

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



ITEM  
1.2  
(ID # 10848)

**MEETING DATE:**

Tuesday, October 8, 2019

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3763 AND APPROVE THE DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY AND ADOPT A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42965- Applicant: Khurana Family, LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family, LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of La Cadena Drive – 0.48 Gross Acres - Zoning: General Commercial (C-1/C-P) – REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3763, which consists of the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, twelve (12) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space. APN: 246-150-017. District 2. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 7, 2019.

**ACTION: Consent**

Charissa Lebow, Assistant TLMA Director

9/28/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel and Hewitt  
Nays: None  
Absent: Washington and Perez  
Date: October 8, 2019  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

<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:**

**Summary**

The previous entitlement, Conditional Use Permit No. 3452, approved on October 12, 2005, permitted the establishment of a joint smog service station and auto sales facility. A 1,695 sq. ft. building currently exists on site for that use. That project brought improvements to the lot including landscaping and striping of the parking area. The existing joint smog service station and auto sales facility will be demolished and replaced by the new entitlement of the convenience store and gas station.

The Conditional Use Permit for the construction and the 24-hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20 ("project"). The gasoline service station will have three (3) underground fuel storage tanks, twelve (12) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space. The project site consists of a closed joint smog service station and auto sales facility, which will need to be partially demolished and replaced for the gas station and convenience store. The project is located within the Highgrove Area Plan, more specifically this project is located on the northwest corner of Stephens Avenue and westerly of La Cadena Drive, more precisely at 333 La Cadena Drive, Riverside, California 92507.

On August 7, 2019, the Planning Commission approved the project with a 5-0 vote.

**Board Action**

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

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL**



**Additional Fiscal Information**

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

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**

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Jason Farin, Senior Management Analyst      10/1/2019      Gregory V. Priamos, Director County Counsel      9/26/2019



**PLANNING COMMISSION  
MINUTE ORDER  
AUGUST 7, 2019**

**I. AGENDA ITEM 4.1**

**CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P).**

**II. PROJECT DESCRIPTION:**

The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

Spoke in favor:

Fred Cohen, Applicant's Representative

No one spoke in opposition, or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

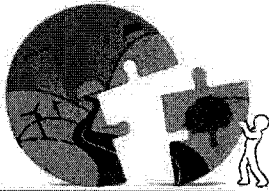
Motion by Commissioner Hake, 2<sup>nd</sup> by Commissioner Shaffer

A vote of 5-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42965; and,

**APPROVED** the Determination of Public Convenience and Necessity; and,

**APPROVED** Conditional Use Permit No. 3763, subject to the conditions of approval.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: August 7, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	<b>CONDITIONAL USE PERMIT NO. 3763</b>	<b>Applicant(s):</b> Khurana Family LLC
<b>EA No.:</b>	<b>Environmental Assessment No. 42965</b>	
<b>Area Plan:</b>	Highgrove	<b>Representative(s):</b> CJC Design Inc
<b>Zoning Area/District:</b>	North Riverside District	
<b>Supervisory District:</b>	Second District	
<b>Project Planner:</b>	Dionne Harris	
<b>Project APN(s):</b>	246-150-017	



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The project is a Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

**PROJECT LOCATION:**

The project is located at the northwest corner of Stephens Avenue and westerly of the La Cadena Drive, more precisely at 333 La Cadena Dr., Riverside, CA 92507. The Project is within the Highgrove Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42965, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

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

**APPROVE** Conditional Use Permit No. 3763, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions incorporated in the 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:	Community Development: Commercial Retail (0.20-0.35 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highgrove Community Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (0.20-0.35 FAR)
East:	Commercial Retail (0.20-0.35 FAR)
South:	Commercial Retail (0.20-0.35 FAR) and Light Industrial (0.25-0.60 FAR)
West:	Commercial Retail (0.20-0.35 FAR) and Medium Density Residential (MDR) (2-5 du/ac)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC)
East:	Scenic Highway Commercial (C-P-S) and General Residential (R-3)
South:	General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC)
West:	General Commercial (C-1/C-P)
Existing Use:	Auto sales facility with smog and repair services
Surrounding Uses	
North:	Commercial Uses
South:	Gas Station
East:	I-215 and Self-Storage Facility
West:	Liquor Store

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.48	
Existing Building Area to be demolished (SQFT):	1, 695 square feet	
Proposed Building Area (SQFT):	1,960 square feet	
Floor Area Ratio:	.24	
Building Height (FT):	32 feet	
Total Proposed Number of Lots:	1	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Store	1960 sf	1 / 200 sf, 1 ADA	9/1	19/1
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA No. 126 and 156
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate Potential
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"):	No

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

The proposed project Conditional Use Permit No. 3763 was submitted to the County of Riverside on October 28, 2016.

The previous entitlement Conditional Use Permit No. 3452, approved on October 12, 2005, permitted the establishment of a joint smog service station and auto sales facility. A 1,695 sq. ft. building currently exists on site for that use. That project brought improvements to the lot including landscaping and striping of the parking area. The existing joint smog service station and auto sales facility will be demolished and replaced by this proposed convenience store and gas station.

### *Alcohol Sales and Public Convenience and Necessity*

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

The project site is located within the City of Riverside sphere of influence area and was submitted to the City for their review on November 2, 2016. The County received a comment letter from the City of Riverside's Public Works Department dated March 22, 2018, stating public sewer is not available to serve the property. There were no further comments regarding this proposed Conditional Use Permit.

### *AB 52 Tribal Consultation*

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, the



San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. Staff met with the Morongo Tribe on December 28, 2016. Staff sent conditions of approval for the project to the Morongo Tribe. The Morongo Tribe agreed the conditions of approval on January 11, 2017. The Morongo Tribe consultation was formally concluded on June 16, 2017. Staff met with the San Manuel Tribe on December 27, 2016 and sent conditions of approval for the project. The San Manuel Tribe consultation was formally concluded on January 17, 2017. Staff met with the Soboba Band of Luiseno Indians and they decided to monitor if other tribes want to monitor during the grading process January 16, 2017. The Soboba Tribe consultation was formally concluded on July 18, 2017. No tribal cultural resources were identified by any of the Tribes.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Environmental Assessment No. 42965 identified potentially significant impacts in regards to traffic; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for public review on May 31, 2019 through June 30, 2019 per the State CEQA Guidelines Section 15105.

### **FINDINGS AND CONCLUSIONS**

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

#### **General Plan Findings:**

1. The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is a gas station with convenience store, which will provide local and regional retail and services. The project's FAR is .24 and is consistent with the General Plan Land Use Designation. The Project is also located within the Highgrove Area Plan and within the Highgrove Community Policy Area.

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

2. The Project is consistent with the Community Development: Commercial Retail (0.20-0.35 FAR) land use designation. The Project complies with all the applicable General Plan polices for commercial uses (HAP 1.2, LU 28.2), the developer has provided onsite amenities which will provide pedestrian, and bicycling options for making local trips. This project is adjacent to essential transportation corridors and connected to regional trails via Center Street. This Project will accommodate higher intensity development by being a hub for fuel and transportation, offering an

employment and retail center for the community. The project has access via Stephens Avenue and La Cadena Drive.

3. The project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (0.20-0.35 FAR) to the north, Commercial Retail (0.20-0.35 FAR) and Light Industrial (0.25-0.60 FAR) to the south, Commercial Retail (0.20-0.35 FAR) to the east and Commercial Retail (0.20-0.35 FAR) and Medium Density Residential (MDR) (2-5 du/ac) to the west.

**Entitlement Findings:**

4. The project site has a Zoning Classification of General Commercial (C-1/C-P).
5. The project site is surrounded by properties which have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to the North, General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC) to the south, Scenic Highway Commercial (C-P-S) and General Residential (R-3) to the east and General Commercial (C-1/C-P) to the west.
6. The proposed use is permitted in the General Commercial (C-1/C-P) zone, pursuant to Ord. No 348, Article IX, section 9.1, subsection D, subsection 14 and 15, which states that any zoning classification provided a Conditional Use Permit. "Convenience store, including the sale of motor vehicles fuel" and "gasoline service stations with the current sale of beer and wine for off-premises consumption."

**Development Findings:**

7. The proposed project is consistent with the development standards set forth in Riverside County Ordinance No. 348, Section 9.4, and General Commercial (C-1/C-P) zone.
  - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. For the project, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.
  - b. There are no setback requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. For the project, the building is 32' 0" feet high at the highest roof pitch of the building, and is not in a specific plan, so no setback requirements apply.
  - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The convenience store project building is only 32' 0" feet high at the highest roof pitch of the building, therefore the project complies with this requirement.
  - d. The parking standards for convenience stores requires one (1) parking space per every 200 square feet of the gross floor area. Pursuant to Ordinance No. 348, Section 18.12. A (2), subsection h.(1)(2) there may be a Special Review of Parking. The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a plot plan, a conditional use permit, a public use permit, a surface mining permit, a

planned residential development or a specific plan, based on certain conditions, including that unusual conditions warrant a parking reduction."

The applicant has sent a request for this Special Review and modification of the parking standards to the Planning Director. Due to the small size of the site, its single use being a gas station/convenience store and the proximity between the fueling stations and the convenience store, staff agrees with the applicant that fueling spaces should count towards the total parking requirement. Based upon this, the project will exceed the parking standards for convenience stores, which requires one (1) parking space per every 200 square feet of the gross floor area. The convenience store is 1,960 square feet and will have six (6) regular parking spaces, twelve (12) fueling parking spaces and one (1) handicap parking space. In total, the project proposes to provide nineteen (19) parking spaces, and a bicycle rack with three (3) spaces for bicycles. Therefore, the project complies with Section 18.12 of Ordinance No.348.

- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by the Section 9.4, E of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.

#### **Public Convenience and Necessity**

8. The project is located within Census Tract 423.00. The 2010 census population for Census Tract 423.00 was 1,860 persons according to the U.S. Census Bureau.
9. The maximum concentration level for General Alcohol License of beer, and wine (Type 20) is limited to four per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 23817.5).
10. Currently, there are six (6) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to seven (7). This will further the impact of the six previously approved alcohol beverage control licenses. According to the California State Department of Alcohol Beverage Control the maximum number of licenses for this census tract is three (3). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.
11. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
12. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
13. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as

retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

14. The project site is consistent with the objectives and development standards of Section of No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
  - a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
  - b. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems (GIS) and concluded that no public elementary school or secondary school district is within 1,000 feet of the site.
  - c. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the project site.
  - d. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
  - e. Condition of Approval (Planning. 3. 0010-Planning-USE - BEER & WINE RESTRICTIONS) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.

**Other Findings:**

15. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.
16. The project site is located within the City of Riverside sphere of influence area and was submitted to the City for their review on November 2, 2016. The County received a comment letter from the City of Riverside's Public Works Department dated March 22, 2018, stating public sewer is not available to serve the property. There were no further comments regarding this proposed Conditional Use Permit. No comments were received either in favor or opposition of the project.
17. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a very high fire hazard severity zone. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to La Cadena Drive and Stephens Avenue. Adequate accessibility to the Project site will be available for all emergency service vehicles.
18. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review

process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

19. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
20. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

**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 1,000 feet of the project site. As of the date of this report, Planning Staff has not received written communication or phone calls from anyone within the 1,000 foot radius who have indicated support or opposition to the proposed project.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors if within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), with the Clerk of the Board.

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## California Department of Alcoholic Beverage Control

Save As CSV

**Active Off-Sale Retail Licenses**

For the County of RIVERSIDE and the Census Tract of 0423.00

Report as of: 01/17/2019

Rows Per Page:  

Total Licenses: 6

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	<a href="#">23746</a>	ACTIVE	20	11/01/1971	06/30/2019	CIRCLE K STORES INC	CIRCLE K 633	3223 INTERCHANGE ST RIVERSIDE, CA 92501 Census Tract: 0423.00	3312
2	<a href="#">399697</a>	ACTIVE	21	05/27/2003	04/30/2019	JAKES LIQUOR INC	JAKES LIQUOR	330 STEPHENS AVE RIVERSIDE, CA 92501 Census Tract: 0423.00	3300
3	<a href="#">448342</a>	ACTIVE	21	01/12/2007	12/31/2019	HALAWI, GHATAS GERGES	GARDEN GROVE LIQUOR	365 IOWA AVE, STE A RIVERSIDE, CA 92507-1013 Census Tract: 0423.00	3312
4	<a href="#">474119</a>	ACTIVE	21	02/11/2009	01/31/2019	HOMS FOOD STORE INC	HIGHGROVE VILLAGE MEAT MARKET	1091 CENTER ST RIVERSIDE, CA 92507 Census Tract: 0423.00	3300
5	<a href="#">580286</a>	ACTIVE	21	05/17/2017	04/30/2019	SALEEM, AQSA	CENTER LIQUOR MARKET	285 IOWA AVE RIVERSIDE, CA 92507 Census Tract: 0423.00	3312
6	<a href="#">593776</a>	ACTIVE	20	09/11/2018	08/30/2019	7 ELEVEN INC	7-ELEVEN STORE 37140A	1155 W LA CADENA DR RIVERSIDE, CA 92501 Census Tract: 0423.00	3312

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03763**  
**VICINITY / POLICY AREAS**

