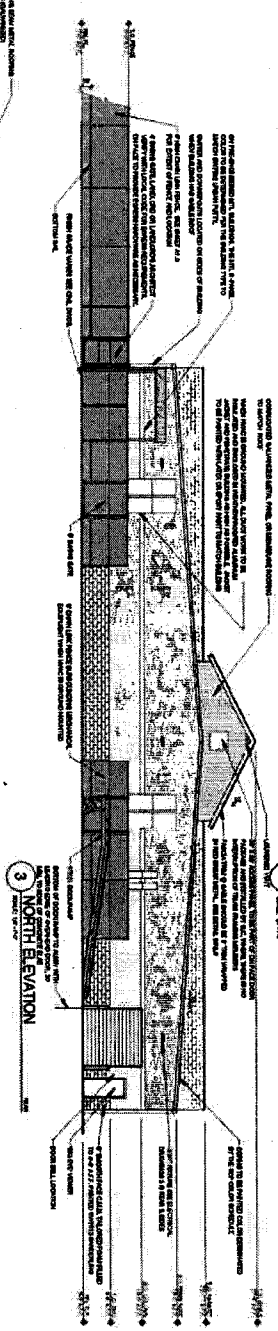
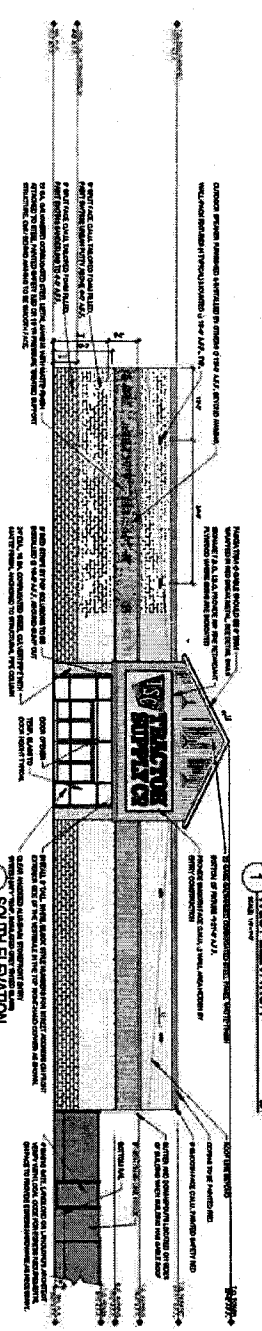
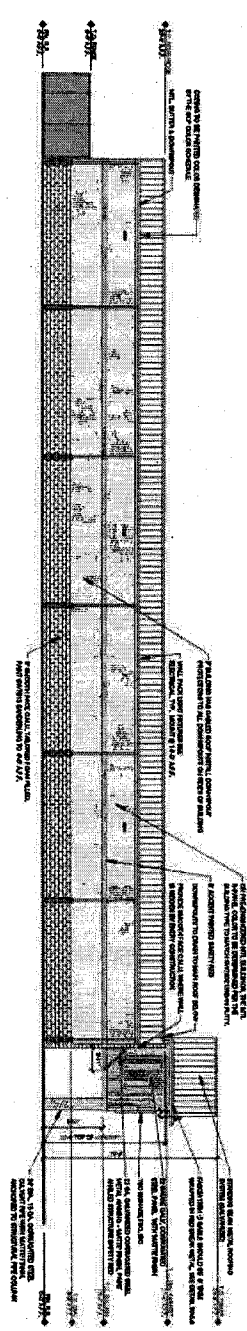
**WOODCREST COMMERCIAL**  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504



NO.	REVISION	DATE







DESIGN TO USE LOWEST COST BUILDING METHOD CONSISTENT WITH APPLICABLE REGULATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/14/00	ISSUED FOR PERMIT

NOTES:

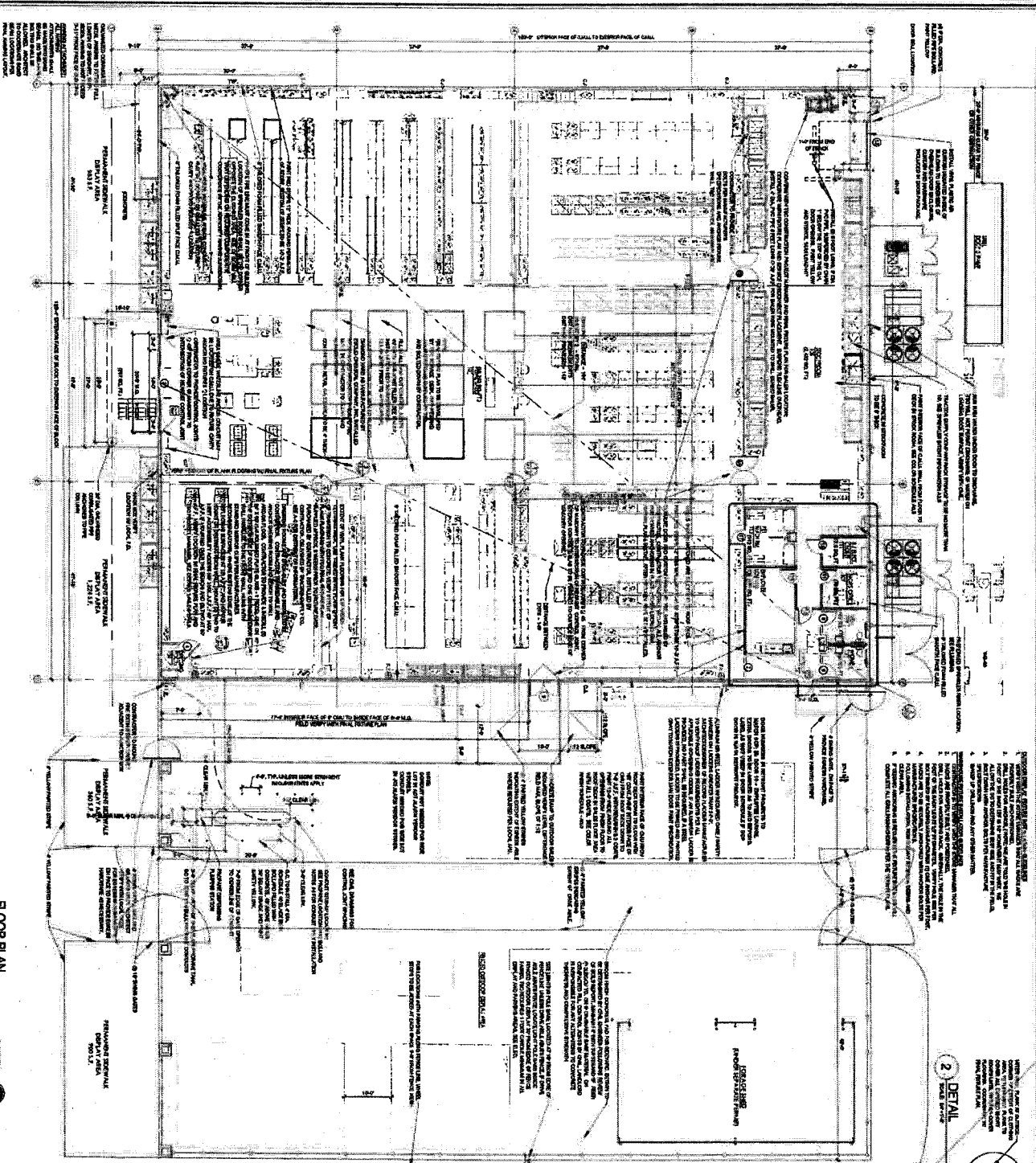
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. EXISTING CONDITIONS ARE SHOWN IN DASHED LINES.
4. REFER TO SHEET A2.1 FOR GENERAL NOTES AND SPECIFICATIONS.
5. REFER TO SHEET A2.2 FOR FOUNDATION AND STRUCTURAL DETAILS.
6. REFER TO SHEET A2.3 FOR MECHANICAL AND ELECTRICAL DETAILS.
7. REFER TO SHEET A2.4 FOR PLUMBING AND SANITARY DETAILS.
8. REFER TO SHEET A2.5 FOR PAINT AND FINISHES.
9. REFER TO SHEET A2.6 FOR LANDSCAPE ARCHITECTURE.
10. REFER TO SHEET A2.7 FOR SIGNAGE.
11. REFER TO SHEET A2.8 FOR FURNITURE AND FIXTURES.
12. REFER TO SHEET A2.9 FOR SPECIALTY WORK.
13. REFER TO SHEET A2.10 FOR OTHER NOTES.

CONDITIONAL USE PERMIT # T8D  
 WOODCREST COMMERCIAL  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504



NO.	DATE	DESCRIPTION
1	11/14/00	ISSUED FOR PERMIT

A2.0

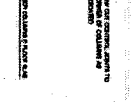


FLOOR PLAN  
DATE: 1/11/11  
SCALE: 1/8"

2 DETAIL  
SECTION THROUGH WALL AND CEILING



1 DETAIL  
SECTION THROUGH WALL AND CEILING



**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
8. ALL MATERIALS SHALL BE STORED PROPERLY TO PREVENT DAMAGE AND LOSS.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

**WALL TYPES**

WALL TYPE 1: 12" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES AND 1/2" POLYSTYRENE INSULATION.

WALL TYPE 2: 12" CMU WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" POLYSTYRENE INSULATION ON THE OTHER SIDE.

WALL TYPE 3: 12" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES AND 1/2" POLYSTYRENE INSULATION ON ONE SIDE.

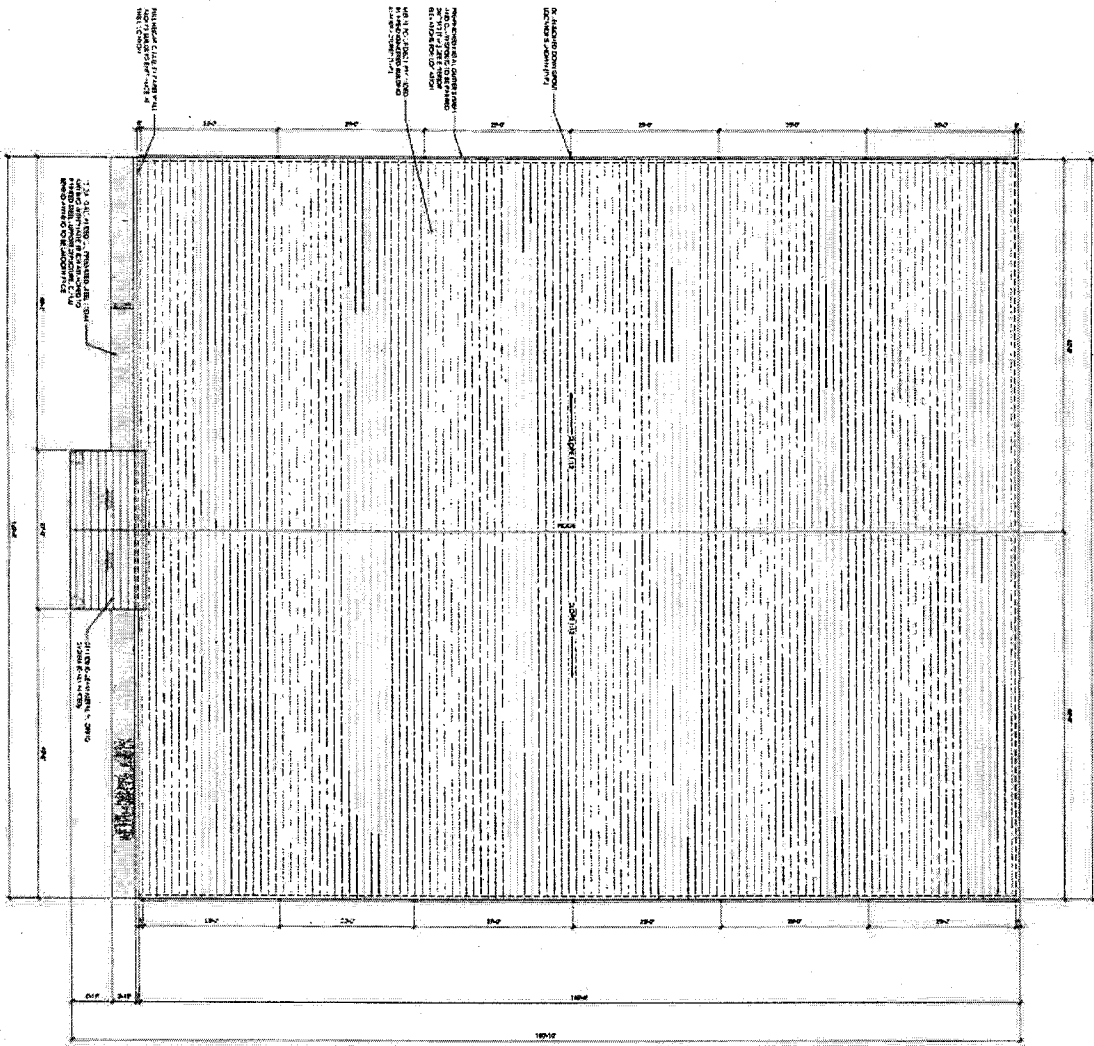
WALL TYPE 4: 12" CMU WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" POLYSTYRENE INSULATION ON THE OTHER SIDE.