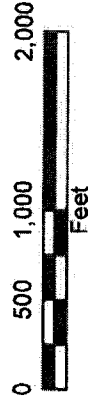
Supervisor: Spiegel  
 District 2

Date Drawn: 02/13/2019  
 Vicinity Map



Zoning Dist: North Riverside

Author: Vinnie Nguyen

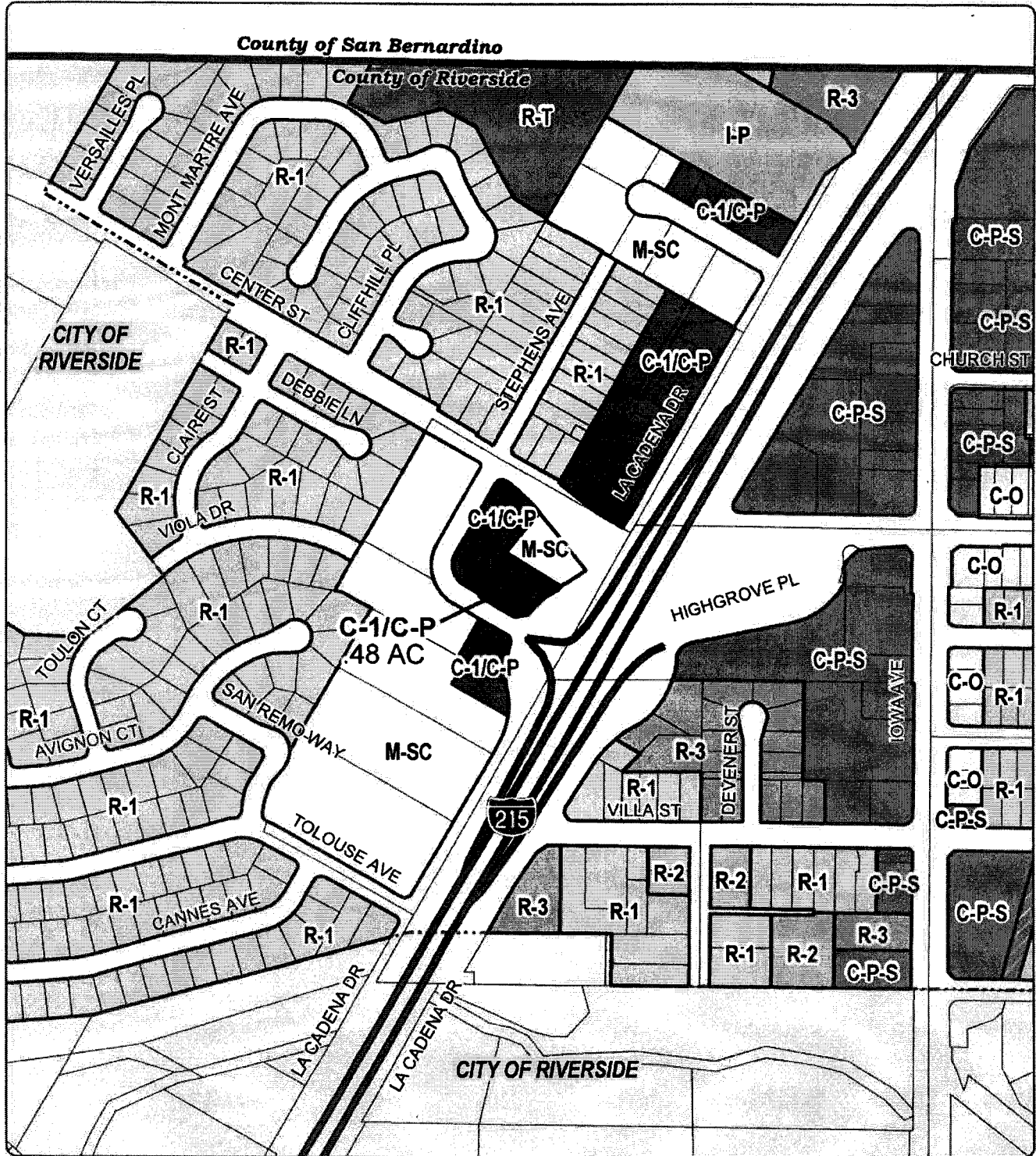


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new interjurisdictional agreement with the City of Riverside regarding the use of aerial photography for planning purposes. The use of aerial photography for planning purposes is hereby authorized. The use of aerial photography for planning purposes is hereby authorized. The use of aerial photography for planning purposes is hereby authorized. For further information, please contact the Riverside County Planning Department at (951) 948-3277. (Revised: 10/7/03)

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03763**  
**EXISTING ZONING**

Supervisor: Spiegel  
 District 2

Date Drawn: 02/14/2019  
 Exhibit 2



Zoning Dist: North Riverside

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)965-9300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://info.zoning.rctlanes.org>.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03763**  
**LAND USE**

Supervisor: Spiegel  
 District 2

Date Drawn: 02/14/2019  
 Exhibit 1



Zoning Dist: North Riverside

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.rcdmia.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03763

EXISTING GENERAL PLAN

Supervisor: Spiegel  
District 2

Date Drawn: 02/14/2019  
Exhibit 5



Zoning Dist: North Riverside

Author: Vinnie Nguyen



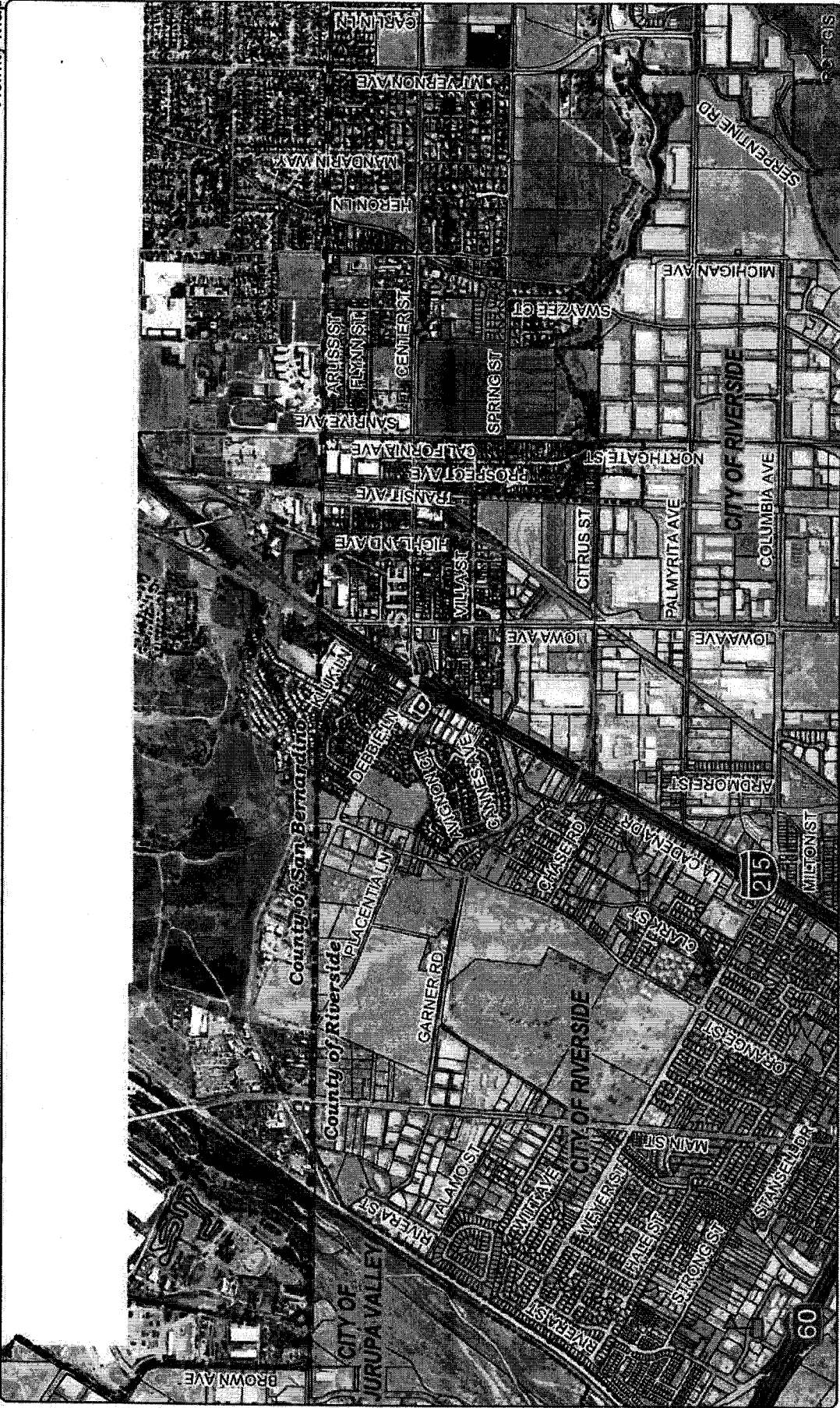
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03763**

Supervisor: Spiegel  
District 2

Sensitive Receptors: Schools, and Parks

Date Drawn: 03/08/2018  
Vicinity Map



Zoning Dist: North Riverside

N  
 Schools  
 Parks  
 Cities  
 2400 Foot Radius  
 CUP03763



Author: Vinnie Nguyen

Map provided by Onuma, Inc. © 2018. All rights reserved. This map is for informational purposes only. It is not intended to be used for any other purpose. The user assumes all liability for any use of this map. For more information, please contact the Riverside County Planning Department at (951) 948-3277 (Government Center) or Website: [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com)

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PROJECT NO: 00-1000  
DATE: 05/10/00  
DRAWN BY: J. R. HARRIS

Q/O Design, Inc.  
1000 N. GARDEN ST.  
SANTA ANA, CA 92705  
TEL: 714/271-1000  
FAX: 714/271-1001  
WWW.QODSIGN.COM



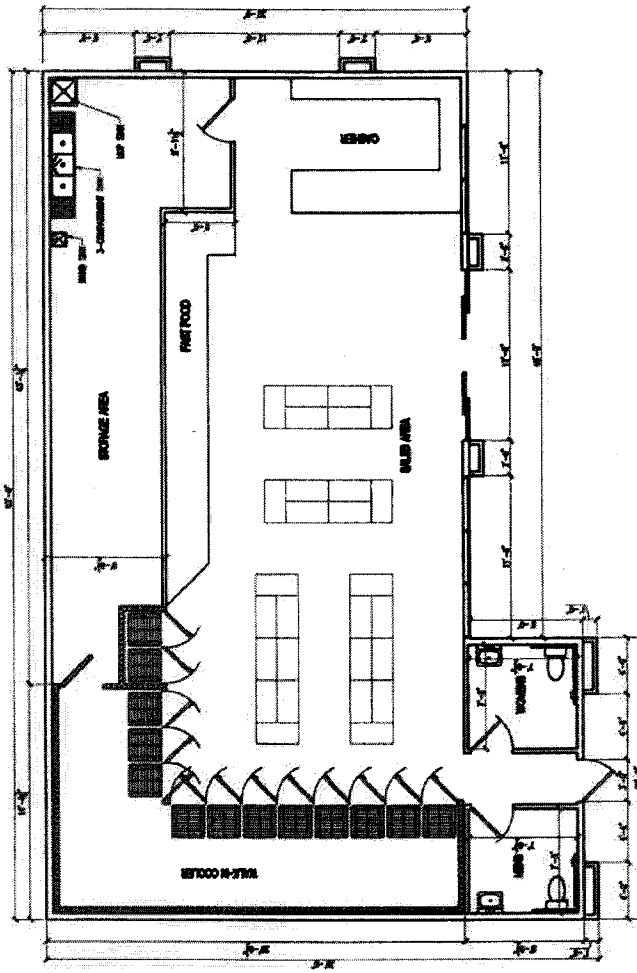
ARCO  
1000 N. GARDEN ST.  
SANTA ANA, CA 92705  
TEL: 714/271-1000  
FAX: 714/271-1001  
WWW.ARCO.COM

FLOOR PLAN  
EXHIBIT 'B'

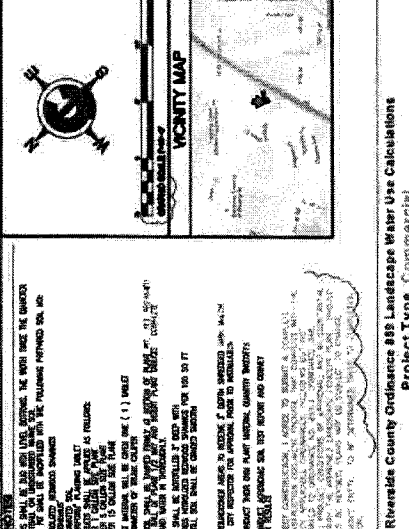
PROJECT NO: 00-1000

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FLOOR PLAN



- ### PLANTING NOTES
1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA AND THE CITY OF CALICUT, CALIFORNIA.
  2. ALL PLANTS SHALL BE OF THE CALIFORNIA NATIVE PLANT SOCIETY (CNPS) LIST OF PLANTS FOR CALIFORNIA.
  3. PLANTS SHALL BE SUPPLIED BY A QUALIFIED NURSERY.
  4. PLANTS SHALL BE DELIVERED TO THE SITE WITH A GUARANTEE OF 100% SURVIVAL AND HEALTHY GROWTH.
  5. PLANTS SHALL BE PLANTED AT THE CORRECT DEPTH AND DISTANCE AS INDICATED ON THE PLAN.
  6. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND WATERING SCHEDULE PROVIDED BY THE ARCHITECT.
  7. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND WATERING SCHEDULE PROVIDED BY THE ARCHITECT.
  8. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND WATERING SCHEDULE PROVIDED BY THE ARCHITECT.
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  10. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND WATERING SCHEDULE PROVIDED BY THE ARCHITECT.