A1.0

CONDITIONAL USE PERMIT # TBD  
WOODCREST COMMERCIAL  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

**EMPIRE DESIGN GROUP**  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504  
TEL: (951) 514-1111  
WWW.EMPIREDESIGNGROUP.COM

**SHERRILL**



ROOF PLAN  
DATE: 08/14/2018

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	08/14/2018		
2	REVISED PER COMMENTS	08/14/2018		
3	REVISED PER COMMENTS	08/14/2018		



CONDITIONAL USE PERMIT # TBD  
 WOODCREST COMMERCIAL  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504

HIX  
 SNEDECOR

EMPIRE DESIGN GROUP  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504  
 (951) 514-1111



A1.3

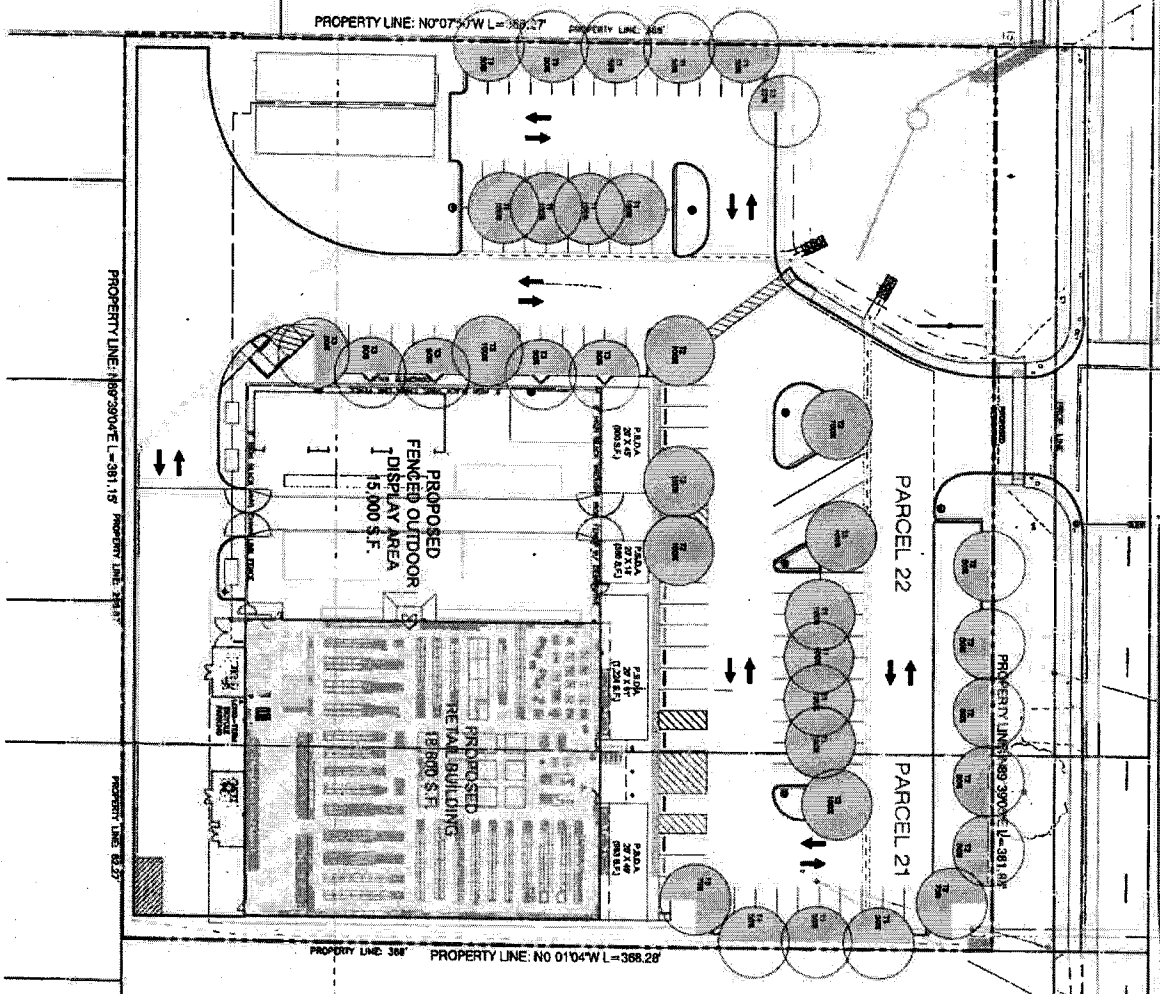








VAN BUREN BOULEVARD



PARCEL 22

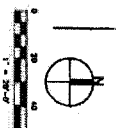
PARCEL 21

PROPOSED FENCED OUTDOOR DISPLAY AREA 15,000 S.F.

PROPOSED RETAIL BUILDING 19,800 S.F.

TABLE OF PLANT MATERIAL FROM VISUAL

Complete table with columns for Item No., Species Name, Quantity, and various plant characteristics.



SHEET NUMBER: L-3

SHADING PLAN

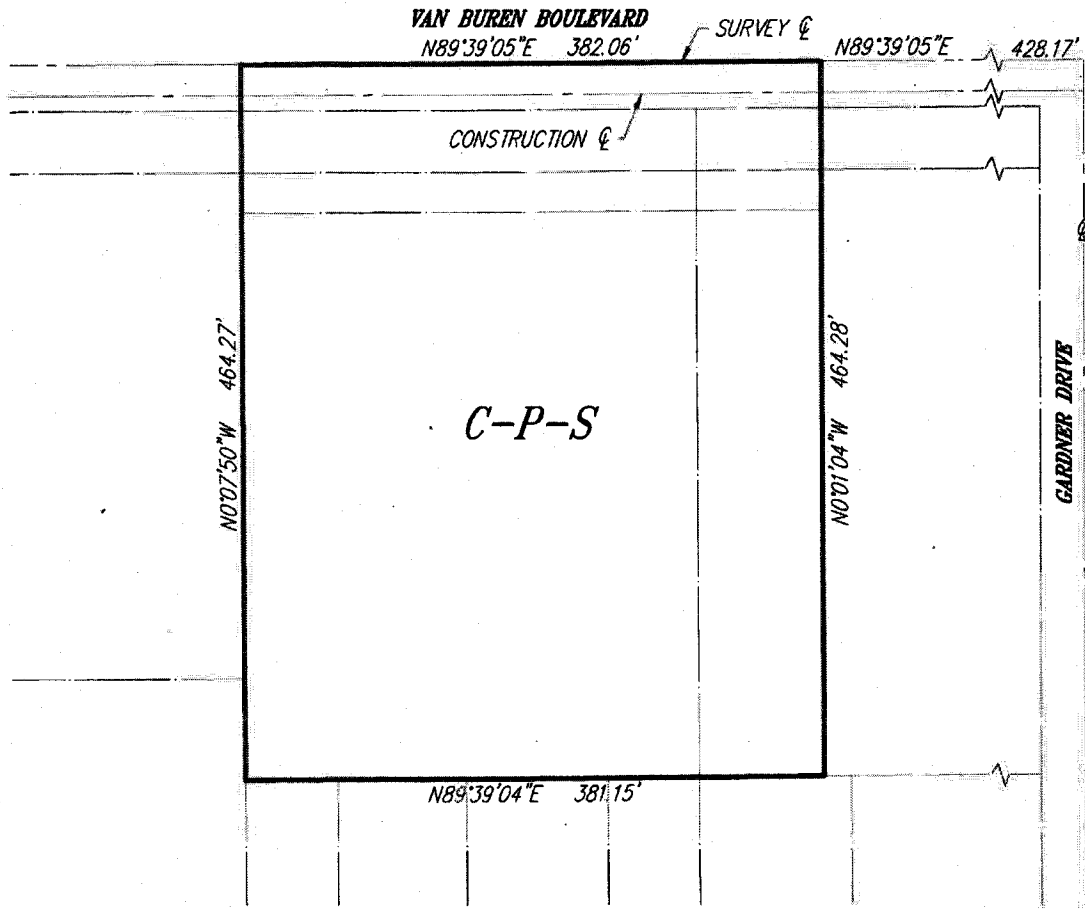


**WOODCREST COMMERCIAL DEVELOPMENT**  
 17155 VAN BUREN BLVD  
 RIVERSIDE, CA 92504

**LANDSCAPE ARCHITECTURE**  
 300 N. STATE AVENUE, 4TH FLOOR  
 RIVERSIDE, CA 92501

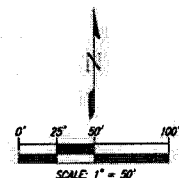


SEC. 25, T. 3S, R. 5W, S.B.M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.072  
 CHANGE OF OFFICIAL ZONING PLAN  
 WOODCREST  
 DISTRICT  
 CHANGE OF ZONE CASE No. 1800017  
 AMENDING ORDINANCE No. 348  
 ADOPTED BY ORDINANCE No. 348.4904  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

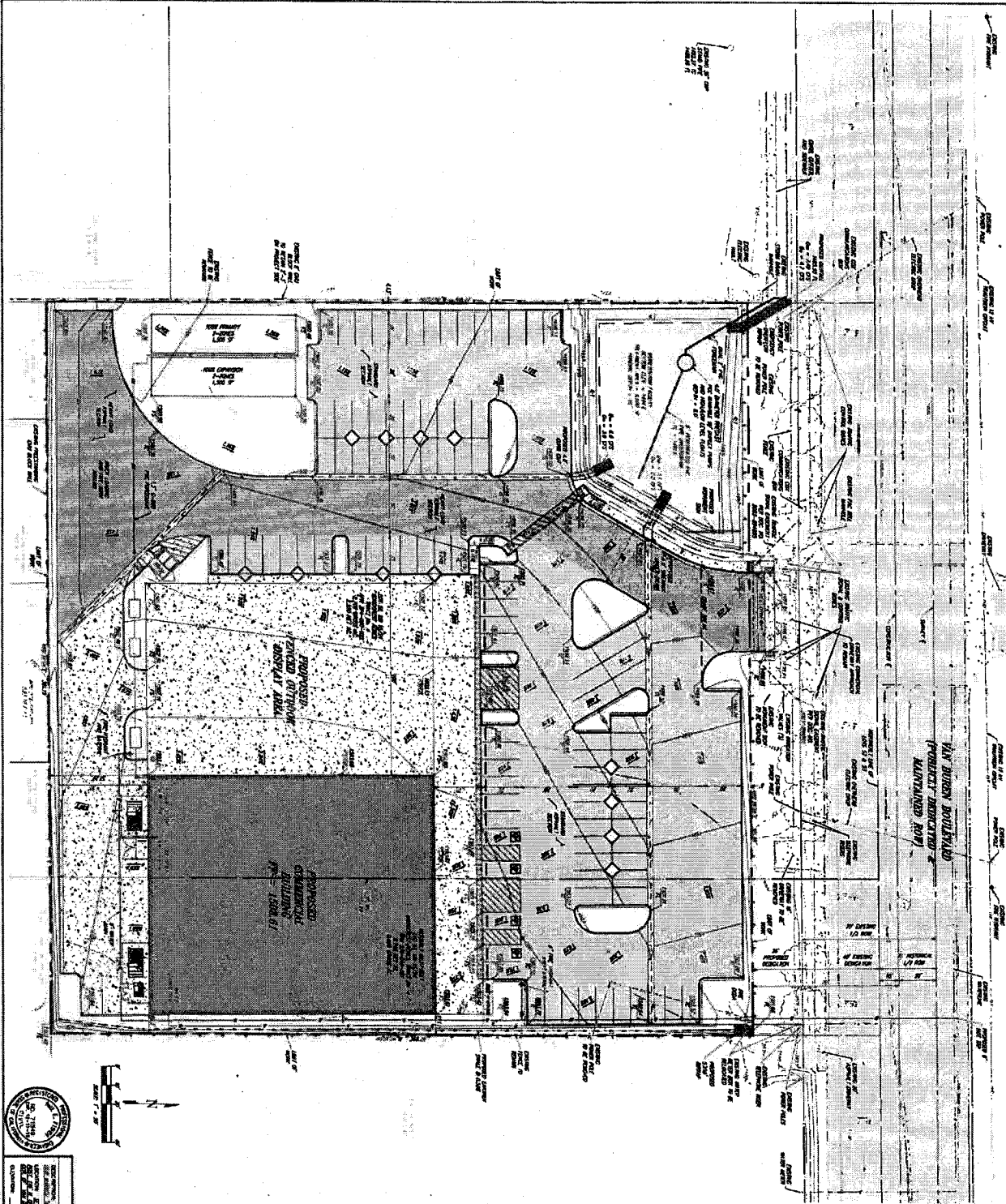


APN(S): 274-040-021 AND 274-040-022

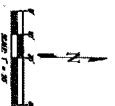
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DATE: K:\Personal\Projects\Engineering, Inc\Projects\180215 - 17155 Van Buren Boulevard\Engineering\Plans\ - Production DWG\Exhibits\CH - LAYOUT\ Layout1 -  
ATTACHED IMAGES  
ATTACHED SHEETS





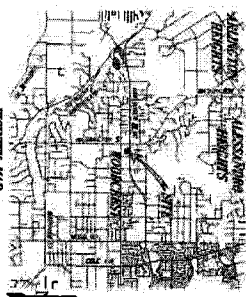
PRELIMINARY GRADING PLAN FOR  
**CUP180016**



**CLIENT:** VAN BUREN BOULEVARD  
**PROJECT:** 171555 VAN BUREN BOULEVARD  
**DATE:** 01/18/2016

**DESIGNER:** MICHAEL J. MCENROE  
**DATE:** 01/18/2016

**PROJECT:** 171555 VAN BUREN BOULEVARD  
**DATE:** 01/18/2016



**GENERAL NOTES:**  
 1. THIS PLAN IS A PRELIMINARY GRADING PLAN FOR THE PROPOSED PROJECT.  
 2. THE GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR GRADING.  
 3. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 4. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 5. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 6. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 7. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 8. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 9. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 10. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 11. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 12. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 13. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 14. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 15. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 16. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

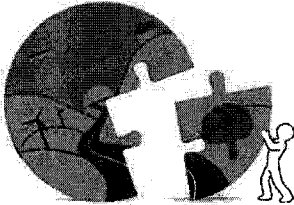
**GENERAL NOTES (continued):**  
 17. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 18. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 19. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 20. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 21. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 22. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 23. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 24. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.

**GENERAL NOTES (continued):**  
 25. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.  
 26. THE GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GRADING AND CONSTRUCTION ACT.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## **MITIGATED NEGATIVE DECLARATION**

Project/Case Number: CUP180016 and CZ1800017

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

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

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Contract Project Planner Date: December 18, 2018

Applicant/Project Sponsor: Woodcrest Real Estate Ventures Date Submitted: \_\_\_\_\_

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Revised: 07/03/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** CEQ No.180073

**Project Case Type (s) and Number(s):** Conditional Use Permit No 180016 & Change of Zoning Permit No 1800017

**Lead Agency Name:** Riverside County Planning Department

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

**Contact Person:** Deborah Bradford, Contract Planner

**Telephone Number:** (951) 955-6646

**Applicant's Name:** Woodcrest Real Estate Ventures

**Applicant's Address:** 1410 Main Street, Suite C, Ramona, CA 92065

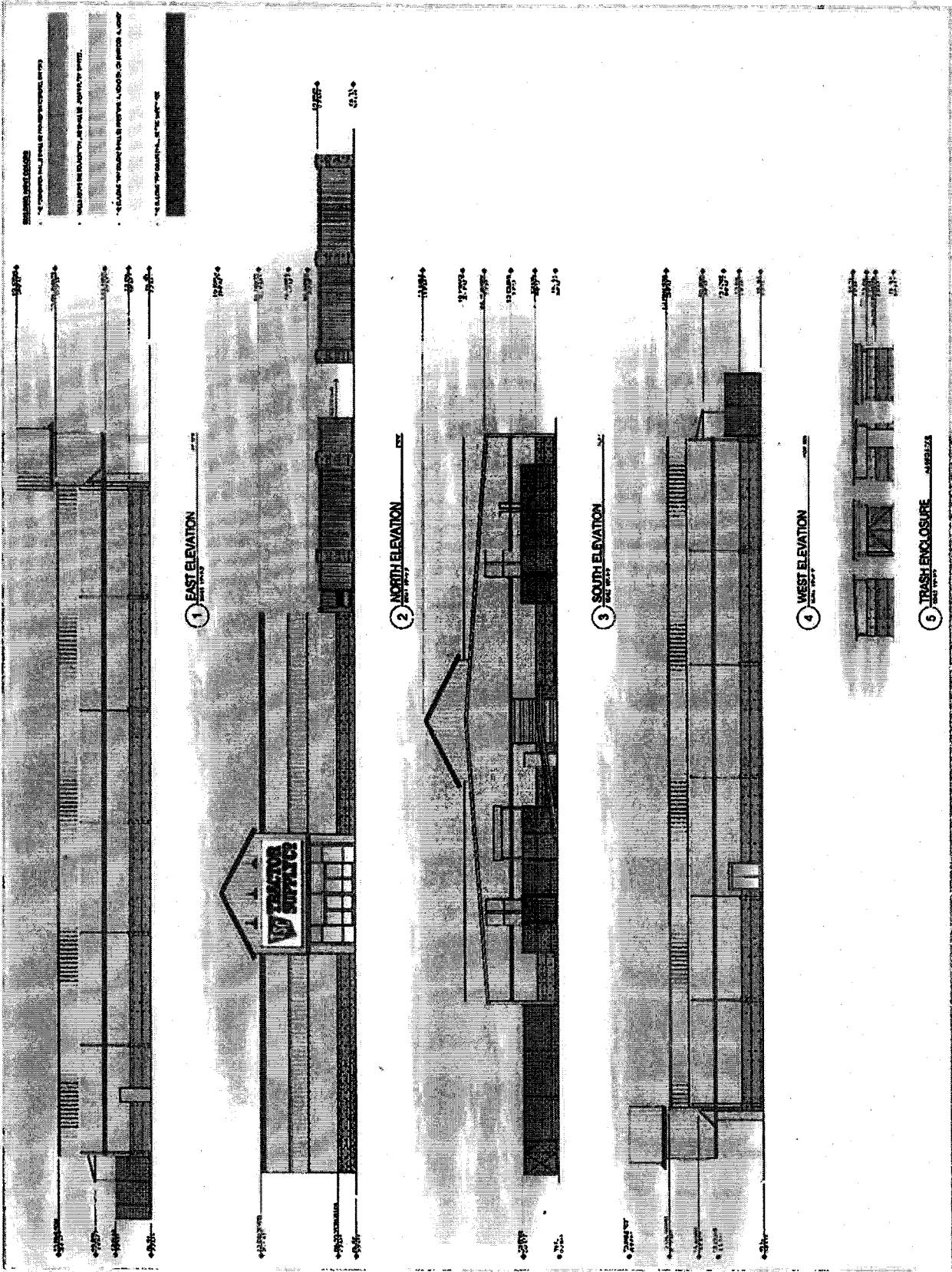
**I. PROJECT INFORMATION**

**Project Description:**

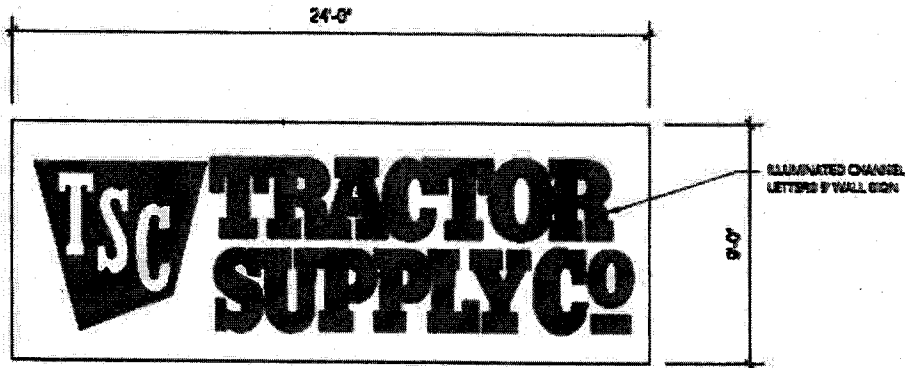
**Change of Zone No. 1800017(CZ1800017) - Change of Zone No. 1800017 (CZ1800017) -** The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

**Conditional Use Permit No. 180016 (CUP180016) -** The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future storage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

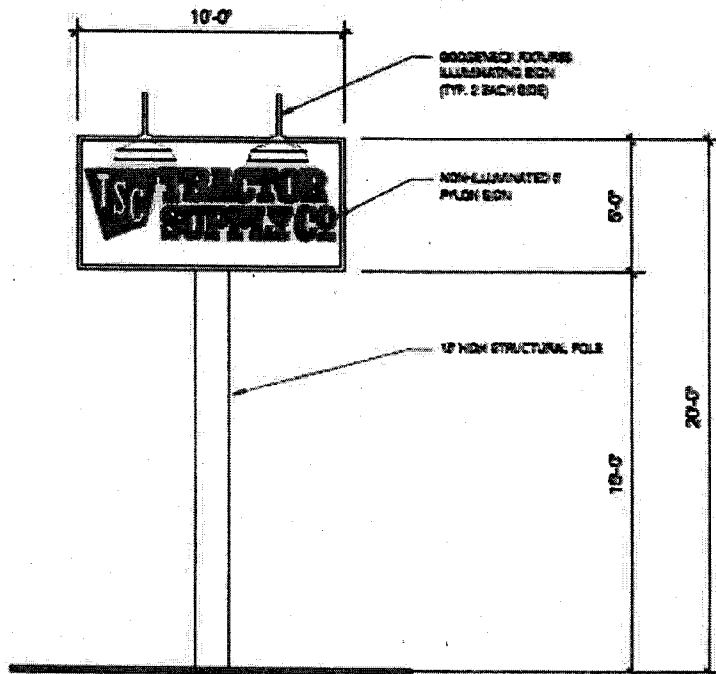




Conditional Use Permit No. 180016 Sign



**A** TSC WALL SIGN  
SCALE: 1/8"=1'-0"



**B** TSC PYLON SIGN  
SCALE: 1/8"=1'-0"



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

**A. Total Project Area:**

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 3.45	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> 18,800	<b>Est. No. of Employees:</b> 8 - 10
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**B. Assessor's Parcel No(s):** 274-040-021 & 274-040-022

**Street References:** The Project site is located south of Van Buren Boulevard, north of Krameria Avenue, east of Washington Street, and west of Gardner Avenue.