**PLANTING PLAN**

**PLANT LEGEND (ALL PLANTS ARE TO BE PLANTED PERMANENTLY UNLESS NOTED OTHERWISE)**

SYM	SYMBOL	COMMON NAME	SIZE	PLACEMENT	NOTES
1		SAGUARO CACTUS	30" O.C.	LOW	
2		SAGUARO CACTUS	30" O.C.	LOW	
3		SAGUARO CACTUS	30" O.C.	LOW	
4		SAGUARO CACTUS	30" O.C.	LOW	
5		SAGUARO CACTUS	30" O.C.	LOW	
6		SAGUARO CACTUS	30" O.C.	LOW	
7		SAGUARO CACTUS	30" O.C.	LOW	
8		SAGUARO CACTUS	30" O.C.	LOW	
9		SAGUARO CACTUS	30" O.C.	LOW	
10		SAGUARO CACTUS	30" O.C.	LOW	

**TYPICAL DETAIL - BIORETENTION**

### Riverside County Ordinance 889 Landscape Water Use Calculations

**Project Type: Commercial**  
**(Insert Project Name, Description)**

Approved in use after a permit is issued by the Riverside County Health Department. A permit is required for all projects involving landscape irrigation. Please note that landscape irrigation is not permitted for trees or other plants which are not included on this list.

**1. Maximum Annual Water Movement (MAWA)**

INPUT the total square footage of landscape = 3,455 sq. ft.  
 INPUT the Max. ETD for the site = 0.33 ft.  
 MAWA = 6,271 gal R / yr

**2. Estimated Annual Water Use (EAWU)**

Hydrozone # 1  
 Plant Factor = 0.2  
 INPUT Square Foot Area of Hydrozone = 2,452 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 2,081 gal R / yr

Hydrozone # 2  
 Plant Factor = 0.2  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 3  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 4  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 5  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 6  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 7  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 8  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Hydrozone # 9  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

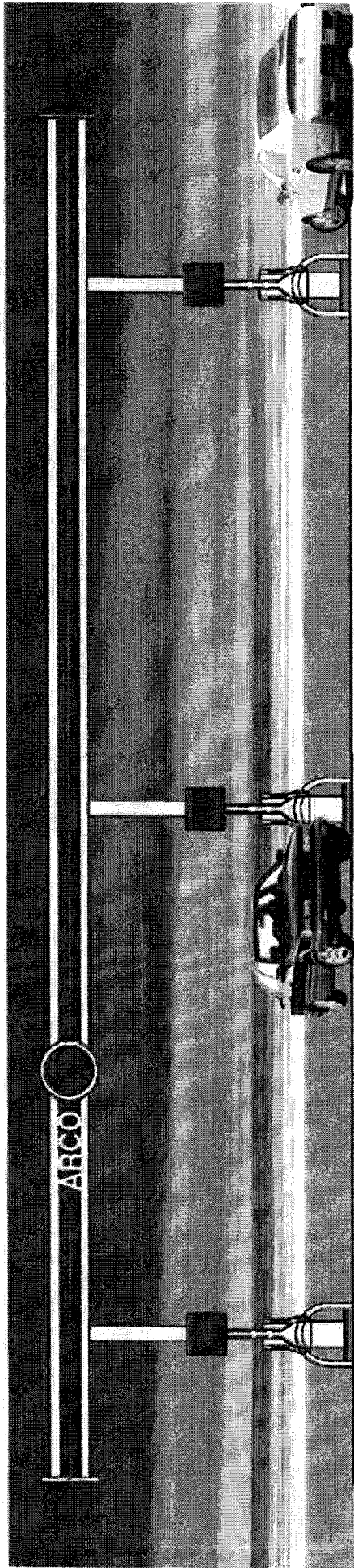
Hydrozone # 10  
 INPUT Square Footage of Hydrozone = 0 sq. ft.  
 Hydrozone Irrigation Efficiency = 0.85  
 EAWU = 0 gal R / yr

Input Irrigation System Operation Factor = 0.85 gal R / yr  
 Total EAWU = 2,081 gal R / yr  
 (This number must be positive)

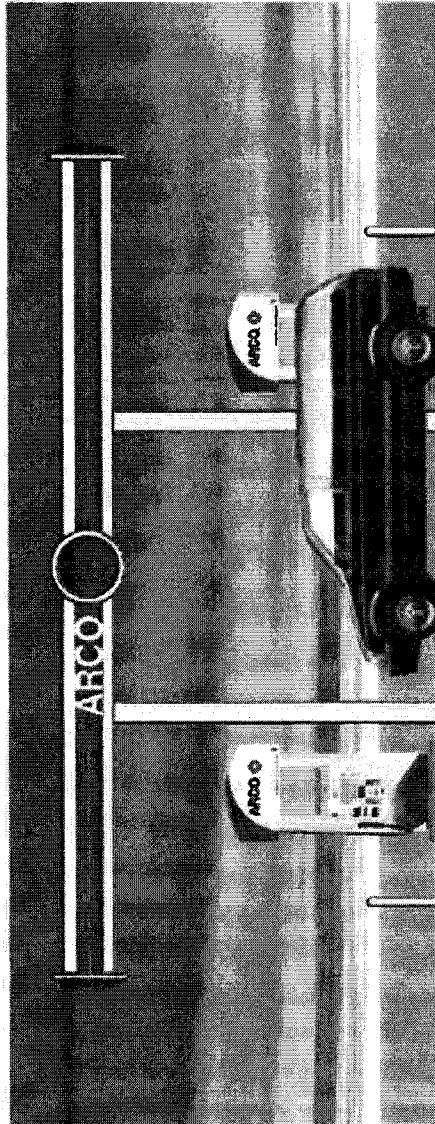
**PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 68%**

\* These are not required to be listed as a separate hydrozone if underway in planned with plans of an equal or higher plant factor, and foot area is already included in calculations.

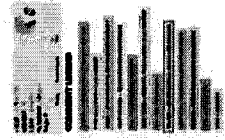




**SOUTH ELEVATION**



**EAST ELEVATION**



**ARCO - 333 La Cadena Drive, Riverside, CA**

# Khurana Family LLC

7201 Miracle Mile  
Riverside, CA 92506

---

**Date:** March 13, 2019

**To:** Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92502

**Attn:** Ms. Dionne Harris

**Re:** Parking Waiver

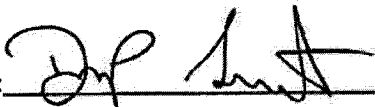
**Project:** 333 W. La Cadena Drive, Riverside, CA  
CUP 3763

Ms. Harris,

I Deep Singh, member of Khurana Family LLC, would like to request parking waiver to reduce the number of parking spaces required for the subject development from nine (9) to Seven (7) as shown on the site plan exhibit. Please note that most of the convenience patrons typically utilize the (12) fueling positions/parking adjacent to the fueling dispensers for the convene ice store.

We believe the twelve (12) fueling positions and Seven (7) offsite parking spaces provided for the total of nineteen (19) spaces are more than adequate for the operation of this facility

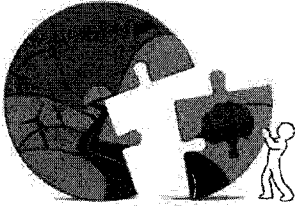
If you need any additional information, please do not hesitate to give me a call at (909) 747-5180

Sign: 

Print: DEEP SINGH

cc: Fred Cohen  
CJC Design Inc.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3763

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: March 5, 2018

Applicant/Project Sponsor: Khurana Family LLC Date Submitted: May 6, 2019

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Dionne Harris Date: May 29, 2019

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 Dionne Harris at (951)955-6836.

Revised: 05/29/19  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42965 ZCFG06336

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** 42965  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3763  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dionne Harris  
**Telephone Number:** 951-955-6836  
**Applicant's Name:** Khurana Family LLC  
**Applicant's Address:** 7201 Micacle Mile, Riverside CA 92506

**I. PROJECT INFORMATION**

**Project Description:**

The Conditional Use Permit proposes to permit the new construction of a gas service station and 1,960 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also includes the construction of three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

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

**B. Total Project Area:**

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: .48	Lots: 1	Sq. Ft. of Bldg. Area: 1,960	Est. No. of Employees: 3
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**C. Assessor's Parcel No(s):** 246-150-017

**Street References:** The project is located at the northwest corner of Stephens Avenue and westerly of the La Cadena Drive, more precisely at 333 La Cadena Dr., Riverside, CA 92507. The Project is within the Highgrove Area Plan.

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

**B. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Highgrove Valley Area Plan of Western Riverside County. The community of Highgrove is located north of the City of Riverside and south of the San Bernardino County line in northwest Riverside County. The community encompasses 2,250 acres of uniquely mixed land uses east of Interstate 215, ranging from a well-established urban core with commercial, industrial, civic and residential uses in its western portion, to larger-lot and equestrian-oriented residential uses and citrus groves to the east. Center Street serves as the community's primary thoroughfare, with the Burlington Northern - Santa Fe (BNSF) and Union Pacific (UP) railroad lines also as prominent transportation facilities. West of Interstate 215, Highgrove encompasses another 204 acres, consisting mostly of medium density and very

low density, single-family detached residential uses, with some scattered commercial and industrial uses and mobile home parks along La Cadena Drive.

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

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

- 1. Land Use:** The project site has a current General Plan Land Use designation of Community Development: Commercial Retail (CD: CR). The proposed project is consistent with all applicable land use policies of the Riverside County General Plan and the Highgrove Area Plan.
- 2. Circulation:** The Project does not impact any transportation facilities referenced in the General Plan and meets all other circulation policies
- 3. Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency services to the future user of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient limitations against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate substantial amount of noise that would affect the surrounding area.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies. There are no impacts to housing as a direct result of this project.
- 7. Air Quality:** The proposed project meets all applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets all applicable Health Community element policies.

**D. General Plan Area Plan(s):** Highgrove

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

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

**G. Overlay(s), if any:** Not in a Policy Overlay

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

### **I. Adjacent and Surrounding:**

- 1. Area Plan(s):** Highgrove
- 2. Foundation Component(s):** Community Development
- 3. Land Use Designation(s):** Commercial Retail to the north, Commercial Retail and Light Industrial to the south, Commercial Retail to the east and Commercial Retail and Medium Density Residential to the west.

J. **Overlay(s), if any:** Not in a Policy Overlay

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

K. **Adopted Specific Plan Information**

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

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

L. **Existing Zoning:** General Commercial (C-1/C-P)

M. **Proposed Zoning, if any:** Not Applicable.

N. **Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC) to the North, General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC) to the south, Scenic Highway Commercial (C-P-S) and General Residential (R-3) to the east and General Commercial (C-1/C-P) to the west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

  
Signature

5/28/2019  
Date

Dionne Harris Project Planner

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project is located adjacent to the west of freeway I-215. However, the look of the canopy and pumps will not negatively affect the freeway. As indicated on Figure C-8 "Scenic Highways" of the Riverside County General Plan Circulation Element, the proposed project is not located within close vicinity to a scenic highway corridor; the project will have no impact.

b-c) The topography surrounding the project site is relatively flat with elevation at the range of 896 feet, the site is not located within an area that has scenic vistas or resources. As a result, the project will not substantially damage scenic resources, including, but not limited to trees, outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view. The project is infill within an urbanized area with surrounding commercial properties, including an existing gas station, of similar size and intensity of use; therefore this project will not degrade the visual character or quality of the public views of the site and its surroundings area. The project will have no impact.

**Mitigation:** No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

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

a) According to the Riverside County GIS Database (RCLIS), the project site is located 77.3 miles from the Mount Palomar Observatory; which is not within any Special Lighting Area or zones that surrounds the Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Since the project is not within any Special Lighting Area or zones that surrounds the Observatory, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The closest existing residential use is located approximately 257 feet to the north. The proposed land use will necessitate the installation of minimal outdoor lighting for security purposes, the County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County lighting standards. The proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

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

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

**Findings of Fact:**

- a) The proposed project will not convert farmland, unique farmland, or farmland of statewide importance. As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project is located on land that is designated as urban-built up land and other lands. The project site is currently developed with a hardscape material from the previously approved project car sales establishment. The project will have no impact with converting designated farmland.
- b) The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Highgrove 1 Agriculture Preserve and is located approximately .25 miles to the southeast of the project site. The project will have no impact.
- c) The project site is currently developed with a hardscape material from the previously approved project car sales establishment. The project site is not located within 300 feet of agriculturally zoned property. The project will have no impact.
- d) As previously addressed, the project is not located within close vicinity to properties that are designated unique farmland or for agricultural uses. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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



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

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

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<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) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD Rule 403, Fugitive Dust. Based on CalEEmod, Version 2016.3.1. Air Quality Report, by LSA, May 24, 2018.

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP).

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

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM<sub>2.5</sub>, as well as the state standard for PM<sub>10</sub> and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013) shown in Table 2 the long

**Table 2: Long-Term Operational Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.03	<0.01	<0.01	<0.01	<0.01	<0.01
Energy Sources	<0.01	0.01	0.01	<0.01	<0.01	<0.01
Mobile Sources	2.51	9.88	17.67	0.04	2.83	0.79
<b>Total Emissions</b>	<b>2.56</b>	<b>9.90</b>	<b>17.69</b>	<b>0.05</b>	<b>2.83</b>	<b>0.79</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

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

CO = carbon monoxide  
lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

MDAQMD = Mojave Desert Air Quality Management District

SO<sub>x</sub> = sulfur oxides

VOCs = volatile organic compounds

term construction emissions.

The proposed Project does not conflict with or obstruct implementation of the applicable air quality plan as the Project implementation will follow guidance and guidelines consistent with the applicable plans. The air quality report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

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

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

**Table 1: Short-Term Construction Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Activities	3.04	11.04	8.33	0.01	1.49	1.04
SCAQMD Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

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

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

MDAQMD = Mojave Desert Air Quality Management District

SO<sub>x</sub> = sulfur oxides

VOCs = volatile organic compounds

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

**Table 4: Heath Risk Screening of Benzene Exposure**

Type of Exposure	Distance to Fueling Positions	Theoretical Cancer Risk (in one million)
Residential Exposure	100 meters	0.50
Residential Exposure	125 meters	0.33
Occupational Worker Exposure	25 meters	0.81

The primary air toxic contaminate (TAC) that occurs at gasoline stations is fugitive emissions of benzene at the fueling positions while people are refueling their cars. The vapor recovery systems required (both in the car gas tanks and the gas pumps at gasoline stations) capture 99% of these vaporous emissions. However, because people sometimes spill gasoline and overfill the car, this creates the potential for TACs including benzene to vaporize. While there are other TACs associated with gasoline, they are in such small quantities compared to benzene that benzene is used to assess the potential health effects of gasoline service stations. As shown in the air study, the closest sensitive receptors are homes at a distance of 100 meters (327 feet) to 125 meters (409 feet) within an neighborhood on the east side of Center Drive east the proposed project site. There are several land uses between the proposed gasoline service station and the sensitive receptor including a strip mall directly east of the project site followed by a parking lot and then Center Street. The throughput of the proposed project is less than one million gallons annually, which is why the screening level health risk was applied.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 4 shows the estimated theoretical risk of cancer due to prolonged exposure to benzene for residents approximately 100 and 125 meters of the fueling positions. Table 4 shows that residential exposure rates for a gasoline service station with one million gallons of throughput per year result in a theoretical cancer rate of 0.50 in one million for sensitive receptors within 100 meters of the site and 0.33 in one million for sensitive receptors within 125 meters of the site. The closest sensitive receptor is an existing residential use located approximately 257 feet to the north of the site, which would fall within the 100 meter radius discussed in Table 4. The threshold for potential cancer-related health risk impacts is 10 in one million, so the exposure to benzene itself would be well below that. Furthermore, regarding other toxic air contaminants, based on the extremely low regional operational emissions described within table 2, it is highly unlikely that those emissions coupled with benzene would cause a significant impact. Table 4 of the document shows estimated theoretical risk of cancer due to prolonged exposure to benzene for occupational workers approximately 25 meters of the fueling positions within Riverside County of 0.81 theoretical cancers in one million. The 10 in a million threshold is the SCAQMD Threshold provided for CEQA analysis of projects. The OEHHA 2015 Guidance provides various levels of acceptable cancer risk depending upon the industry covered under the Air Toxics Hot Spot program. Gasoline service stations are not a regulated industry under Air Toxics Hot Spot program. Because this is a CEQA analysis of a small gasoline service station the SCAQMD CEQA Threshold of 10 in a million is the appropriate threshold to use in the CEQA analysis of the project. Therefore, the potential health risks associated with the project and air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the new construction of Gasoline Service Station and 1,960 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The closest sensitive receptor is an existing residential use located approximately 257 feet to the north of the site. The air quality report determined that the project is not anticipated to generate significant odors nor would it create substantial point source emissions as discussed under c) above. Therefore, this impact is considered less than significant.

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse, but less than significant air quality impact. Enhanced vapor recovery systems are standard requirement for all gasoline service station pumps as required by SCAQMD Rule 461. All pumping equipment used for service stations within the South Coast Air Basin complies with this rule and the proposed project will be comply with the rule by having enhanced vapor recovery systems on all the pumps. Also note that small gasoline service stations are not a regulated industry under Air Toxics Hot Spot program other than to provide a screening analysis which was done for the project. The project site is within Source Receptor Area (SRA) 23. The construction site is less than one acre in size. Therefore the one acre LST Look Up Tables were used. As shown in the tables the LST thresholds for SRA 23 with a one acre or less construction site with sensitive receptors at 100 meters distance from the site are as follows:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LST Thresholds: NOx and NO2 = 221 lbs./day (Table C-1), CO = 1,746 lbs./day (Table C-2), PM-2.5 = 8 lbs./day (Table C3), and PM-10 = 30 lbs./day. Table 1 of the air quality analysis shows project construction will result in 11.04 lbs./day of NOx and NO2, 8.33 lbs./day of CO, 1.49 lbs./day of PM-10, and 1.04 lbs./day of PM-2.5. These levels of emissions are below the LST Thresholds. Therefore, this issue is less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Source:** Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a-g)** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan within Highgrove Area Plan. The project site is not located within a Criteria Cell.

The project and surrounding area is totally developed. The project is in close proximity to the existing highway, the site was previously developed and now remains entirely graded and hardscaped, and the site is not next to any area that supports habitat or species and no habitat exists on the project site. Therefore, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service.

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

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

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

**6.1.3 Protection of Narrow Endemic Plant Species**

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

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

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

**6.3.2 Additional Survey Needs and Procedures**

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

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

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

**Monitoring:** No monitoring measures are required.

**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**9. Archaeological Resources**

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

**Source(s):** Project Application Materials; EIC-RIV-ST-4195 Cultural Resource Records Search for CUP03763.

**Findings of Fact:**

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**ENERGY** Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Implementation of the proposed Project will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all commercial developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project site is located in seismically active Southern California. With the incorporation of CBC requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

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

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation process. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. 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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project requires the installation of a new, separate OWTS to support the new development. As stated under to ensure that the project site has adequate soils to support a new OWTS, a Percolation Investigation was conducted on the site in accordance with the requirements of the County of Riverside Department of Environmental Health. The results of the investigation indicate that the use of a subsurface sewage effluent disposal system is feasible on the site, as designed. The evaluation of the subsoils as observed within the test holes indicates that the groundwater table is not expected to encroach within the allowable limit currently set forth by County or State requirements. During site preparation, the proposed leach line area, will be staked and flagged to prevent heavy construction equipment from traveling over this area. Additionally, standard conditions of approval have been placed on the project to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Therefore, potential adverse direct, indirect, or cumulative impacts on subsurface sewage disposal systems as a result of grading activities are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. Wind Erosion and Blowsand from project either on or off site.**                       

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**                       

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

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

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

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

**Findings of Fact:**

a-b) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed Project. These including during construction and operation. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), off-road, stationary, solid waste, water, and other emission sources. The total emission from all the above sources result in an annual GHG emissions of 709.97 MT CO<sub>2</sub>e, which is less than the County CAP's 3,000 MT CO<sub>2</sub>e per year screening threshold shown in Table 3. Therefore, the increase in GHG emissions would not be cumulatively required considerable, and the impact would be less than significant. No mitigation measures would be required.

**Table 3: Greenhouse Gas Emissions**

Source	Pollutant Emissions (MT/yr)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<b>Gasoline Service Station with eight pumping positions</b>						
Area Sources	0.00	<0.01	<0.01	0.00	0.00	<0.01
Energy Sources	0.00	8.52	8.52	<0.01	<0.01	8.56
Mobile Sources	0.00	695.65	695.65	0.05	0.00	696.93
Waste Sources	1.31	0.00	1.31	0.08	0.00	3.25
Water Usage	0.05	1.01	1.06	<0.01	<0.01	1.23
<b>Total Emissions</b>						<b>709.97</b>
<b>CAP Screening Thresholds</b>						<b>3,000</b>
<b>Significant?</b>						<b>No</b>

Source: Compiled by LSA (June 2017).

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

Bio-CO<sub>2</sub> = biologically generated carbon dioxide

CH<sub>4</sub> = methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

MT/yr = metric tons per year

N<sub>2</sub>O = nitrous oxide

NBio-CO<sub>2</sub> = non-biologically generated carbon dioxide

The proposed project is an in-fill project, as such there will be minimal grading for the site's 1,960 square foot convenience store and 3,258 square foot canopy. Approval of this grading plan does not expressly authorize the construction of any buildings; however, construction of 1,960 square foot convenience store and 3,258 square foot canopy is likely to occur thereafter. Additionally, the type of small-scale in-fill development that could follow this grading project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis, nor would the grading proposed by this application. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of the GHG emissions threshold for residential and commercial projects.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO<sub>2</sub>e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than County's screening threshold. Therefore, the project would be consistent with the County CAP. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This would represent a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

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

**Source(s):** Project Application Materials

**Findings of Fact:**

a-b) The project proposes a convenience market and gas station. The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials to be provided. Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy (COA 80.E Health.1) This is a standard condition that would apply to any similar-sized facility and is not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

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

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

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

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.

d) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

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

g-i) The project will not substantially degrade water quality or 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 and odors). The impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is located within the City of Riverside sphere of influence. The project was sent to the City of Riverside for comments on November 2, 2016, however there have not been comments received as of the writing of this report. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

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

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

**Findings of Fact:**

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Therefore, there is no impact.

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

c) The proposed project is not adjacent to a State classified or designated area or existing surface mine resource. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	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:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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

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

**Findings of Fact:**

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

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

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. The project is within 0.03 mile of the existing Interstate 215 and directly adjacent to Iowa Avenue, which is a 'Major Highway'. Given the number of existing service stations in the area, the project will serve already existing traffic from Iowa Avenue, Center Street, and Interstate 215 and will not significantly draw in new traffic sources that would contribute to ambient noise. Generally along a 'Major Highway' the acceptable dBA is between 65 and 75 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. The project will follow the County of Riverside's policies of the Noise Element for hours of operation to prevent excessive noise impacts. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Adherence of General Plan Noise Element policies: N 13.1 – N 13.4, construction-related noise levels will not exceed standards and will be less than significant.

The proposed project is the construction of a gasoline service station and 1,960 square foot convenience store. While the use may generate noise due to vehicular traffic the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in a mostly developed in a commercial and Light Industrial area. The project is also in close proximity of the Interstate 215 of the County with many sources of exterior noise. Light Industrial land uses are adjacent to the project site to the east, commercial uses to the north, west and south of the Project site. The Project site is located at the intersection of a Major and Secondary Highway. The impact will be less than significant.

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) According to the County's General Plan, 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. There is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>POPULATION AND HOUSING</b> Would the project:				
<b>29. Housing</b>				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The proposed project site is currently auto sales facility; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The project is a commercial use that would not demand more housing. Therefore, there is no impact.

b) The proposed project will not create a demand for additional housing. The project is a commercial use that would not demand more housing. Therefore, there is no impact.

c) The proposed project site is currently an auto sales facility, and it will be replaced by a gas station and convenience store. Therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

The project is not located within or near a County Redevelopment Project Area. The project proposes a convenience market and gas station and will not increase the population of the area beyond that which was already accounted for when the property was previously developed. The project will not induce substantial population growth in an area. Therefore, there is no impact.

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

**Monitoring:** No monitoring measures are required.

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

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

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

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

**Mitigation:** No Mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Sheriff Services**

**Source(s):** Riverside County General Plan

**Findings of Fact:**

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

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

**Monitoring:** No monitoring measures are required.

**32. Schools**

**Source(s):** School District correspondence, GIS database

**Findings of Fact:**

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Libraries**

**Source(s):** Riverside County General Plan

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**34. Health Services**

**Source(s):** Riverside County General Plan

**Findings of Fact:**

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



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

**Monitoring:** No monitoring measures are required.

**RECREATION** Would the project:

**35. Parks and Recreation**

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

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

**Findings of Fact:**

a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The project is commercial in nature and therefore is not subject to quimby fees. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**36. Recreational Trails**

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

**Source(s):** Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

The proposed project has not incorporated any trails into its design nor will the proposed use impact any recreational trails; therefore, the project will have no impacts to recreational trails. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**TRANSPORTATION** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Transportation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) The Riverside County Transportation Department has reviewed the traffic study submitted for Conditional Use Permit No. 3763. The study has been prepared in accordance with County-approved transportation guidelines. Overall, the Transportation Department concurs with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas within Highgrove at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Stephens Avenue (NS) at:  
Center Street (EW)

La Cadena Drive (West) (NS) at:  
Stephens Avenue-I-215 Southbound Ramps (EW)

Highgrove Place (NS) at:  
Center Street (EW)

La Cadena Drive (East) (NS) at:  
Highgrove Place (EW)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service. With the mitigation measures identified below, as well as the payment of required Development Impact Fees (DIF), the project will be able to maintain acceptable traffic flows and will not lead to any significant delays beyond what already exists within the impacted area. To identify potential traffic impacts, trip generation factors were applied to the land use to generate project trip estimates.

b) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the Highgrove Area. An Infrastructure Phase Plan (IPP) has been prepared for the Highgrove area. To fund necessary roadway improvements beyond those in the TUMF program, the project will be required to pay their applicable DIF fees. Under Existing plus Project Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The trip generation factors for a Gasoline/Service Station with Convenience Market were obtained from the 9th Edition of the Institute of Transportation Engineers trip generation report. Table 3-1 summarizes the estimated trip generation for the project site during the AM (7-9 AM) peak and PM (4-6 PM) peak periods. Table 3-1: Project Trip Generation Traffic Impact Analysis – La Cadena Gas Station.

Table 3-1: Project Trip Generation  
Traffic Impact Analysis – La Cadena Gas Station

Use	Daily	A.M. Peak Hour			P.M. Peak Hour		
		In	Out	Total	In	Out	Total
<b>1 Gasoline/Service Station with Convenience Market</b>							
(ITE 945) Per Vehicle Fueling Position	152.84	6.04	5.80	11.84	7.07	6.79	13.86
12 Vehicle Fueling Position	1,835	73	70	143	85	82	167
Pass-By Trips (15%)	275	11	10	21	13	12	25
Diverted Link Trips (30%)	551	22	21	43	25	25	50
<b>Total Primary Trips (55%)</b>	<b>1,009</b>	<b>40</b>	<b>39</b>	<b>79</b>	<b>47</b>	<b>45</b>	<b>92</b>

Source: "Trip Generation Manual, Institute of Transportation Engineers", 9<sup>th</sup> Edition

As presented in Table 3-1, it is estimated that the project will generate 1,009 Daily Primary Trips, 79 AM peak hour Primary Trips, and 92 PM peak hour Primary Trips.