**C. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 25 northwest, Township 3S, and Range 5W

**D. Brief description of the existing environmental setting of the project site and its surroundings:** The Project Site is an existing vacant site with concrete foundation slab remaining from previous improvements. The project site is surrounded by existing single-family residential units and existing commercial uses.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The Project site is currently split zoned where the southern portion is Residential Agricultural (R-A). The proposed Change of Zone would eliminate the split zoning and would zone the entire site C-P-S. The Project site, following the Change of Zone to C-P-S would be consistent with the CR land use designation. Additionally, the proposed commercial use will help to provide jobs for local residents, contribute to enhancing and balancing communities economically. The use will support tourism, agricultural, and residential uses that are encouraged to and exists in area. The project is consistent with the land use pattern as depicted in the Area Plan (LU 2.1). The proposed Scenic Highway Commercial (C-P-S) Zone is consistent with the CR land use designation. The Project is designed to meet the development standards of the C-P-S Zone (LU 4.1)
- 2. Circulation:** The Project site exhibit correctly shows the acceptable centerline elevations, all existing easements, traveled ways, and drainage courses. In lieu of ultimate width improvements, the developer is paying "cash-in-lieu" fees. The Project access is an existing signalized intersection. The Project has existing pedestrian sidewalks along Van Buren Boulevard to encourage active mobility (C 4.6).
- 3. Multipurpose Open Space:** The Project's landscape plans is in compliance with County Water Efficient Landscape requirements Ordinance No. 859 to conserve water (Multipurpose Open Space Element Policy OS 2.1). The Project is designed to address water quality issues that may arise from construction and operation (OS 3.1- 3.7) and is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and the San Diego Regional Water Quality Control Board Stormwater Permit. The Project does not alter or impede floodways. A Phase I Cultural Assessment was submitted for the Project and concluded a negative survey results. The Project has been conditioned for monitoring due to the apparent alluvial nature of the soils (OS 19.3 and 19.5).

4. **Safety:** The Project is consistent with the policies of the General Plan Safety Element. The Project complies with the County Building and Fire Codes. The Project has been conditioned appropriately per recommendations of the Geologic Report and Flood Hazard Report.
5. **Noise:** The Project is consistent with the policies of the General Plan Noise Element. A Noise Study was submitted and the Project has been conditioned accordingly.
6. **Housing:** The Project is consistent with the existing Commercial Tourist land use designation that will support the tourism and residential uses located near the Project site. The Project does not propose a dwelling unit on the project site.
7. **Air Quality:** The Project is consistent with the policies of the General Plan Air Quality Element. An Air Quality and Greenhouse Gas Emission analysis was conducted and concluded that Project would not conflict with the implementation of the County's Air Quality Element or Southern California Air Quality Management District Air Quality Management Plans (Air Quality Element policy AQ 1.3) and is below the County's 3,000 MT CO<sub>2</sub> threshold. The commercial use is in close proximity to an existing community that would use the store therefore reducing the number and length of motor vehicle trips (AQ 8.8). The Project also provides sidewalks, and bike racks that will be used to encourage alternative modes of transportation (AQ 8.9).
8. **Healthy Communities:** The Project is consistent with the policies of the General Plan Healthy Communities Element. The Project provides safe sidewalks and bicycle parking racks to encourage non-motorize transportation.

**B. General Plan Area Plan(s):** Lake Mathews / Woodcrest

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

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

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

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews / Woodcrest

2. **Foundation Component(s):** Commercial Development and Rural Community

3. **Land Use Designation(s):** Commercial Retail and Very Low Density Residential

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

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial & Residential Agricultural

J. Proposed Zoning, if any: Scenic Highway Commercial

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial & Residential Agriculture

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date .

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

Printed Name

**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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The Project site is located approximately 3 miles northeast of El Sobrante Road the closest County Eligible Scenic Highway. Given the distance, the Project site will not be visible from this road; therefore, no impact will occur.
- b) The Project site consists of 3.45 gross acres of vacant land. The topography of the site is basically flat and is surrounded by commercial development. There are no prominent scenic resources surrounding the project site. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), LMWAP Figure 6. Mt. Palomar Night Time Lighting Policy Area

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

There will be no impacts as the project is not located within the Mt. Palomar Night Time Lighting Policy Area.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Description, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

**Findings of Fact:**

- a) The proposed project will introduce new sources of light which includes exterior building illumination and parking lot lighting. The project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655 and Ordinance No. 915. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and No. 915, any impacts are expected to be less than significant from implementation of the Project.
- b) The Project site is adjacent to residential properties to the east and south of the Project site. The Project's Lighting Plan shows that the Project will use LED lights that will be shielded properly to limit unacceptable light levels to adjacent residential properties; therefore, impact will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, the Project has no impact on the listed agricultural resources.
- b) The Project site is not subject to the Williamson Act contract and is not within a Riverside County Agriculture Preserve; therefore, there are no impacts to agricultural zoned, agricultural use or areas that are subject to the Williamson Act or other agricultural resources.
- c) The Project is located in area that is designated for Commercial Retail (CR). The proposed zone of Scenic Highway Commercial (C-P-S) Zone is consistent with the CR land use designation. The commercial use is consistent with the land use designation and the proposed zone. The parcel is surrounded by properties zoned C-P-S and Residential Agriculture (R-A). Although there are parcels within 300' to the Project property that are zoned R-A, the existing parcels are fully developed and currently used as residential uses. The Project will not impact any Agricultural uses within 300' since there are no parcels currently of that use. No Impact.
- d) The Project is consistent with the existing land use designation and proposed zone. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural uses. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Project Application Materials.

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning 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)) will occur. No impacts will occur.
- b) The proposed project and the surrounding area would not be characterized as "forest lands". The Project site is currently vacant with existing concrete slabs. The majority of the property has been previously graded. The project site is also surrounded by existing residential uses, and existing commercial uses. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur.
- c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** SCAQMD CEQA Air Quality Handbook; CUP No. 3736 Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consulting, INC. July 19, 2018, CalEEMod 2016.3.2

**Findings of Fact:**

a-d, & f) To determine whether a project would create potential air quality impacts, the County of Riverside uses South Coast Air Quality Management District's (SQAQMD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 2.3 of the Air Quality Assessment.

The U.S. Environmental Protection Agency (U.S. EPA) uses the term Volatile Organic Compounds (VOC) and the California Air Resources Board's (CARB's) Emission Inventory Branch (EIB) uses the term Reactive Organic Gases (ROG) to essentially define the same thing. There are minor deviations between compounds that define each term however for purposes of this study we will assume they are essentially the same due to the fact SCAQMD interchanges these words and because CALLEEMOD 2016.3.2 directly calculates ROG in place of VOC.

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

**Table 2.3: Screening Threshold for Criteria Pollutants**

Pollutant	Total Emissions (Pounds per Day)
<b>Construction Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	100
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
<b>Operational Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	55
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

**Local Air Quality**

Criteria pollutants are measured continuously throughout the SCAB. This data is used to track ambient air quality patterns throughout the County. As mentioned earlier, this data is also used to determine attainment status when compared to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

The SCAQMD is responsible for monitoring and reporting monitoring data. The District operates 11 monitoring sites within the riverside area.

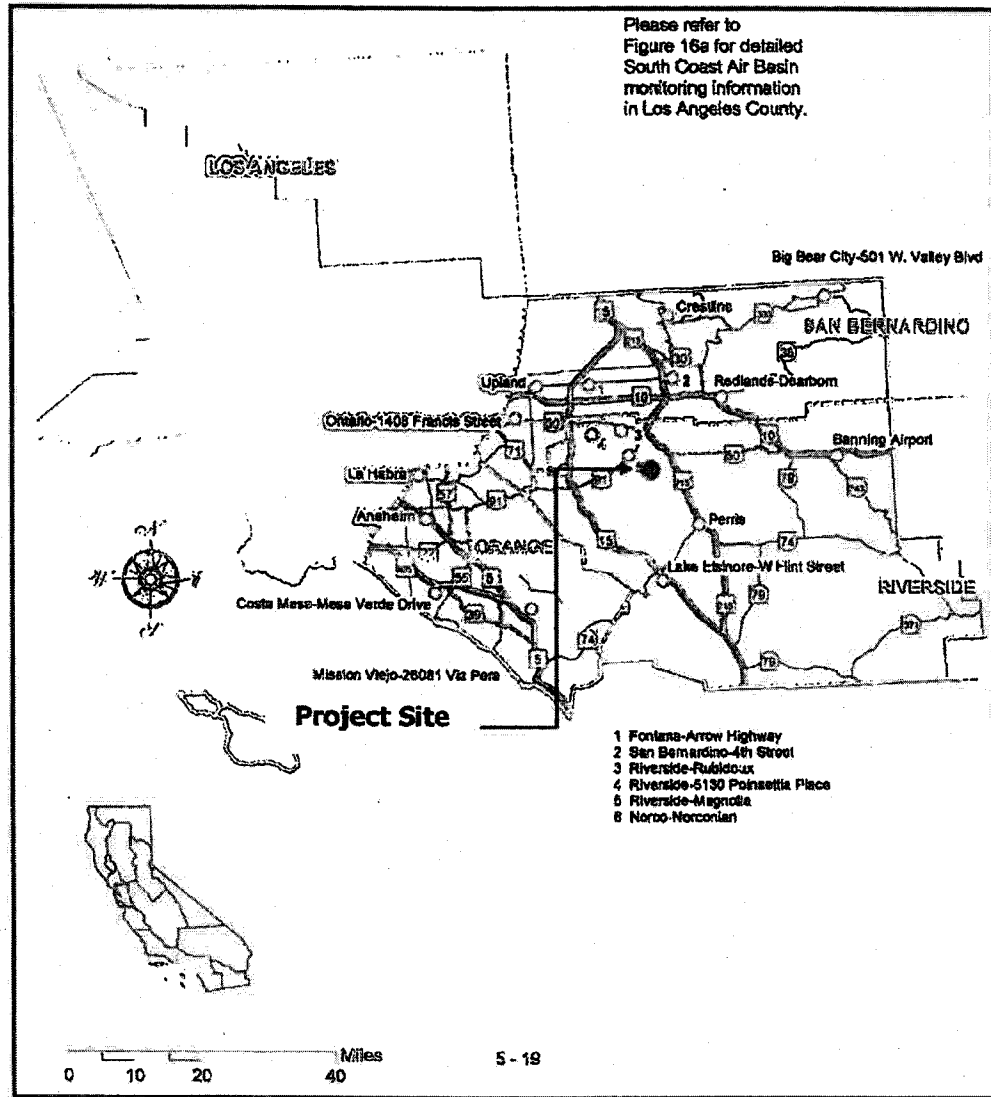
Ambient Data was obtained from the California Environmental Protection Agency's Air Resources Board Website (California Air Resources Board, 2015). Table 2.4 on the following page identifies the closest criteria pollutants monitored to the project as well as identifies the relative distance to the project site. The proposed development project is closest to the monitoring stations located 5888 Mission Boulevard in Riverside is roughly 8.6 miles away and is shown in Figure 2-A.