The Transportation Department has determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency or designated road or highways. The study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. Although the intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to operate at LOS F during the pm peak, the operating is acceptable due to the anticipated arrival rate of the traffic and the queue at the off-ramp. The anticipated maximum queue at the ramp is contained within the provided storage length and is not anticipated to spill into the freeway mainline. The impacts are considered less than significant with mitigation measures incorporated.

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

**Table 2-3: Intersection Capacity Analysis – Existing Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	39.4	D	39.1	D
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	20.2	C	50.1	F
3 Center Street and Highgrove Place (3)	18.9	C	16.9	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.0	A	9.9	A

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: David Evans and Associates, Inc.

c) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant. The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that would result in a substantial safety risk. To identify potential traffic impacts, trip generation factors were applied to the land use to generate project trip estimates. As presented in Table 3-2, under Existing plus Project Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak.

**Table 3-2: Intersection Capacity Analysis – Existing plus Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	44.3	D	45.6	D
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	23.2	C	60.2	F
3 Center Street and Highgrove Place (3)	20.8	C	18.7	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.2	A	10.3	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.8	B	10.6	B
6 Stephens Avenue and Driveway #2 (3)	13.0	B	15.2	C

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: David Evans and Associates, Inc.

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

**Table 3-3: Queue Length Existing plus Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement		Storage Length (ft)	AM	PM
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR	87	103
		WBLTR	550	99
		NBLT	44	60
		NBR	39	40
		SBLTR	58	65
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	85
		EBR	-	-
		WBL	50	35
		WBR	-	-
		NBTR	69	82
		SBLT	60	69

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: David Evans and Associates, Inc.

d-f) The project is infill and mostly built-out. Therefore, the project sites conditions would not cause an effect upon or potentially impact any new or alter existing maintenance of any roads adjacent to the project. The proposed project will result in temporary impacts to circulation during construction activities. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The impact will be

**Table 4-1: Intersection Capacity Analysis - Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	42.4	D	72.7	E
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	25.3	D	67.8	F
3 Center Street and Highgrove Place (3)	21.5	C	19.3	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.3	A	10.4	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.9	B	10.7	B
6 Stephens Avenue and Driveway #2 (3)	13.2	B	15.5	C

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: David Evans and Associates, Inc.

**Table 5-3: Intersection Capacity Analysis –Cumulative Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	56.7	E	60.8	E
Mitigations: Widen East and West and Signal modification	29.9	C	34.8	C
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	33.9	D	87.2	F
3 Center Street and Highgrove Place (3)	26.5	D	25.1	D
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.6	A	11.4	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.9	B	10.7	B
6 Stephens Avenue and Driveway #2 (3)	13.8	B	16.7	C

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: David Evans and Associates, Inc.

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

less than significant. Although the intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to operate at LOS F during the pm peak, the operating is acceptable due to the anticipated arrival rate of the traffic and the queue at the I-215 off-ramp. The trip generation factors for a Gasoline/Service Station with Convenience Market were obtained from the 9th Edition of the Institute of Transportation Engineers trip generation report. The above, Table 5-3 summarizes the estimated trip generation for the project site during the AM (7-9 AM) peak and PM (4-6 PM) peak periods along the intersections of :Stephens Avenue (NS) and Center Street (EW), La Cadena Drive (West) (NS) and Stephens Avenue-I-215 Southbound Ramps (EW), Highgrove Place (NS) and Center Street (EW), La Cadena Drive (East) (NS) and Highgrove Place (EW. Table 5-3: Project Trip Generation Traffic Impact Analysis – La Cadena Gas Station. The anticipated maximum queue at the ramp is contained within the provided storage length and is not anticipated to spill into the freeway mainline. The above Table 2-3 (Baseline Conditions), shows the intersection operating at LOS F in the PM peak hour. The project is conditioned to pay TUMF fees to address project indirect impacts. The interchange is an eligible facility under the WRCOG TUMF Network.

**Table 4-2: Queue Length Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement		Storage Length (ft)	AM	PM	
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR	74	108	
		WBLTR	550	66	99
		NBLT		30	58
		NBR		39	27
		SBLTR		56	71
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	90	85
		EBR		-	-
		WBL		47	43
		WBR		-	-
		NBTR		60	85
		SBLT		64	72

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: David Evans and Associates, Inc.

The proposed project will result in temporary impacts to circulation during construction activities. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The

**Table 5-4: Queue Length Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement		Storage Length (ft)	AM	PM	
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR	58	103	
		WBLTR	550	90	98
		NBLT		49	63
		NBR		33	-
		SBLTR		57	60
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	67	96
		EBR		-	-
		WBL		78	43
		WBR		-	-
		NBTR		72	91
		SBLT		78	71

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: David Evans and Associates, Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not result in inadequate emergency access or access to nearby uses. The proposed project will not conflict with adopted policies supporting alternative transportation. The impacts will be less than significant with mitigation.

The trip generation rates for the other area projects during the AM (7-9 AM) peak and PM (4-6 PM) peak periods were obtained from the ITE Trip Generation Manual, 9th Edition. The resulting daily, am in and out, and pm in and out trips. Cumulative Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The intersection of Center Street and Stephens Avenue is anticipated to operate at LOS F during the pm peak.

**Mitigation:**

- TRANS-1 (80. TRANS.) The intersection of Stephens Avenue (NS) at Center Street (EW) shall be improved to provide the following geometrics:  
 Northbound: one shared left-turn/through lane, one right-turn lane  
 Southbound: one shared left-turn/through/right-turn lane  
 Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane  
 Westbound: one left-turn lane, one shared through/right-turn lane
- TRANS-2 (90. TRANS.) Construct the project driveways at Stephens Avenue and La Cadena Drive (West).
- TRANS-3 (90. TRANS.) Install a raised median on La Cadena Drive (West) north of Stephens Avenue. Restricting the La Cadena Drive (West) project driveway to right in-right out.

**Monitoring:** No monitoring measures are required.

<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

**Source(s):** Riverside County General Plan

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

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

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

**Source(s):** County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. The project has a lack of onsite resources and the land has been used for prior commercial processes and is entirely scraped and hardscape.

Staff met with the Morongo Tribe on December 28, 2016. Staff sent conditions of approval for the project to the Morongo Tribe. The Morongo Tribe agreed the conditions of approval on January 11, 2017. The Morongo Tribe consultation was formally concluded on June 16, 2017. Staff also met with the San Manuel Tribe on December 27, 2016 and sent conditions of approval for the project. San Manuel tribal consultation was formally concluded on January 17, 2017. Staff met with the Soboba Band of Luiseno Indians and they decided to monitor if other tribes want to monitor during the grading process. Soboba consultation was formally concluded on July 18, 2017. No tribal cultural resources were identified by any of the Tribes. COAs (15. USE - UNANTICIPATED RESOURCES. Planning-CUL) and (15. USE - IF HUMAN REMAINS FOUND. Planning-CUL)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a) The project will not require in the construction of new water treatment facilities. The project will require the expansion of existing facilities to connect to the City of Riverside's water and sewer. The applicant provided a water will-serve letter to the Environmental Health Department on November 13, 2017. The impacts will be less than significant.

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a) According to the WMWD comment letter dated December 16, 2016, the project is not in within the vicinity of the WMWD and is on septic. According to the City of Riverside Public Works Department comment letter dated March 22, 2018, the project is not within an area where public sewer is available to serve the project. The project will install a 3,000 gallon septic tank. The onsite wastewater treatment systems (OWTS), the average flowrate per employee is 13 gallons per day. The commercial establishment, it is estimated that there will be 6 full time employees per day plus visitors. This existing project is primarily infill and does not require construction of new wastewater treatment facilities and would not 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. There will be no impact.

b) Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWTS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure no impacts occur. Impacts will be less than significant. (15.E Health).

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**43. Utilities**

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Street lighting?

e) Maintenance of public facilities, including roads?

f) Other governmental services?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**44. Wildfire Impacts**

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

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

**Findings of Fact:**

a-e) The proposed project is not located within a high fire area. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries and turning radius. Therefore the project would not substantially impair an adopted emergency evacuation or response plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance No. 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. The project would not contribute to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site is served by the Riverside County Fire Department. The nearest fire station is the Riverside Fire Department located at 2300 Market Street, Riverside, CA, 92501 approximately 3.7 miles south of the project. The project would possibly increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project's elevation is relatively flat at a range of 896 feet and is an infill project. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes, or to a significant risk of loss, injury, or death involving wildland fires.

The project would not contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services. Therefore, the impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:**

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** 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.

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

**Source(s):** Staff Review, Project Application Materials

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**VII. AUTHORITIES CITED**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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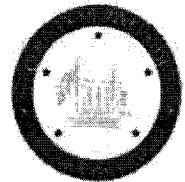
*Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

*Juan C. Perez  
Agency Director*



06/06/19, 7:28 am

CUP03763

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03763. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 3763. Additionally, it is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

The project is a Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan), Amended No. 2, dated March 19, 2018. Exhibit B (Elevations), Amended No. 2, dated November 2017. Exhibit C (Floor Plans), Amended No. 2, dated November 2017. Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 3, dated March 19, 2018.

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

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

**ADVISORY NOTIFICATION DOCUMENT**

**Advisory Notification**

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

• Government Code Section 66499.37 (Hold Harmless) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**BS-Grade**

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

Ordinance No. 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

**BS-Grade. 3 0010-BS-Grade-USE - EROSION CNTRL PROTECT**

Graded but undeveloped land shall provide, in addition to



**ADVISORY NOTIFICATION DOCUMENT**

**BS-Grade**

**BS-Grade. 3**                                    **0010-BS-Grade-USE - EROSION CNTRL PROTECT (cont.)**  
erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance No. 457.

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

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

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

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

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

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

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

All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

**ADVISORY NOTIFICATION DOCUMENT**

**BS-Grade**

**BS-Grade. 8**                                    **0010-BS-Grade-USE - OBEY ALL GDG REGS (cont.)**  
to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance No. 457 base and paving design and inspection requirements.

**E Health**

**E Health. 1**                                    **OWTS Plans**

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing as well as a percolation report from a soils engineer.

**Fire**

**Fire. 1**                                        **0010-Fire-USE #20-SUPER FIRE HYDRANT**

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet from any portion of the building as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code. Fire flow shall be 1,500 GPM for 2 hours at 20 PSI based on Type V-B construction.

**Fire. 2**                                        **0010-Fire-USE #84-TANK PERMITS**

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test

**ADVISORY NOTIFICATION DOCUMENT**

**Fire**

**Fire. 2**                              **0010-Fire-USE-#84-TANK PERMITS (cont.)**  
laboratory must be included with your plans.

**Fire. 3**                              **0010-Fire-USE-#89-RAPID HAZMAT BOX**

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

**Flood**

**Flood. 1**                              **0010-Flood-USE FLOOD HAZARD REPORT**

Conditional Use Permit (CUP) 03763 is a proposal to permit the new construction of an Arco Gas Station, and 1,960 sq. ft. of a convenience store to sell beer and wine in the Highgrove area. The 0.48-acre site is located due north of La Cadena Drive and Stephen Avenue intersection.

The area presently drains in a sheet flow manner in an east to southwest direction. The exhibit shows half the site draining southeasterly and the other half southwesterly to a Bio-retention basin. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

This development will have an impact on water quality therefore a preliminary Water Quality Management Plan (WQMP) will be required. It should be noted that the WQMP will be reviewed and approved by Transportation Department.

**Planning**

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

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

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

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

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

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

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

**Planning. 2                    0010-Planning-USE - 2ND DIST LS GUIDELINES**

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 3                      0010-Planning-USE - 90 DAYS TO PROTEST**

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

**Planning. 4                      0010-Planning-USE - BEER & WINE RESTRICTIONS**

The following development standards shall apply to the sale of beer and wine for off-premises consumption:

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



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****0010-Planning-USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.



**ADVISORY NOTIFICATION DOCUMENT**

**Planning. 9**

**0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 10**

**0010-Planning-USE - NO OUTDOOR ADVERTISING**

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

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 11**

**0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)**

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

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

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 12                      0010-Planning-USE\*- LIMIT ON SIGNAGE**

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

**Planning. 13                      Planning USE - EXPIRATION DATE CUP**

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years."

**Planning-CUL****Planning-CUL. 1                      USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 1 USE - IF HUMAN REMAINS FOUND (cont.)**

Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

**Planning-CUL. 2 USE - UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit: If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: 1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist \*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. 2) The developer shall call the County Archaeologist immediately upon discovery of the

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2 USE - UNANTICIPATED RESOURCES (cont.)**

cultural resource to convene the meeting. 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation , recovery , avoidance, etc) for the cultural resource. 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance . \*\* If not already employed by the project developer , a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-GEO****Planning-GEO. 1 GEO02577 ACCEPTED**

County Geologic Report GEO No. 2577, submitted for the project (CUP03763/APN 246-150-017), was prepared by Soil Exploration Company, Inc. The report is titled; "Preliminary Soil Investigation and Infiltration Tests Report, Proposed ARCO Gas Station and Mini Mall (sic), W. La Cadena Drive, Highgrove Area, Riverside County, California," dated June 22, 2017. In addition, the following report was submitted for the project: "Limited Engineering Geology Report in Response to Riverside County Review, Proposed Arco Gas Station and Convenience Store, 333 W. La Cadena Avenue, Riverside County, California, Project No. 1704-01, SEC Project No. 17126-01", by RGS Engineering Geology, dated May 10, 2018. GEO02577 concluded: 1. No active faults are known to traverse through or towards the site. Known active faults or seismic sources in the area include the San Jacinto fault zone located approximately 3.5 to 4.5 miles to the northeast. 2. The potential for ground rupture during a seismic event is considered low. 3. There are no natural slopes or existing landslides on or near the property that could impact the proposed development. 4.