**Table 2.4: Three-Year Ambient Air Quality Summary near the Project Site**

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2014	2015	2016
O <sub>3</sub> (ppm)	5888 Mission Boulevard	1 Hour	0.09 ppm	-	0.141	0.132	0.142
		8 Hour	0.070 ppm	0.075 ppm	0.104	0.105	0.104
PM <sub>10</sub> (µg/m <sup>3</sup> )		24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	122.7	107.4	170.5
		Annual Arithmetic Mean	20 µg/m <sup>3</sup>	-	36.3	32.2	38.1
PM <sub>2.5</sub> (µg/m <sup>3</sup> )		24 Hour	-	35 µg/m <sup>3</sup>	50.6	61.1	60.8
		Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.015	0.014	0.014
NO <sub>2</sub> (ppm)		1 Hour	0.18 ppm	-	0.599	0.574	0.731

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Figure 2-A: Ambient Air Quality Monitoring Stations within SCAB – CARB**



(California Energy Commission, 2014)

### Localized Significance Thresholds

In June 2003 the SCAQMD proposed a methodology for calculating Localized Significance Thresholds (LSTs) for NO<sub>2</sub>, CO, PM<sub>2.5</sub> and PM<sub>10</sub>. The LST methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project specific level proposed projects and would not be applicable to regional projects such as general plans. The LST methodology was last updated to incorporate the most recent ambient air quality standards (July 2008). (South Coast Air Quality Management District, 2008). The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD developed mass rate look-up tables for projects less than five acres to assist agencies with development of LSTs, however LST guidelines recommend project specific air quality dispersion modeling for projects greater than five acres (South Coast Air Quality Management District, 2014).

Per the requirements of SCAQMDs LSTs methodology, emissions for gases in attainment such as NO<sub>2</sub> and CO are calculated by adding emission impacts from the project development to the peak background ambient NO<sub>2</sub> and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. Also, according to SCAQMD Rule 403, emissions for non-attainment particulate matter such as PM<sub>10</sub> and PM<sub>2.5</sub> can produce no more than 10.4 µg/m<sup>3</sup>. The LSTs derived by SCAQMD differentiated by Source Receptor area for which the proposed project is would be represented by SRA #23 within the Riverside area. Based on the lookup tables, thresholds are listed in Table 2.5 below (SCAQMD, 2009). The 25 meter distance was utilized as it is the worst-case LST.

**Table 2.5: LST Emission Thresholds (5-Acre Site)**

Pollutant	LST @ 25 meters (lb/day)
CO	1,577
PM <sub>10</sub> (Construction)	13
PM <sub>10</sub> (Operation)	4
NO <sub>2</sub> (Corrected utilizing NO <sub>2</sub> /NO <sub>x</sub> Ratio) Construction and Operation	270

**Construction Emissions Calculations**

Air Quality impacts related to construction and daily operations were calculated using the latest CalEEMod air quality model, which was developed by Breeze Software for SCAQMD in 2017. The County of Riverside recognizes the CalEEMod 2016.3.2 as the model of choice for projects of this nature. The construction module in CalEEMod is used to calculate the emissions associated with the construction of the project. Construction emissions have several different types of sources which contribute to emissions of pollutants. These source types include off-road equipment usage, on-road vehicle travel, fugitive dust, architectural coating, and paving off-gassing. The CalEEMod construction module also uses OFFROAD2011 for default emission rates for construction equipment. The CalEEMod input/output model is shown in Attachment A to the Air Quality Assessment.

Fugitive dust calculations for grading within CalEEMod are based on methodologies described in Section 11.9, Western Surface Coal Mining, of the USEPA AP-42 which estimates the emission factor of PM<sub>10</sub> applying a scaling factor to that of PM<sub>15</sub>. Similarly, the emission factor of PM<sub>2.5</sub> is scaled from that of total suspended particulates (TSP). This methodology was adopted by SCAQMD as the preferred method for fugitive dust emissions calculations. This method utilizes maximum area method based on assumed disturbed grading areas.

Significant health risks or increased risks of cancerous and non-cancerous health problems can occur when sensitive receptors (i.e. Schools, Daycares, or Residential Care Facilities) are exposed to Toxic Air Contaminants (TAC) for a significant quantity of time. Normally these impacts are analyzed over a period of 9, 30 or 70 years of continuous exposure or what is typically referred to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as full lifetime and encompasses periods of potentially increased susceptibility to adverse health effects from chemical exposure, particularly during infancy, childhood and the later years of life. From a practical standpoint, chronic exposure for humans is considered to be greater than 12% of a lifetime of 70 years or at least 8 years in 70 (Office of Environmental Health Hazard Assessment, August 2003). Since the proposed project would only have minimal grading and construction operations, health risk impacts are not likely.

Health risks are analyzed for construction projects by completing air dispersion models for diesel particulates released onsite from diesel equipment onsite and using the dispersed emissions at nearby sensitive receptors to determine if cancer risks are increased to greater than 10 in one million. If this increased risk is greater than 10, the project would be required to implement toxics best available control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. Generally, this requires using equipment that has diesel particulate filters installed on the exhaust stacks of the equipment or specialized equipment designed to limit diesel particulates.

The United States EPA first began adopting emission standards for Non-road Diesel Engines in 1994. The standards are published in the US Code of Federal Regulations, Title 40, Part 89. The regulations are better known as the Tier 1-4 standards with each Tier generally requiring more stringent emission standards for diesel engines. Originally, this was limited to equipment sizes exceeding 50 HP. However, in 1998, Tier 1 regulations were also adopted for equipment under 50 HP and more stringent Tier 2 and Tier 3 standards for all equipment have been phased in from 2000 to 2008. The Tier 1-3 standards are met through advanced engine design, with no or only limited use of exhaust gas after treatment (oxidation catalysts) (DieselNet, 2013). It should also be noted that Tier 3 standards only apply to engines greater than 50 HP and Tier 1 and -2 standards are required for all portable engines.

On May 11, 2004, the EPA signed the final rule introducing Tier 4 emissions standards, which are to be phased in over the period of 2008-2015 under Federal Register 69 FR 38957-39273 (US EPA, 2004). The requirements of Tier 4 standards require that emissions of PM and NOx be further reduced by 90% which can be achieved through control technologies including advanced exhaust gas after treatment. To simplify matters, the project applicant has indicated that all construction equipment would be at least Tier 3 and likely Tier 4 rated which would reduce any potential health risks from diesel particulates to less than significant.

#### Construction Assumptions

The Project construction dates were estimated based on an estimated construction kickoff starting in February 2019. The project would begin with demolishing the existing concrete and asphalt onsite from a prior development which was assumed to be roughly 80 tons of debris. The project would then commence grading activities which will build out the project site infrastructure. Following earthwork, the project would pave and start building construction. Construction of the entire project would take roughly 11 months to complete. Table 3.1 shows the expected timeframes for the construction processes as well as the expected number of pieces of equipment to complete the project.

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

**Table 3.1: Expected Construction Equipment**

Equipment Identification	Proposed Dates	Quantity
<b>Demolition</b>	<b>02/01/2019 - 02/07/2019</b>	
Concrete/Industrial Saws		1
Excavators		1
Rubber Tired Dozers		1
<b>Site Preparation</b>	<b>02/08/2019 - 02/14/2019</b>	
Rubber Tired Dozers		3
Tractors/Loaders/Backhoes		4
<b>Grading</b>	<b>02/15/2019 - 03/14/2019</b>	
Excavators		1
Graders		1
Rubber Tired Dozers		1
Tractors/Loaders/Backhoes		3
<b>Paving</b>	<b>03/15/2019 - 04/04/2019</b>	
Pavers		1
Paving Equipment		2
Rollers		2
<b>Building Construction</b>	<b>03/16/2019 - 12/31/2019</b>	
Cranes		1
Forklifts		3
Generator Sets		1
Tractors/Loaders/Backhoes		3
Welders		1
<b>Architectural Coating</b>	<b>06/01/2019 - 12/31/2019</b>	
Air Compressors		1
This equipment list is based upon equipment inventory within CALLEEMOD 2016.3.2. The quantity and types are based upon discussions with the project applicant.		

**Operations Emissions**

Once construction is completed the proposed project would generate emissions from daily operations which would include sources such as Area, Energy, Mobile, Waste and Water uses, which are also calculated within CalEEMod. Area Sources include consumer products, landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as electricity and natural gas. Finally, mobile or transportation related emissions are calculated in CalEEMod through the use of EMFAC2014 and is based on standard trip generation rates encoded into the model. The operational model is also included in CalEEMod Attachments A at the end of the Air Quality Assessment.

In the EMFAC model, the emission rates are multiplied with vehicle activity data provided by the regional transportation agencies to calculate the statewide or regional emission inventories. An emission inventory is based on the emission rate (e.g., grams per pollutant emitted over a mile) and vehicle activity (e.g., miles driven per day). Area sources originate from daily onsite uses, which require either burning fuel to generate energy (i.e. natural gas fireplaces, gas furnaces, gas water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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heaters and small engines) or the evaporation of organic gases such as from paints (architectural coatings).

The CalEEMod model estimates emission predictions for ROG, NOx, CO, SO2, PM10 and PM2.5 for area source assumptions. It is assumed that 100% of the facilities will have access to Natural Gas as opposed to propane. Additionally, it was assumed that 10% of the structural surface area will be re-painted each year. Given the use, no fireplaces are assumed.

Consumer product emissions are generated by a wide range of product categories, including air fresheners, automotive products, household cleaners, and personal care products. Emissions associated with these products primarily depend on the increased population associated with residential development.

**Odor Impacts (Onsite)**

Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. The construction odors would be considered short term and would be considered a less than significant impact.

**Construction Findings**

The Project construction dates were estimated based on an estimated construction kickoff starting in February 2019. The project site is disturbed but is mostly flat which would require minimal grading. Trenching for footings and utility installation will be done during the grading phase. Once completed, the project would commence with paving and building construction. A summary of the construction emissions is shown in Table 4.1.

**Table 4.1: Expected Construction Emissions Summary**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub> (Dust)	PM <sub>10</sub> (Exhaust)	PM <sub>10</sub> (Total)	PM <sub>2.5</sub> (Dust)	PM <sub>2.5</sub> (Exhaust)	PM <sub>2.5</sub> (Total)
2019 (lb/day) Unmitigated	2.12	22.72	30.81	0.05	18.95	0.21	19.09	10.06	0.21	10.20
SQAQMD Significance Threshold (lb/day)	75	100	550	150	-	-	150	-	-	55
Exceeds SCAQMD Screening Threshold	No	No	No	No	-	-	No	-	-	No

Based on these findings, construction emissions would not exceed SQAQMD air quality standards. Therefore, less than significant impacts would occur in regards to construction emissions.

**Localized Significance Thresholds**

SCAQMD also recommends using LST methodology which incorporates background ambient air quality data. Based on the recommend methodologies, mobile offsite emission should not be included. Table 4.2 on the following page shows the modeled estimates for both construction and operations excluding offsite mobile emissions. Furthermore, the worst case LST is at 25 meters from the project centroid and will be utilized for this project. Since this is worst case, if the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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complies at 25 meters, it will comply at all locations beyond this distance. Based on the modeling results, no LST impacts are expected.

**Table 4.2: On-Site Daily Emissions for Comparison to LSTs (Unmitigated)**

Pollutant	Project without Offsite mobile emissions (lb/day)	LST SRA 23 5-Acre (lb/day)	Significant?
CO (Construction)	85.15	1,577	No
CO (Operation)	0.023	1,577	No
PM <sub>10</sub> (Construction)	11.92	13	No
PM <sub>10</sub> (Operation)	0.001	4	No
NO <sub>x</sub> (Construction)	66.21	270	No
NO <sub>x</sub> (Operation)	0.011	270	No

**Operational Findings**

The CALFEEMOD 2016.3.2 Model was run for both the summer and winter scenarios assuming average temperatures. The expected daily pollutant generation can be calculated utilizing the product of the average daily miles traveled and the expected emissions inventory calculated by CALFEEMOD 2016.3.2 utilizing emissions from EMFAC2014. Based upon these calculations, operational air quality impacts are not expected. The daily operational pollutants calculated are shown in Tables 4.3a and -b below for both summer and winter scenarios.

**Table 4.3a: Operational Unmitigated - Summer Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.44	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.58	36.70	47.70	0.18	11.59	3.20
<b>Total (Lb/Day)</b>	<b>6.01</b>	<b>36.71</b>	<b>47.72</b>	<b>0.18</b>	<b>11.59</b>	<b>3.21</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

Daily pollutant generation assumes trip distances within CalFEEMod



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 4.3b: Operational Unmitigated - Winter Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.44	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	4.66	36.35	43.38	0.16	11.59	3.21
<b>Total (Lb/Day)</b>	<b>5.10</b>	<b>36.36</b>	<b>43.40</b>	<b>0.16</b>	<b>11.59</b>	<b>3.21</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

Daily pollutant generation assumes trip distances within CalEEMod

**Odor Impact Findings**

Odor impacts from construction operations would be considered short term events and would be considered a less than significant impact. No impact would occur in regards to offensive odors due to project implementation.

**Conclusion of findings**

During construction of the proposed Project, fugitive dust emissions will be expected during grading, heavy equipment usage, and from construction workers commuting to and from the site though would not exceed any City thresholds. Furthermore, the project emissions were compared to both operational and construction LSTs and no impacts were found. Based on project design features and as a condition to this project, the diesel project construction equipment would be rated Tier 3 or better based on EPA requirements and all soil will be wetted at least twice daily during earthwork activities.

Additionally, emissions generated from both area and operational sources by the proposed Project which are the result of Project generated traffic, landscaping maintenance equipment, consumer products, annual maintenance and painting would not generate emissions in excess of SCAQMD screening levels. Therefore, less than significant impacts would occur in regards to this issue area.

Finally, the proposed Project would not be expected to generate offensive odors and would therefore not impact any sensitive receptors. The proposed project would not generate or be exposed to offensive odors. Therefore less than significant impacts would occur on or off-site.

- e) The Project is a commercial use allowed in the CR land use designation and permitted in the C-P-S Zone. It will not result in a construction of a sensitive receptor. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment Negotiation Strategy No. 2253, Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 06/22/2018

**Findings of Fact:**

a-b) A review of the MSHCP determined that the site is not located within a criteria cell and therefore the habitat Acquisition Negotiation Strategy (HANS) is not required. No conservation areas are occur within 500 feet of the project therefor an Urban-Wildlands Interface Guidelines (UWIG) analysis is not required. Furthermore, this site is not within a survey area for any sensitive species, therefore no additional studies are required for this parcel under the MSHCP and less than significant impacts would occur.

**Sensitive or Protected Species**

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, USFWS, and groups like the CNPS maintain special watch lists of such resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After reviewing aerial photos, maps and site photos, and conducting the site visits it was determined from several criteria which sensitive resources have a low, moderate or high potential to occur on site. Criteria used to determine potentials of occupancy include, but are not limited to, soil types and conditions, habitat types and quality, disturbance, site history, adjacent land uses and proximity to nearest known extant populations of each respective species. Table 1, below, lists the species that were reported within the vicinity of the site and the potential these species have to occur on or adjacent (within 500 feet) to the site.

**Table 1. List of Species Reported to the CNDDDB within 5 miles of the Site**

Species	Common Name	Status	USFWS	CDFG	CNPS	Potential for Impact from Project Implementation <sup>1</sup>
<b>PLANTS</b>						
<i>Centromadia pungens ssp. laevis</i>	Smooth tarplant	None		None	1B.1	Very unlikely to occur onsite. No impacts to this species are expected.
<i>Chorizanthe parryi var. parryi</i>	Parry's spineflower	None		None	1B.1	No suitable habitat onsite. No impacts to this species are expected.
<i>Chorizanthe polygonoides var. longispina</i>	long-spined spineflower	None		None	1B.2	No suitable habitat onsite. No impacts to this species are expected.
<i>Lasthenia glabrata ssp. Coulteri</i>	Coulter's goldfields	None		None	1B.1	No suitable habitat onsite. No impacts to this species are expected.
<i>Lepidium virginicum var. robinsonii</i>	Robinson's pepper-grass	None		None	4.3	Highly disturbed habitat onsite. No impacts to this species are expected.
<b>WILDLIFE</b>						
<i>Accipiter cooperii</i>	Cooper's hawk	None		WL	-	Low potential to nest on site. Mod-High potential adjacent. No suitable habitat onsite. No impacts to this species are expected.
<i>Agelaius tricolor</i>	tricolored blackbird	None		SC	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Aimophila ruficeps canescens</i>	So. CA rufous-crowned sparrow	None		WL	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Arizona elegans occidentalis</i>	California glossy snake	None		SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Artemisospiza belli belli</i>	Bell's sage sparrow	None		WL	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Aspidoscelis hyperythra</i>	Orange-throated whiptail	None		WL	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None		SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Athene cucularia</i>	burrowing owl	None		SC	-	Highly disturbed habitat onsite. No burrows detected. No impacts to this species are expected.
<i>Buteo swainsoni</i>	Swainson's hawk	None		ST	-	No nesting habitat onsite. No impacts to this species are expected.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None		SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Crotalus ruber</i>	red-diamond rattlesnake	None		SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE		ST	-	Highly disturbed habitat onsite. No impacts to this species are expected.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Eremophila alpestris actia</i>	California horned lark	None	WL	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Haliaeetus leucocephalus</i>	bald eagle	Delisted	SE	-		No nesting habitat onsite. No impacts to this species are expected.		
<i>Lanius ludovicianus</i>	loggerhead shrike	None	SC	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Lasiurus xanthinus</i>	western yellow bat	None	SC	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None	SC	-		Highly disturbed habitat onsite. No burrows detected. No impacts to this species are expected.		
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	SC	-		Highly disturbed habitat onsite. No impacts to this species are expected.		
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None	SC	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	None	SC	-		Highly disturbed habitat onsite. No impacts to this species are expected.		
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	None	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Polioptila californica californica</i>	Coastal California Gnatcatcher	FT	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	SC	-		No suitable prey onsite. No impacts to this species are expected.		
<i>Spea hammondi</i>	western spadefoot	None	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE	SE	-		No suitable habitat onsite. No impacts to this species are expected.		

California Native Plant Society

1B Plants rare, threatened, or endangered in California and elsewhere.

4 Plants of limited distribution.

U.S. Fish and Wildlife Service

FE-Federal Endangered

FT-Federal Threatened

California Department of Fish and Wildlife

SE- State Endangered

ST- State Threatened

SC State Species of Special Concern

WL- Watch list (either by CDFW or other conservation group such as Audubon)

Of the list of 30 species reported within five miles of the site, four have marginal potential to occur within the site: California horned lark, loggerhead shrike, western yellow bat and pocketed free-tail bat. All of these species have a potential to roost or nest on site. None of these species are listed as threatened or endangered. There is only a low-moderate potential for these species to occur onsite. The main areas of concern for the shrike and the bat species are the mature palm trees on site which could be used for nesting or roosting. The horned lark nests on the ground in grassy areas, however they will also use gravel areas for nesting. Less than significant impacts will occur in regards to this issue area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) This site is heavily disturbed and was previously developed as a residential site. There is little, if any potential for any sensitive species to occur within this site; however, there are numerous relatively mature trees that will likely be removed during the construction phase of this project. These trees, particularly the palm trees, could support nesting birds or roosting bats. The site is not expected to be used as a Wildlife Movement Corridor as it does not connect two areas of open space or any linear riparian habitats. Birds may be seen flying overhead and may use the site for foraging. In consideration of the site's location and current condition, it is not expected to that the proposed development would conflict with the conservation objectives set forth in the MSHCP. However, due to the potential of disturbance to nesting birds or bats the following mitigation measure has been incorporated to ensure that impacts would be less than significant:

BIO MM - 1: 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.

e - f) There were no depressions or signs of pooled water on the site that would indicate that the site supports vernal pools, man-made or natural. The soils on site are not prone to ponding that would indicate that the site is suitable for fairy shrimp. There are no drainage patterns, changes in soil characteristics or any riparian-associated vegetation on site. As such there is no suitable habitat for least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, or vernal pool fairy shrimp. Therefore, no impacts to Riparian/Riverine, Vernal Pools or vernal pool-associated species as a result of the proposed project will occur.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

**Mitigation:**

BIO MM - 1: 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.

Monitoring – Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials,

**Findings of Fact:**

a-b) The Project site is an existing disturbed site with existing concrete slabs that is not registered as a historic site. The Project will not alter or destroy a historic site nor will it cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source:** Project Application Materials, County Archaeological Report (PDA) No. 6069, "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, prepared by Sue A. Wade dated June 9, 2018.

**Findings of Fact:**

a-c) County Archaeological Report (PDA) No. 6069 submitted for this project (CUP180016) was prepared by Sue A. Wade of Heritage Resources and is entitled: "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, County of Riverside, CA", dated June 09, 2018. PDA No. 6069 concludes: As a result of the archaeological survey, no surface evidence for the presence of intact prehistoric or historic archaeological resources was found. The concrete slabs are the remains of two structures, which the historic maps indicate were built sometime between 1953 and 1967, and additional structures and parking that appear to have been built in the 1990s. PDA No. 6069 recommends: The research completed for the proposed Project, including record search and contact with the Native American Heritage Commission and Luiseño, Cahuilla, Serrano, and Kumeyaay Tribes, indicated a low likelihood for the presence of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological resources. The field survey discovered no prehistoric or historic archaeological resources on the property. The remains of two concrete foundation slabs were observed, which historic map research indicates are the remains of structures constructed sometime between 1953 and 1967; additional structures and asphalt parking areas appear to have been built in the 1990s. Given the lack of integrity and lack of historic data potential, these remains cannot be considered historic resources. Therefore, based on the negative results of the archival and field surveys, no impacts to cultural resources are anticipated from development of the proposed Project. Due to the negative results, no mitigation measures are recommended or warranted. Given the excellent survey surface visibility and extensive disturbance to the property, no archaeological monitoring is recommended. Therefore with the incorporation of standard conditions of approval impacts related to these issues areas will be less than significant.

- d) The project site is not used for religious or sacred uses; therefore, there is no impact to existing religious or sacred uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report GEO No. 180037, prepared by Earth-Strata, INC. "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.