The subject site is underlain by older alluvial fan sediments, with a groundwater depth of over 95 feet, therefore the potential for liquefaction is considered low. 5. The potential for settlement induced by seismic activity is considered low, with an estimated differential settlement of ½ inch over a 40 foot span. GEO02577 recommended: 1. Any vegetable matter, existing structures, old foundations, seepage pits, leach lines, septic tanks, old fills, buried utilities/irrigation lines, etc. and deleterious materials associated with previous use of the site would require removal from the proposed building/grading areas.

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1                    GEO02577 ACCEPTED (cont.)**

2. Building areas to include the gas pump islands and canopy are to be processed to a depth of 4 feet below the ground surface or pad grade, whichever is greater. 3. The excavated bottom should be cleaned of roots, soft spots, deleterious materials, old fill, etc. 4.

The criteria for acceptance of a removal bottom within native older alluvial fan deposits prior to placement of fill should also include in-place density of 85% of the maximum dry density and no significant voids.

GEO No. 2577 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2577 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

**Transportation****Transportation. 1                    0010-Transportation-USE - TS/CONDITIONS**

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

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

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

Stephens Avenue (NS) at: Center Street (EW)

La Cadena Drive (West) (NS) at:

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1                    0010-Transportation-USE - TS/CONDITIONS (cont.)**  
Stephens Avenue-I-215 Southbound Ramps (EW)

Highgrove Place (NS) at: Center Street (EW)

La Cadena Drive (East) (NS) at: Highgrove Place (EW)

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

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

**Transportation. 2                    0015 - LSP - Landscape Requirement**

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

**Transportation. 3                    COUNTY WEB SITE**

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

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 4                    STD INTRO (ORD 460/461)**

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

**Waste Resources**

**Waste Resources. 1                    0010-Waste Resources-USE - AB 341**

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



**ADVISORY NOTIFICATION DOCUMENT**

**Waste Resources**

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

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

**Waste Resources. 3            0010-Waste Resources-USE - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

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

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## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied**

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

**060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied**

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

**060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied**

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*  
\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

**060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied**

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

**060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied**

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance No. 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

**060 - BS-Grade. 6                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION

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## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 6**                      **0060-BS-Grade-USE - NPDES/SWPPP (cont.)**                      **Not Satisfied**

PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov). Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

**060 - BS-Grade. 7**                      **0060-BS-Grade-USE - PRE-CONSTRUCTION MTG**                      **Not Satisfied**

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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

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

**060 - BS-Grade. 9**                      **0060-BS-Grade-USE- BMP CONST NPDES PERMIT**                      **Not Satisfied**

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

### Fire

**060 - Fire. 1**                              **0060-Fire-USE-#75-WATER PLANS**                              **Not Satisfied**

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

### Planning

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

This site is mapped in the County's General Plan as having a low potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan

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## 60. Prior To Grading Permit Issuance

### Planning

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

and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the reports content (i.e. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

**060 - Planning. 2**                      **0060-Planning-USE - PLNTLOGST RETAINED (1)**                      **Not Satisfied**

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

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## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 2                    0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.)                    Not Satisfied**

telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

### Transportation

**060 - Transportation. 1                    0060-Transportation-USE – FINAL WQMP                    Not Satisfied**

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the Project-Proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The Project-Proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

**060 - Transportation. 2                    0060-Transportation-USE – WQMP ACCESS AND MAINT                    Not Satisfied**

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided. This requirement applies to both onsite and offsite property.

**060 - Transportation. 3                    FILE L&LMD APPLICATION                    Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80.TRANS.6 and 90.TRANS.5 condition of approval.

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

**060 - Transportation. 4                    PRIOR TO ROAD CONSTRUCT                    Not Satisfied**

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

**060 - Transportation. 5                    REVISE STREET IMP PLAN                    Not Satisfied**

Prior to the submittal of the required street improvement plan per 90.Trans.6 condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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### 60. Prior To Grading Permit Issuance

#### Transportation

**060 - Transportation. 5 REVISE STREET IMP PLAN (cont.) Not Satisfied**

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

**060 - Transportation. 6 SUBMIT GRADING PLANS Not Satisfied**

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

### 70. Prior To Grading Final Inspection

#### Planning

**070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied**

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

### 80. Prior To Building Permit Issuance

#### BS-Grade

**080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied**

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

**080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied**

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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## 80. Prior To Building Permit Issuance

### BS-Grade

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

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### E Health

**080 - E Health. 1**                      **Food Plans**                      **Not Satisfied**

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

**080 - E Health. 2**                      **Hazmat Tanks**                      **Not Satisfied**

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

### Fire

**080 - Fire. 1**                      **0080-Fire-USE-#4-WATER PLANS**                      **Not Satisfied**

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

**080 - Fire. 2**                      **0080-Fire-USE\* -#51-WATER CERTIFICATION**                      **Not Satisfied**

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering 1,500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

### Planning

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

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

**080 - Planning. 2**                      **0080-Planning-USE - CONFORM TO FLOOR PLANS**                      **Not Satisfied**

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

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### 80. Prior To Building Permit Issuance

#### Planning

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

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

**080 - Planning. 4                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied**

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

#### Transportation

**080 - Transportation. 1                      0080 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied**

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

**080 - Transportation. 2                      0080 - LSP - LANDSCAPE SECURITIES                      Not Satisfied**

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

**080 - Transportation. 3                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied**

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

**080 - Transportation. 4                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied**

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

**080 - Transportation. 5                      0080-Transportation-USE -TS/GEOMETRICS FAIR SHARE                      Not Satisfied**

The intersection of Stephens Avenue (NS) at Center Street (EW) shall be improved to provide the following geometrics: Northbound: one shared left-turn/through lane, one right-turn lane Southbound: one shared left-turn/through/right-turn lane Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane Westbound: one left-turn lane, one shared through/right-turn lane NOTE: The improvements described above are necessary to mitigate the project cumulative impacts to the intersection. Since the intersection is not covered by an existing funding program, the traffic study for the project has estimated its fair share contribution to mitigate cumulative impacts to the



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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 5      0080-Transportation-USE -TS/GEOMETRICS FAIR SHARE      Not Satisfied**  
intersection as 30.36% [ref: Table 6-1, Traffic Impact Analysis La Cadena Gas Station, David Evans and Associates, Inc., April 10, 2017]. The project shall pay its fair share of the costs to construct the geometrics identified above. Or as approved by the Transportation Department.

**080 - Transportation. 6      ANNEX L&LMD/OTHER DIST      Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Streetlights

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

**080 - Transportation. 7      LIGHTING PLAN      Not Satisfied**

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

**080 - Transportation. 8      UTILITY PLAN      Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance Nos. 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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## 80. Prior To Building Permit Issuance

### Waste Resources

**080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

**080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied**

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

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied**

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

**090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied**

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

**090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied**

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

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## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied**

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. 6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance No. 457. 1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a. Inspection of Final Paving b.Precise Grade Inspection c.Inspection of completed onsite storm drain facilities  
d.Inspection of the WQMP treatment control BMPs

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

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

**090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied**

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

**090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied**

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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**E Health**

**090 - E Health. 1                      Hazmat Review                      Not Satisfied**

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

**Fire**

**090 - Fire. 1                      0090-Fire-USE-#27-EXTINGUISHERS                      Not Satisfied**

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

**090 - Fire. 2                      0090-Fire-USE\* -#77-SUPER FH/FLOW                      Not Satisfied**

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM shall be installed within 400 feet of all portions of all buildings and spaced in accordance with the California Fire Code.

**Planning**

**090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied**

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

**090 - Planning. 2                      0090-Planning-USE - CURBS ALONG PLANTERS                      Not Satisfied**

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

**090 - Planning. 3                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied**

A bicycle rack with a minimum of three (3) spaces shall be provided in convenient locations to

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 3                      0090-Planning-USE - INSTALL BIKE RACKS (cont.)                      Not Satisfied**

facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

**090 - Planning. 4                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied**

A minimum of six (6) regular parking spaces and twelve (12) fueling parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 5                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

### Transportation

**090 - Transportation. 1                      0090 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied**

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

**090 - Transportation. 2                      0090 - LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ordinance No. 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

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

**090 - Transportation. 3                      0090-Transportation-WQMP COMPLETION                      Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for

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### 90. Prior to Building Final Inspection

#### Transportation

**090 - Transportation. 3      0090-Transportation-WQMP COMPLETION (cont.)      Not Satisfied**  
inspection and cleaning the BMPs are established.

**090 - Transportation. 4      0090-Transportation-WQMP REGISTRATION      Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to register the project's BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

**090 - Transportation. 5      ANNEX L&LMD/OTHER DIST      Not Satisfied**

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859. Said annexation should include the following: (1) Streetlights

**090 - Transportation. 6      EXISTING CURB & GUTTER      Not Satisfied**

On existing curb and gutter, new driveway(s), closure of existing driveway(s), sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on La Cadena Drive (west) and Stephens Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance No. 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

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

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

#### NOTE:

1. The driveways shall be constructed as shown on the Grading Plan C1 & C2, dated 8/22/2018 and as directed by the Director of Transportation.
2. Sidewalks shall be constructed adjacent to the curb-line as directed by the Director of Transportation within the existing parkway.
3. Along La Cadena Drive (West), install quick curb equipped with end units, reflective arcs, and short big bollards as shown on the Grading Plan C1 & C2, dated 8/22/2018.
4. Ramp shall be constructed per Standard No. 403, sheets 1 through 7 of Ordinance 461.
5. The project proponent shall be responsible for additional AC paving and/or AC overlay as needed and directed by the Director of Transportation.
6. Install "NO LEFT TURN" sign.

**090 - Transportation. 7      SIGNING & STRIPING      Not Satisfied**

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 7 SIGNING & STRIPING (cont.) Not Satisfied**

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

NOTE: 1. Along La Cadena Drive (West), install quick curb equipped with end units, reflective arcs, and short big bollards as shown on the Grading Plan C1 & C2, dated 8/22/2018.

2. Install "NO LEFT TURN" sign.

**090 - Transportation. 8 STREET LIGHT AUTHORIZATION Not Satisfied**

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

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

**090 - Transportation. 9 Street Lights Install Not Satisfied**

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

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

It shall be the responsibility of the Developer to ensure that street-lights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

**090 - Transportation. 10 Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance Nos. 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

**090 - Transportation. 11 WRCOG TUMF Not Satisfied**

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

### Waste Resources

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

Prior to final building inspection, the applicant shall construct the recyclables collection and loading

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## 90. Prior to Building Final Inspection

### Waste Resources

**090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**  
area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

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

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





**South Coast  
Air Quality Management District**  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

November 17, 2016

[dharris@rctlma.org](mailto:dharris@rctlma.org)

Dionne Harris, Project Planner

Riverside County Planning Department – Riverside

PO BOX 1409

Riverside, CA 92502

**Initial Project Consultation for the  
Conditional Use Permit No. 3763 – EA42965**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft CEQA document. Please send the SCAQMD a copy of the Draft CEQA document upon its completion. Note that copies of the Draft CEQA document that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft CEQA document all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Finally, should the proposed project include equipment that generates or controls air contaminants, a permit may be required and the SCAQMD should be listed as a responsible agency and consulted. The assumptions in the submitted Draft CEQA document would also be the basis for permit conditions and limits. Permit questions can be directed to the SCAQMD Permit Services staff at (909) 396-3385, who can provide further assistance.

#### **Project Specific Comments – Gasoline Dispensing Station**

The lead agency should include project specific details, emission estimates, and references to compliance with applicable SCAQMD rules and regulations for gasoline station operations including SCAQMD Rule 461 - Gasoline Transfer and Dispensing. Additionally, a Health Risk Assessment evaluating the health risks associated with the toxic air contaminants emitted by the gasoline station should be included in the Draft CEQA document. Permit questions concerning storage tanks, dispensing nozzles, etc., can be directed to SCAQMD Engineering and Compliance staff at (909) 396- 2551.

It is recommended that the lead agency perform a health risk assessment for gasoline dispensing stations. Guidance for performing a gasoline dispensing station health risk assessment ("*Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*") can be found at: [http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas\\_station\\_hra.pdf](http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas_station_hra.pdf). An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

#### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Mitigation Measure resources are available on the SCAQMD CEQA Air Quality Handbook website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>

#### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the lead agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Jack Cheng, Air Quality Specialist by e-mail at [jcheng@aqmd.gov](mailto:jcheng@aqmd.gov) or by phone at (909) 396-2448.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Planning and Rules Manager  
Planning, Rule Development & Area Sources

JC:JW  
RVC161115-05  
Control Number

Tammy T.D. 12-1-14

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

RECEIVED

NOV 14 2016

DATE: November 2, 2016

WMWD/Engineering

TO:

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

Riv. Co. Building & Safety – Plan Check  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service

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

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)– **REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A. **BBID: 152-955-668 UPROJ CASE: CUP03763**

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

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

DATE: 12/16/14 SIGNATURE: Tammy Martin  
PLEASE PRINT NAME AND TITLE: Tammy Martin, Engineering Tech II  
TELEPHONE: 951-571-7100

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

**Go Paperless!**

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

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

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

John V. Rossi  
General Manager

Robert Stockton  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. "Al" Lopez  
Division 5

WESTERN  
MUNICIPAL  
WATER  
DISTRICT

Securing Your Water Supply

December 16, 2016

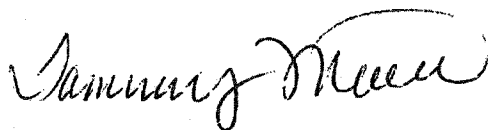
Dionne Harris  
Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**CONDITIONAL USE PERMIT NO. 3763 - EA42965**

This letter is in response to your Initial Case transmittal dated November 2, 2016.