Findings of Fact:

- a) The Project will not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure due to loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.
- b) Geologic Report No. 180037 (GEO180037) concluded that there are no active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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very low to remote. Therefore, there is no potential for rupture of a known fault. Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Lake Mathews/ Woodcrest Area Plan Figure 12 "Lake Mathews/ Woodcrest Area Plan Seismic Hazards", GIS database, Geologist Comments, County Geologic Report GEO No. 180037, prepared by Earth-Strata, INC. "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.

Findings of Fact:

a) Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. The proposed structures will be supported by compacted fill and competent bedrock, with lack of shallow groundwater. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials. Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



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

a) Be subject to strong seismic ground shaking?

Source: Lake Mathews/ Woodcrest Area Plan Figure 12 "Lake Mathews/ Woodcrest Area Plan Slope Instability"

Findings of Fact:

The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that traverse the parcel. The Project will be required to comply with the recommendations contained within the GEO180037, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts will remain less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Landslide Risk**

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

Source: On-site Inspection, Lake Mathews/ Woodcrest Area Plan Figure 13 "Lake Mathews/ Woodcrest Area Plan Steep Slope"

Findings of Fact:

GEO180037 found that landslide debris was not observed during subsurface exploration and no ancient landslides are known to exist on site. The Project site is not located in area where landslides are known to exist; therefore, there are no potential impacts due to unstable geologic unit or soil.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Ground Subsidence**

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

Source: Riverside County GIS database

Findings of Fact:

a) According to GIS Database, the Project site is susceptible to subsidence. According to GEO180037, the entire lot will be overexcavated a minimum of three feet below the proposed foundations and replaced with compacted fill. Thus, subsidence from scarification and recompaction of exposed bottom surface is expected to be negligible to approximately 0.01 feet. Therefore, with the incorporation of standard conditions of approval and compliance with the CBC less than significant impacts will occur in regards to subsidence.

Mitigation

Monitoring: Planning Department and Building and Safety.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials; GEO180037

Findings of Fact:

a) According to GEO180037 there are not water enclosed water body adjacent to or up gradient of the site, the likelihood for induced flooding due a seiche overcoming the dams freeboard is considered nonexistent. In addition, the proposed Project site is not located in an area susceptible to mudflows or volcanic hazards. No impacts are anticipated from geologic hazards.

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
<b>16. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) Topographic relief of the Project site is relatively low with elevations ranging from 1499 feet to 1504 feet. The Project ground disturbance quantities cut equals 3,200 Cubic Yards and fill equals 3,200 cubic yards. The Project does not change the topography relief features significantly; the Project remains relatively flat, with manufactured slopes that are 2:1 and 4:1 for the water quality basin areas. The Project does not cut or fill slopes greater than 2:1 or higher than 10 feet. The proposed grading does not affect or negate subsurface sewage system. The subsurface sewage system will be located west of the proposed building in a flat area of the Project. The Project will have less than significant impact on slopes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: GEO180037, Project Application Materials, On-site Inspection,

Findings of Fact:

- a) The development of the Project site may have the potential to result in soil erosion during grading and construction. However, with compliance with standard conditions of approval impacts associated with substantial soil erosion or loss of topsoil will be less than significant.
- b) According to GEO180037 the Project onsite earth materials exhibit an expansion potential of very low. Compliance with the CBC requirements and standard conditions of approval will ensure that any impacts associated with expansive soils will be considered less than significant.

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

**Monitoring:** No monitoring is required.

**18. Erosion**

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

**Source:** Project Application Materials, GEO180037

**Findings of Fact:**

- a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. The Project site is located 3 miles from Mockingbird Reservoir, and 3.2 miles from Lake Mathews given this distance and topography of the site soil erosion will not impacts these bodies of waters. Therefore less than significant impacts will occur.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

**Findings of Fact:**

- a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). Compliance with the CBC and standard conditions of approval will ensure that impacts in regards to wind erosion and blowsand will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: "Greenhouse Gas Woodcrest Tractor Supply Commercial Development County of Riverside CA" prepared by LDN Consulting Inc. on July 19, 2018

Findings of Fact:

a-b) Possible greenhouse gas producing elements of the proposed commercial use, will include onsite vehicle idling, deliveries and customer vehicular traffic. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed commercial building found that the proposed Project would generate approximately 2,318.98 Metric Tons (MT) of CO<sub>2</sub>e each year which is less than the County's 3,000 MT screening threshold. Since emissions do not exceed 3,000 MT, there would be neither direct nor indirect impacts on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

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
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials; Phase I Environmental Site Assessment of Vacant Property Assessor's Parcel Number APN's 274-040-021 and 274-040-022, 17155 Van Buren Boulevard Riverside, California 92504 prepare by Earth Strata Geotechnical Services dated June 28, 2018

**Findings of Fact:**

- a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of a retail commercial use and will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the commercial building will not present a substantial health risk to the community. The location of a 1,000 gallon propane tank on-site for the selling of bulk propane to customers is a standard commodity at the proposed commercial use and standard safety requirements and conditions of approval will ensure less than significant impacts in regards to the transport, use and disposal of hazardous materials will occur.
- b) The Project will not 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 because as mentioned in section 21a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.
- c) The Project site is located off of Van Buren Boulevard. The Project would not interfere with an adopted emergency response plan or an emergency evacuation plan. Conditions of approval related to emergency access will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.
- d) The Project site is located within a quarter mile of Woodcrest Elementary School. Although during, construction and operation of the proposed commercial use typical hazardous materials such as diesel products, paint, propane, and cleaning materials will be on-site, with the incorporation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard safety practices and conditions of approval less than significant impacts would occur in regards to the emissions of hazards materials .

- 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. No impact will occur.

**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 checked="" type="checkbox"/>	<input 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 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:** Riverside County General Plan Figure S-20 "Airport Locations", GIS database, March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan dated November 13, 2014

**Findings of Fact:**

a-c) The proposed Project is located in Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 6, 2018, ZAP1323MA18 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. The on-site storm water management area, shall be designed for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The bio retention facility shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species would not be planted in or around the bio retention facility in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**23. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Cal Fire Western Riverside County Fire Hazard Severity Zones in SRA dated November 7, 2007.

Findings of Fact:

a) The Project does not occur in a Fire Hazard Zone; however, standard conditions of approval in regards to emergency vehicle access have been applied to ensure that impacts related to fire hazards will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County Flood Control District Flood Hazard Report/Condition. Preliminary Hydrology Study, Prepared by Projection Engineering, Inc., June, 2018, Preliminary Geotechnical Interpretive Report, Prepared by Earth Strata Geotechnical Services Inc., May 17, 2018.

**Findings of Fact:**

- a) The Preliminary Hydrology report states that development of the Project site will maintain existing drainage patters previously determined by the existing topography of the site. In addition, the Project will include the installation of an oversized bio retention facility on-site to ensure the reduction of erosion and siltation on and off the project site. Therefore, with the incorporation of standard conditions of approval, implementation of the Project will not alter of the course of a stream or river causing substantial damage to properties on or off-site. Impacts will be less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.
- c) The Preliminary Geotechnical Report stated that no groundwater was observed during subsurface exploration. However, localized groundwater could be encountered during grading activities. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of retail commercial use will not interfere with any groundwater supply. Therefore, impacts will be less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because all runoff from all onsite impervious areas will be routed to the onsite bio retention facility to maximize infiltration and reduce runoff on to the storm drainage system. Therefore, with the incorporation of standard conditions of approval and the installation of the bio retention facility impacts will be less than significant.
- e,f) According to the Map My County, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. However, the area is within Zone D as delineated on Panel No. 06065C0740G of the Flood Insurance Rate Maps issued in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). No impacts will occur.

g-h) The project will not substantially degrade water quality but will include a bio retention facility of site as a permanent Best Management Practices (BMPs) feature. The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**25. Floodplains**

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

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

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

**Findings of Fact:**

- a,b) As stated above in 24a the existing drainage pattern will not be altered due to Project implementation and with the installation of the bio retention facility on-site the rate of surface run-off would be reduced. Therefore, impacts will be less than significant.
- c) According to the Riverside County General Plan figure S-10, the proposed Project site is not located in a dam inundation area. Therefore, no impacts will occur.
- d) The proposed Project will not change the amount of surface water in any water body, in that the closest bodies of water from the Project site are Mockingbird Reservoir, and Lake Mathews, 3 and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3.2 miles respectively. In addition, storm waters will be diverted to the bio-retention basin on site. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside's General Plan 2025 Land Use Policy Map, Figure LU-10 via website, 11/29/18  
[https://www.riversideca.gov/planning/gp2025program/GP/04\\_Land\\_Use\\_and\\_Urban\\_Design\\_Element\\_with%20maps.pdf](https://www.riversideca.gov/planning/gp2025program/GP/04_Land_Use_and_Urban_Design_Element_with%20maps.pdf)

Findings of Fact:

- a) As shown on the Lake Mathews Area Plan Land Use Figure 3 Land Use Plan, the Project site and the surrounding area is within the Community Development Foundation Component. There is no existing use on the site currently. The proposed commercial use is consistent with the existing land use designation of Community Development-Commercial Retail (CD: CR). The Project is also consistent with the proposed zoning classification of Scenic Highway Commercial (C-P-S) Zone. Therefore, the Project carries forward the planned land use of the area and will not result in an alteration of the present or planned land use of the area. No impact will occur.
- b) The Project site is located within the City of Riverside's sphere of influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. In reviewing the City of Riverside's General Plan Land Use Map the Project site has a proposed land use designation of Commercial. Therefore, the Project is consistent with the City of Riverside's land use plan. No further review is required. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The Project site is comprised of two parcels. Assessor Parcel Number (APN) 274 -040-022 is comprised of 2.75 acres and APN 274-040-021 is comprised of 0.74 acres. In order for Project development to occur a Change of Zone to C-P-S and a lot merger will be required. Upon approval of the Zone Change and finalization of the lot merger the proposed commercial retail use will be consistent with the C-P-S zoning classification. However, because, the proposed outdoor storage area exceeds 200 square feet a Condition Use Permit is required and a special review of parking was approved. The 18,800 square foot commercial structure requires one space per 200 square feet of gross floor area for a total number of 94 parking spaces. The outdoor storage area comprised of approximately 21,257 square feet (15,000 sq. ft. attached and 6,257 sq. ft. detached) and is required to have one space per 1,000 square feet of storage area, to a maximum 20 spaces. Total number of parking spaces required is 114 spaces. The applicant has provided 99 parking spaces. The applicant is requesting a Special Review of Parking to allow for the reduction of 15 spaces for outdoor storage due to limited parcel size and typical Tractor Supply Company stores utilizing on average 20-25 parking stall during normal business hours. With approval of the Change of Zone, Special Review of Parking, and the required findings and standard conditions of approval less than significant impacts will occur in regards to consistency and compatibility with zoning and surrounding land uses.

c-d) The proposed commercial use is consistent with the Community Development: Commercial Retail (CD: CR) land use designation in that encouraged uses include local and regional serving retail and service uses. The proposed retail commercial use (feed and grain, hardware, and garden supply store) supports the commercial uses, as well as residential uses that are located in the region surrounding the Project. The project site is surrounded by properties which are designated Commercial Retail (CR) and Rural Community - Very Low Density Residential (RC-VLD-R). Therefore the Project is consistent with the land use pattern that was envisioned in the General Plan and is in compliance with applicable polices of the General Plan. Less than significant impacts would occur.

e) Existing uses that surrounds the Project site includes a single family residential units, and commercial uses. The use would not disrupt or divide the physical arrangement of this established community. Therefore, no impacts will occur.