Western Municipal Water District (Western) has no comments on proposed Conditional Use Permit No. 3763. Western does not provide retail water service within the vicinity North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of La Cadena Drive. Our records indicate City of Riverside Public Utilities is the water and/or sewer purveyor for this area.

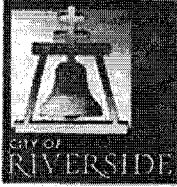
Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.



TAMMY MARTIN  
Engineering Technician II

TM:sc

Enclosure(s): Initial Case Transmittal



*City of Arts & Innovation*

March 22, 2018

Fred Cohen  
333 W La Cadena Dr  
Riverside, CA 92501

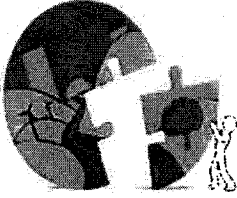
RE: Sewer Availability – 333 W La Cadena Dr

To Whom It May Concern:

According to our records it appears that public sewer is not available to serve the property at 333 W La Cadena Dr., located between Center St and Stephens Ave. If you should have any further questions, please feel free to contact Public Works at (951) 826-5341.

Thank you,

Nicole Clark  
Development Services Rep.  
Public Works, Land Development



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

November 14, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)–

**REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

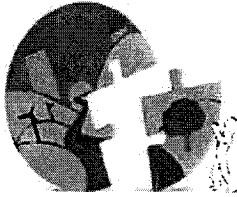
Heather Thomson, Archaeologist

Email CC: Dionne Harris, [Dharris@rctlma.org](mailto:Dharris@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

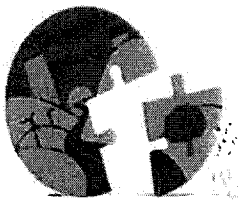
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Palm Desert, California 92211  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016  
Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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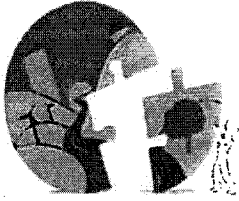
Heather Thomson, Archaeologist

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

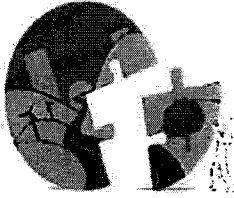
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Palm Desert, California 92211  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairman  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Morongo Cultural Heritage Program  
Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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Sincerely,

PLANNING DEPARTMENT

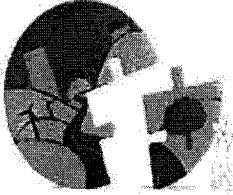
Heather Thomson, Archaeologist

Email CC: Dionne Harris, [Dharris@rctlma.org](mailto:Dharris@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)–

**REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

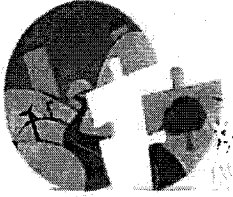
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

November 14, 2016

Ramona Band of Cahuilla  
Joseph D. Hamilton  
Chairman, Ramona Band of Cahuilla  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

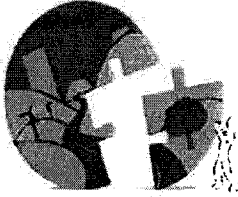
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Palm Desert, California 92211  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Rincon Band of Luisefio Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

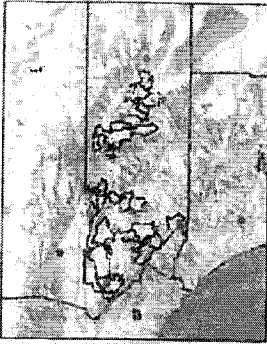
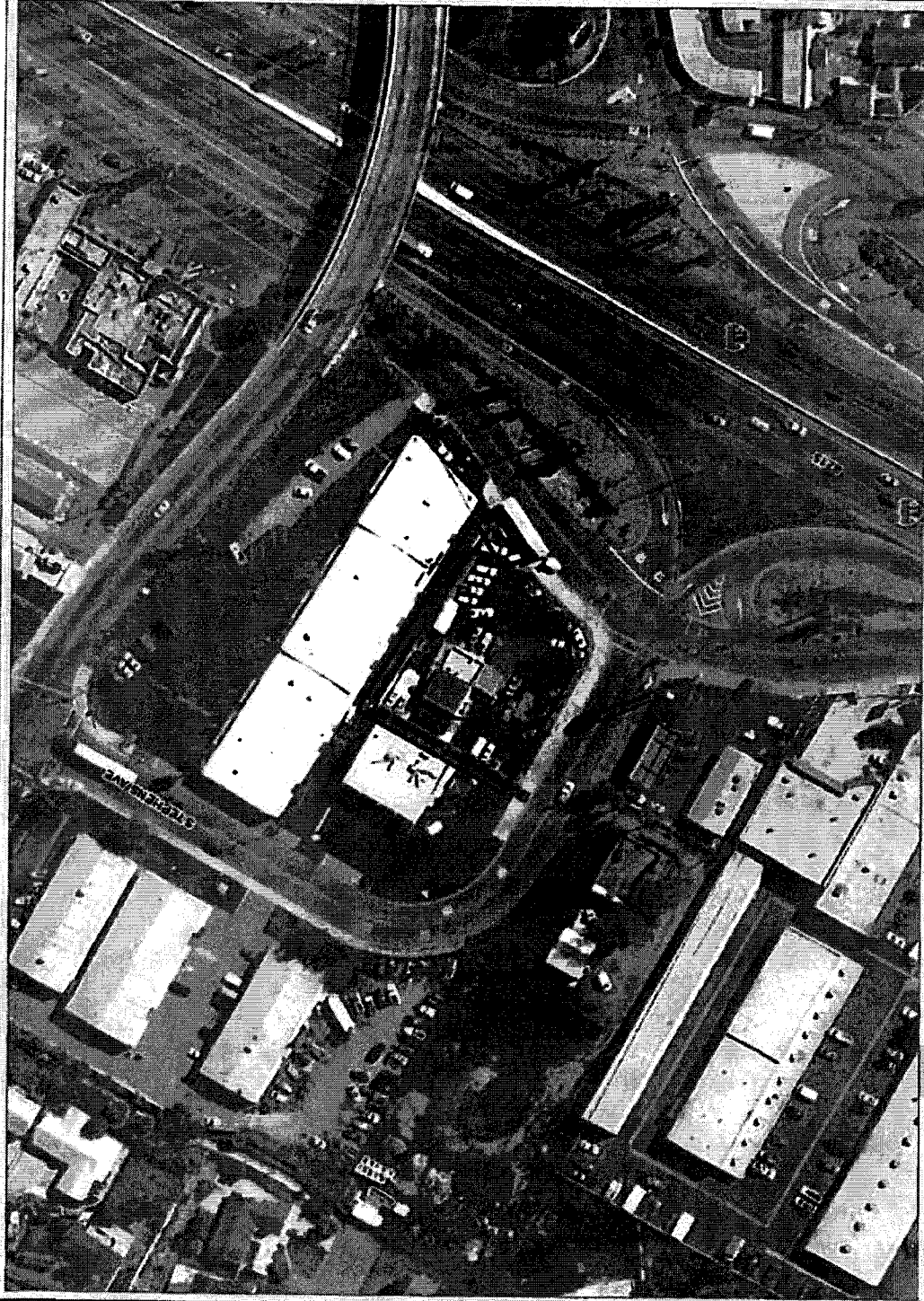
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CUP03763



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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



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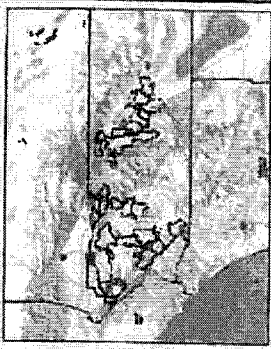


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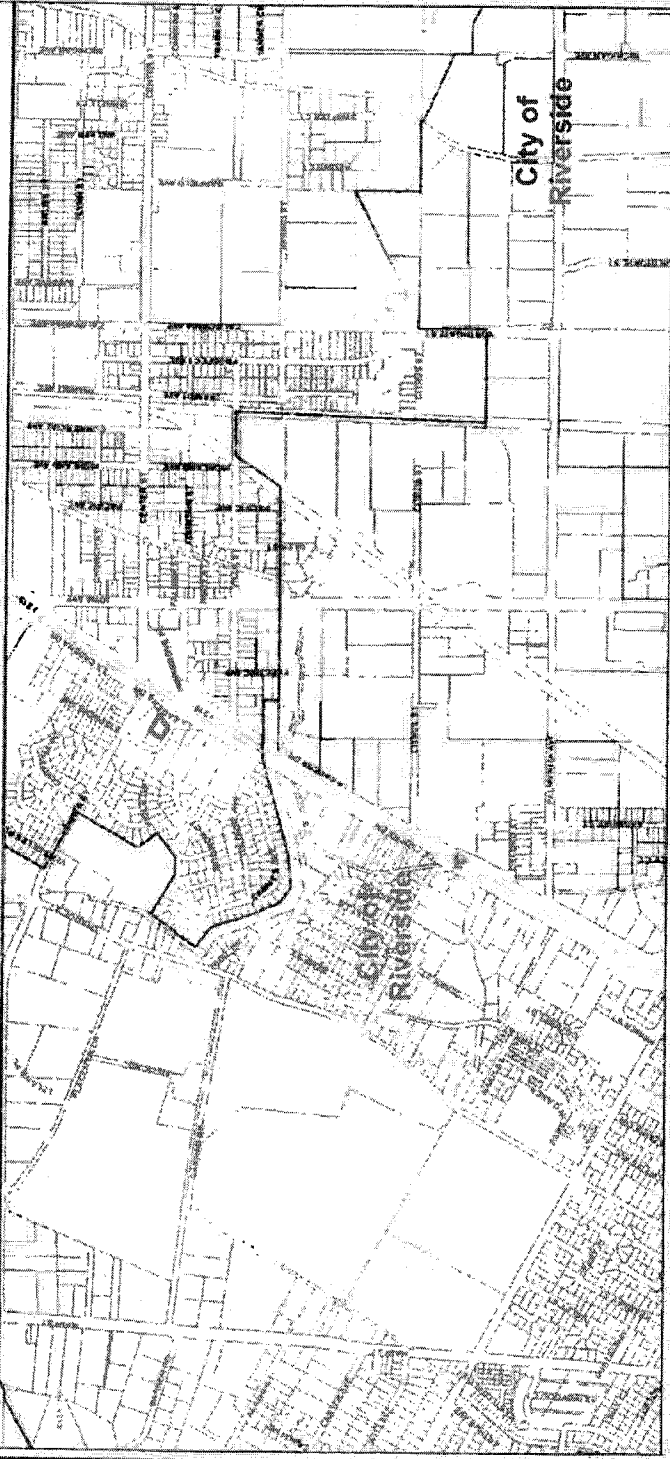


CUP03763



- Legend**
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**Notes**



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RCIT

0 2,000 4,000 Feet

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CWP0376

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

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: CJC Design Inc.

Contact Person: Fred Cohen E-Mail: fcohen@cjccorp.com

Mailing Address: 22485 La Palma Avenue, Suite 202

Yorba Linda CA 92887  
City State ZIP

Daytime Phone No: (714) 920-9643 Fax No: (714) 917-0250

Engineer/Representative Name: Same as above

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street

\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner Name: Khurana Family LLC

Contact Person: Bhavdeepsingh E-Mail: deepsingh909@yahoo.com

Mailing Address: 7201 Micacle Mile

Riverside CA 92506  
City State ZIP

Daytime Phone No: (909) 747-5180 Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Bhavdeep Singh

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 246-150-017

Approximate Gross Acreage: 0.5

General location (nearby or cross streets): North of Stephens Avenue, South of Center Street, East of Stephens Avenue, West of La Cadena Drive

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Construction of gas station with 1960sf convenience store and 6 fuel dispenser canopy

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1754	20'	1	Used car dealer office	<input checked="" type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1960	32'	1	Convenience store		
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	3258			Fueling canopy		
2						
3						
4						
5						

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

If yes, provide Application No(s). \_\_\_\_\_  
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

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

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

Is this an application for a development permit? Yes  No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: CJC Design Inc.

Address: 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887

Phone number: 714-920-9643

Address of site (street name and number if available, and ZIP Code): 92501

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 246-150-017

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

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: CJC Design Inc.