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

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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

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

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

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

**Findings of Fact:**

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to 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. No impacts will occur from the proposed Project.

b) The Project site has not been used for mining. Implementation of the proposed 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. No impacts will occur in regards to this issue area.

c) The Project site is not adjacent to an existing surfaces mine. No impacts will occur in regards to this issue area.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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NA  A  B  C  D

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, Table MA-1, November 13, 2014.

Findings of Fact:

a) The proposed Project site is located approximately 5.7 miles to the west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities; however, because the use is not considered a sensitive use and is adjacent to Van Buren Boulevard, noise impacts due to the airport will be negligible in comparison to vehicular traffic. Impacts will be less than significant.

b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, no impacts will occur due to implementation of the proposed Project in regards to the exposure of safety hazards to people residing or working in the proposed Project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**30. Railroad Noise**

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad lines in proximity to the Project. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>31. Highway Noise</b>				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

Existing noise occurs mainly from vehicle traffic along Van Buren Blvd which is considered an "Urban Arterial Highway" The proposed building is setback approximately 232 feet from the centerline of Van Buren Boulevard. Given that the proposed project is not considered a sensitive receptor, noise from Van Buren would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>32. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Findings of Fact:**

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts will occur.

**Mitigation:** No Mitigation Required

**Monitoring:** No Monitoring Required

<b>33. Noise Effects by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; "Noise Assessment Woodcrest Tractor Supply Commercial Development County of Riverside, CA" prepared by LDN Consulting, Inc. dated July 19, 2018.

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Ordinance No. 847 sets an operational exterior noise limit of 65 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. for the residential noise sensitive land uses.

It is anticipated on-site operational noise sources for this proposed project will primarily be delivery truck "reverse signals," a forklift, an outside cardboard baler, and HVAC units. Each week there will be approximately 2-3 delivery trucks Monday through Friday between the hours of 8:00 a.m. and 9:00 p.m.; one forklift utilized to unload delivery trucks and for moving general merchandise around the outdoor storage lots; an outside cardboard baler located along the southern building façade; and 5 rooftop HVAC units placed on top of the building.

The Noise Study Table 2-2 shows that based upon the property line noise levels none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. Therefore, the proposed commercial development related operational noise levels comply with noise standards required when located adjacent to residential uses. Therefore, less than significant impacts will occur due to Project implementation.

**Table 2-2: Operational Noise Levels (Nearest Property Line)**

Source	Reference Noise Level (dBA)	Reference Distance (Feet)	Minimum Distance to Property Line (Feet)	Duty Cycle (Seconds/Hour)	Resultant Noise Level at Property Line (dBA Leq)
Delivery Trucks	87	4	125	150	57
Propane forklift	77	5	125	900	57
Vertical Baler	90	5	125	300	58
10-ton HVAC	76	3	115	1800	56
3-ton HVAC	67	3	115	1800	41
<b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b>					<b>63</b>
<b>Property Line Standard</b>					<b>65</b>
<b>Complies with Noise Ordinance</b>					<b>Yes</b>

- b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.
- c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or Ordinance No. 457. Exceptions to these standards are available for construction, single events, or continuous events. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Any impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the County's General Plan and the County's database, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, Advisory Notification Document (AND) Planning-PAL.1 is a standard condition of approval and is not considered mitigation under CEQA. Impacts to Paleontological Resources will be less than significant with implementation of this this condition of approval if fossil remains are found during ground disturbance activities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.
- b) The proposed Project anticipates hiring approximately 8 – 10 employees for operation of the proposed use. These employees will more than likely come from the Project vicinity and would not require an additional demand for housing. Impacts will be less than significant in regards to this issue area.
- c) The Project site is currently vacant and is a commercial project in an area designated for commercial use. Therefore the project will not displace any people, necessitating construction of replacement housing elsewhere and there is no impact.
- d) The Project is not located within a Redevelopment Project Area. Therefore there is no impact.
- a) The Project is consistent with the County of Riverside General Plan's planned and future development for this area. Therefore it does not exceed official regional or local population projections and there is no impact.
- f) The Project does not change the regional or local population projection because it does not create any additional demand for housing, nor displaces people or existing housing. The Project will serve the established neighborhood and will not induce substantial population growth in an area. Impacts on Population is 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 public services:

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The nearest existing Fire Station is the Riverside County Fire Department Station #8, also known as the Woodcrest Fire Station, located at 16533 Trisha Way, Riverside, CA 92504, which is 0.6 miles from the Project site.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department Perris Station located at 137 N. Perris Blvd. Suite A, Perris, CA 92570. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The proposed Project is located with the Riverside Unified School District (RUSD). The closest school is Woodcrest Elementary School located at 16940 Krameria Ave, Riverside, CA 92504, which is 0.2 miles away. Impacts to RUSD facilities will be offset through the payment of mitigation fees to the RUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Libraries**

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

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), no impacts are expected from the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

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

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (commercial development), there will be no impacts in regards to this issue area.
- b) The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Due to the nature of the proposed Project (commercial development), no impacts will occur.
- c) The Project is not located within a Community Service Area or in an area an area with a recreation and park district with a Community Parks and Recreation Plan. Therefore, no impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

The Project does not occur adjacent to any Regional Trails. Therefore there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways

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

**Source:** Riverside County General Plan; "Traffic Generation Analysis for the Tractor Supply Co. at 17155 Van Buren Blvd in Riverside County, California" prepared by LOS Engineering, Inc. dated May 1, 2018

**Findings of Fact:**

- a) The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; The Project has proposed bike racks as part of the site design to support pedestrian and bicycle users. Impacts will be less than significant.
- b) The Project does 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 Traffic Generation Analysis prepared by LOS Engineering, Inc included the following conclusion:

The purpose of this analysis was to document the project traffic generation and access for the proposed 18,800 SF Tractor Supply Co. located at 17155 Van Buren Blvd in Riverside County, California. Using available ITE rates, the project is calculated to generate 60 Saturday peak hour

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trips and 26 weekday PM peak hour trips. Using site-specific rates, the project is calculated to generate 367 ADT, 17 AM peak hour trips and 47 PM peak hour trips. Based on the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide, a Traffic Impact Study may be exempted because the project's trip generation is calculated to be less than 100 peak hour trips.

It is requested that the applicant be allowed to connect with the existing driveway that is currently the 4th leg of the existing signalized intersection of Van Buren Blvd at Woodcrest Plaza. No other project driveways are proposed on Van Buren Blvd. Each approach leg is energized at the intersection of Van Buren Blvd/Woodcrest Plaza. It is also requested that the applicant provide an Irrevocable Offer of Dedication (IOD) and/or fair share toward the Van Buren Blvd CIP in lieu of widening Van Buren Blvd along the project frontage.

It is also requested that the County consider replacing the existing "No U-Turn" sign with a "Left Turn Yield on Green" (MUTCD R10-12) because the poles serving the minor legs have a tag of "17-2-129" for two items (existing minor leg mast arms have one signal head and one sign). Alternatively, the minor leg operation may be converted to split phase to avoid changing mast arm items.

Based on this conclusions, impacts will be less than significant.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. There will be no impacts from the Project.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. There will be no impacts from the Project.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. Impacts will be less than significant.
- f) The Project will not affect the need for new roadway maintenance. The Project proposes connecting to Van Buren Blvd. by use of an existing driveway at an existing signalized intersection. The Project also proposes to provide an Irrevocable Offer of Dedication (IOD) and/or fair share toward the Van Buren Blvd CIP in lieu of widening Van Buren Blvd along the project frontage. Impacts will be less than significant.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. Impacts will be short-term and are considered less than significant.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts to an adopted emergency evacuation plan. There will be no impacts from the Project.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts from the Project.



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

Monitoring: No monitoring is required.

**44. Bike Trails**

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

Findings of Fact:

The Project includes a bike rack for five bicycles near the outdoor display area. According to the Lake Mathews/Woodcrest Area Plan Trails and Bikeway System there are no bike trails located within the Project vicinity. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials, AB52 consultation.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 16, 2018. The Pala Band of Mission Indians Tribal Historic Office responded and declined consultation. The Rincon Band of Luiseno Indians declined consultation but recommended that an archaeological record search be conducted for the project. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. All of the groups were provided the cultural report and the project conditions of approval. No tribal cultural resources were identified by any of the consulting tribes because there are none present. Therefore, there will be no impacts in this regard.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

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

**Source:** Department of Environmental Health Review; Will Serve Letter Request Form Western Municipal Water District dated February 22, 2016.

**Findings of Fact:**

- a) The Project will not result in new construction of a water treatment facility. The Project proposes to utilize septic system to treat wastewater. Therefore are no impacts to existing water treatment facilities.
- b) Water service to the subject Project/Property is proposed to be provided by Western Municipal Water District and is contingent upon the property owners signing an Agency Agreement that assigns water management rights, if any, to Western Municipal Water District. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**47. Sewer**

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

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

**Source:** Department of Environmental Health Review; Onsite Wastewater Treatment System Report Project No. 182100-11A prepared by Earth Strata, Inc. dated July 19, 2018

**Findings of Fact:**

a-b) Earth Strata Geotechnical Services prepared an Onsite Wastewater Treatment System Report for the proposed commercial retail development. The report concluded that there is sufficient area on the lot to support an onsite septic system with 100% expansion area. In addition the Riverside County Department of Environmental Health has incorporated conditions of approval that will ensure proper sizing of the septic system to ensure that the construction of the subsurface sewage disposal system will not cause significant environmental effects. Less than significant impacts will occur.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. With the incorporation of Condition of Approval 80. Waste Resources. 1, which requires that the applicant prepare a Recyclables Collection and Loading Area plot plan for review and approval by the Department of Waste Resources, and Condition of approval 80. Waste Resources. 2 a Waste Recycling Plan (WRP) be submitted, and condition of approval 90. Waste Resources 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Utilities**

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**50. Energy Conservation**

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

Source: Project Application Materials

Findings of Fact:

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

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

Source: Staff review, Project Application Materials

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

The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source:** Staff review, project application

**Findings of Fact:**

As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**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:

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

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

**VI. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**APPENDIX A, REFERENCES**

1. Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consulting, INC. July 19, 2018
2. GREENHOUSE GAS, Woodcrest Tractor Supply Commercial Development, County of Riverside, CA prepared by LDN Consulting, Inc. dated July 19, 2018
3. Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 06/22/2018
4. Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, prepared by Sue A. Wade dated June 9, 2018.
5. Riverside County General Plan, approved December 15, 2015
6. Riverside County Land Use Ordinance No. 348.4818, Effective Date January 14, 2016
7. Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.
8. Project Site Photos dated 12/31/15
9. March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan dated November 13, 2014
10. Project Specific Water Quality Management Plan, Project Title: Woodcrest Tractor Supply Company, Development No: PAR 180021, prepared by Paul Fisher, PE, Projection Engineering, Inc. date June, 2018
11. Noise Assessment Woodcrest Tractor Supply Commercial Development County of Riverside, CA" prepared by LDN Consulting, Inc. dated July 19, 2018
12. Western Municipal Water District Will Serve Letter Request Form Letter 17155 Van Buren Blvd.; APN 274-040-21 and -022; CUP 180016 dated July 19, 2018
13. Traffic Generation Analysis for the Tractor Supply Co. at 17155 Van Buren Blvd in Riverside County, California" prepared by LOS Engineering, Inc. dated May 1, 2018
14. Onsite Wastewater Treatment System Report Project No. 182100-11A prepared by Earth Strata, Inc. dated July 19, 2018