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) [Signature] agent

Date

10/28/16

Owner/Authorized Agent (2) \_\_\_\_\_

Date \_\_\_\_\_

## APPLICATION FOR LAND USE AND DEVELOPMENT

---

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

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

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

DATE: November 2, 2016

**TO:**

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

Riv. Co. Building & Safety – Plan Check  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service

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

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)– **REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A. **BBID: 152-955-668 UPROJ CASE: CUP03763**

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

**Other listed entities/individuals:**

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

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**Go Paperless!**

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

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

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 –**  
Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC –  
Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District –  
North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR)  
(0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens  
Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P) –  
**REQUEST:** The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a  
gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-  
site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station  
will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will  
provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>AUGUST 7, 2019</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955- 6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemor Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 14, 2019,

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

APN (s) or case numbers CUP03763 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

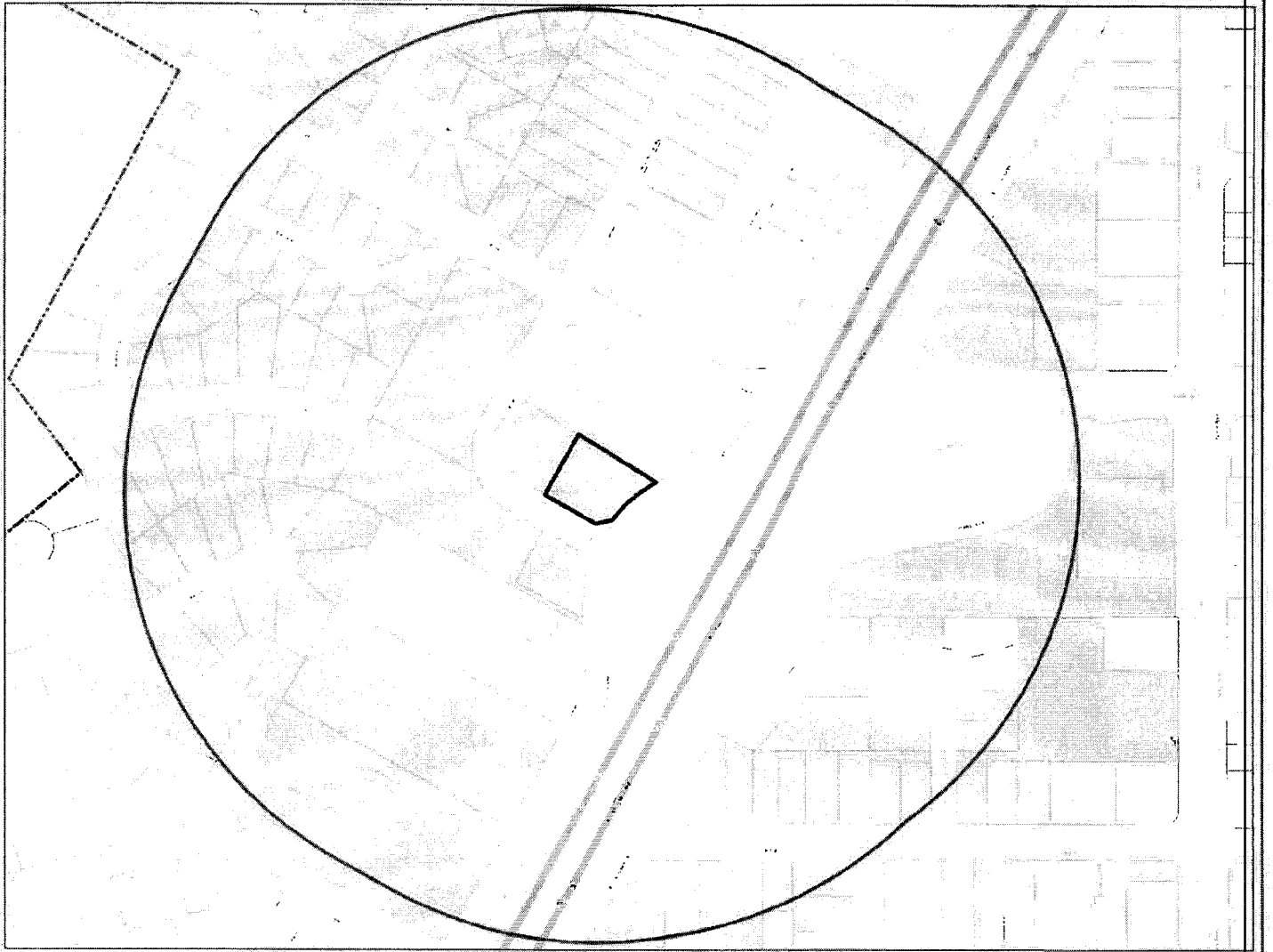
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

CUP03763 ( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0

376

752 Feet

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

REPORT PRINTED ON... 2/13/2019 4:22:09 PM

© Riverside County RCIT

246121009  
NORMANDY RAMAS  
MARIVIC RAMAS  
173 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121021  
RACHEL GONZALES  
ROBERT REGALADO  
277 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121022  
WILLIAM MAXSOM  
PAULA SWANEY  
283 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121023  
CHARLES JAMES SAVERANCE  
BEVERLY RUTH SAVERANCE  
289 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121024  
NOE ORDORICA  
295 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122009  
MIGUEL A LUNA  
LUCIA LUNA  
254 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122010  
JOSE ANTONIO ZAMORA  
BEATRIZ ZAMORA SEPULVEDA  
260 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122011  
CECELIA PLACENCIA  
FRANK R PLACENCIA  
266 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122012  
2018 1 IH BORROWER  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

246122013  
INEZ FIMBRES  
3278 TOLUCA PL  
RIVERSIDE CA. 92501

246122014  
C DENEEN MUIRHEAD  
3262 TOLUCA PL  
RIVERSIDE CA. 92501

246122015  
EDUARDO ROCHA  
BARBARA J ROCHA  
13705 BASSWOOD DR  
CORONA CA 92883

246122016  
QUINN MCKINLEY HARRIS  
3251 TOLUCA PL  
RIVERSIDE CA. 92501

246122017  
JUSTO C AVILA  
GLORIA AVILA  
3261 TOLUCA PL  
RIVERSIDE CA. 92501

246122018  
ABRAHAM J TREVINO  
HORTENCIA C TREVINO  
3277 TOLUCA PL  
RIVERSIDE CA. 92501

246122019  
MARTIN GARCIA  
3241 CENTER ST  
RIVERSIDE CA. 92501

246122020  
ROSA EMMA PALOMINO  
3225 CENTER ST  
RIVERSIDE CA. 92501

246122022  
GARY W ARNOLD  
20907 VIA VERDE  
COVINA CA 91724

246122023  
SHAWN R HOOD  
JEAN M HOOD  
3885 EL HIJO  
RIVERSIDE CA 92504

246122024  
DIMAS JOYA  
285 STEPHENS AVE  
RIVERSIDE CA. 92501

246122025  
JEAN M WATT  
3885 EL HIJO ST  
RIVERSIDE CA 92504

246122026  
ANTONIO CURIEL BARRUECOS  
EDITH BARRUECOS  
265 STEPHENS AVE  
RIVERSIDE CA. 92501

246122027  
REX ALLEN TUCKER  
18635 HERMOSA ST  
RIVERSIDE CA 92508

246122028  
ENRIQUE RAMIREZ  
EVANGELINA RAMIREZ  
245 STEPHENS AVE  
RIVERSIDE CA. 92501

246122029  
SANTIAGO H TORRES  
MARISELA TORRES  
235 STEPHENS AVE  
RIVERSIDE CA. 92501

246122030  
ARACELY MORALES  
EFRAIN MORALES  
225 STEPHENS AVE  
RIVERSIDE CA. 92501

246122031  
ELIDIA LEON FLORES  
DAISY MORALES LEON  
FRANCISCO EMMANUEL LEON

246123002  
LAURA ELENA RIVERA  
PABLO SANTANA GAMA  
210 STEPHENS AVE  
RIVERSIDE CA. 92501

215 STEPHENS AVE  
RIVERSIDE CA. 92501

246123003  
FIDEL V RIVERO  
220 STEPHENS AVE  
RIVERSIDE CA 92501

246123004  
KARLA ELIDIA MORAL LEON  
ANDRES HUIPE MANCERA  
230 STEPHENS AVE  
RIVERSIDE CA. 92501

246123005  
ANNE BARRY VAN VALKENBURGH  
30001 BRIGGS RD  
AGUA DULCE CA 91390

246123006  
DAVID GARCIA  
250 STEPHENS AVE  
RIVERSIDE CA. 92501

246123007  
SBD DEVELOPMENT  
P O BOX 2424  
SAN BERNARDINO CA 92406

246123008  
BLANDI A LOPEZ  
RUBI D LOPEZ  
270 STEPHENS AVE  
RIVERSIDE CA. 92501

246123009  
PATRICK W BRESLIN  
MILLER LITE TRUST  
NATIONAL FUNDING & LENDING  
C/O NATIONAL FUNDING & LENDING  
P O BOX 23486  
LOS ANGELES CA 90023

246123010  
ANGELICA GOMEZ  
280 STEPHENS AVE  
RIVERSIDE CA. 92501

246123011  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123018  
MICHAEL ALLEN  
ANNA ALLEN  
213 W LA CADENA DR  
RIVERSIDE CA 92501

246123021  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246142003  
JUAN GUTIERREZ  
PATRICIA MARGARITA TILIANO VAZQUEZ  
C/O PATRICIA TILIANO VAZQUEZ  
470 AVIGNON CT  
RIVERSIDE CA. 92501

246142004  
JAMES R MAHAN  
3292 SAN REMO WAY  
RIVERSIDE CA. 92501

246143008  
RICHARD L CHUBB  
JEFFERY CARL CHUBB  
3340 VIOLA DR  
RIVERSIDE CA. 92501

246143009  
HELEN M VEGA  
3336 VIOLA DR  
RIVERSIDE CA. 92501

246143010  
ALEX PEDROZA  
3330 VIOLA DR  
RIVERSIDE CA. 92501

246143011  
CANDIDO GAMBOA  
TRINIDAD GAMBOA  
3306 VIOLA DR  
RIVERSIDE CA. 92501

246143012  
WANDA JANE LUTHER  
3280 VIOLA DR  
RIVERSIDE CA. 92501

246143013  
HIERA TRADING  
20687 AMAR RD STE 2 334  
WALNUT CA 91789

246143014  
JOHN D PETTIT  
MARJEAN PETTIT  
22002 TANAGER ST  
GRAND TERRACE CA 92313

246143015  
HEATHER BROOKENS  
MARY S CLINK  
C/O C/O MARY S CLINK  
401 AVIGNON CT  
RIVERSIDE CA. 92501

246143016  
HUMBERTO RAMIREZ  
EULOGIA R RAMIREZ  
410 AVIGNON CT  
RIVERSIDE CA. 92501

246143017  
JESUS HERNANDEZ  
KIM HERNANDEZ  
420 AVIGNON CT  
RIVERSIDE CA. 92501

246143018  
JESUS PAREDES  
ROSE A BEDOLLA  
3289 SAN REMO WAY  
RIVERSIDE CA. 92501

246143019  
HAMILTON DEPAULA  
LINA S DEPAULA  
3291 SAN REMO WAY  
RIVERSIDE CA. 92501

246143020  
LOUDEN  
8665 E HARTFORD DR NO 200  
SCOTTSDALE AZ 85255

246143021  
JOHN E WALKER  
440 AVIGNON CT  
RIVERSIDE CA. 92501

246143022  
VICTOR M MOLINERO  
1640 S ELDERBERRY CT  
ONTARIO CA 91762



246143023  
JOSE A HERNANDEZ  
ROSALIE V HERNANDEZ  
403 AVIGNON CT  
RIVERSIDE CA. 92501

246143024  
JUAN MANUEL MOREN PEREZ  
CLAUDIA JUDITH PANDU GONZALEZ  
407 AVIGNON CT  
RIVERSIDE CA. 92501

246143025  
MIGUEL ANGEL LUNA  
411 AVIGNON CT  
RIVERSIDE CA. 92501

246143026  
RICHARD V MERCADO  
WENDIE M MERCADO  
421 AVIGNON CT  
RIVERSIDE CA. 92501

246143027  
ZENAIDA GONZALEZ  
431 AVIGNON CT  
RIVERSIDE CA. 92501

246143028  
EDWARD A KOHLER  
KATHERINE M KOHLER  
34561 AVENUE C  
YUCAIPA CA 92399

246145001  
MPSN PROP  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

246145002  
ROSA E ANORVE  
3261 VIOLA DR  
RIVERSIDE CA. 92501

246145003  
SIGNATURE CAPITAL GROUP INC  
23905 CLINTON KEITH 114224  
WILDOMAR CA 92595

246145004  
M SOFIA R ARZATE  
DENISE RIVERA ARZATE  
3279 VIOLA DR  
RIVERSIDE CA. 92501

246145005  
RODRIGO ZEPEDA  
SILVIA CONROY ZEPEDA  
3291 VIOLA DR  
RIVERSIDE CA. 92501

246145006  
ROBERT FRANK TORRES  
BARBARA ANN TORRES  
3305 VIOLA DR  
RIVERSIDE CA. 92501

246145007  
EDUARDO FLORES PARDO  
IRMA DIAZ TORRES  
3331 VIOLA DR  
RIVERSIDE CA. 92501

246145008  
FORTINO SALINAS DEL PILAR  
TERESA DEL PILAR DE SALINAS  
360 CLAIRE ST  
RIVERSIDE CA. 92501

246145009  
ABDIEL CORONEL  
340 CLAIRE ST  
RIVERSIDE CA. 92501

246145010  
MONICA T CARDWELL  
3332 DEBBIE LN  
RIVERSIDE CA. 92501

246145011  
RICHARD A HINOJOSA  
3306 DEBBIE LN  
RIVERSIDE CA. 92501

246145012  
33 LLC  
IRIS LORRAINE DAVOODI COURTNEY  
743 S CANYON GARDEN LN  
ANAHEIM HILLS CA 92808

246145013  
IGNACIO ROMO  
3278 DEBBIE LN  
RIVERSIDE CA. 92501

246145014  
ALEX NAVA  
DEBRA C NAVA  
3260 DEBBIE LN  
RIVERSIDE CA. 92501

246145015  
LINCOLN TRUST CO  
C/O C/O MISSION PROP MGMT & SALES  
6956 INDIANA AVE STE 1  
RIVERSIDE CA 92506

246145016  
PAUL N NAVARRO  
ROSALIA NAVARRO  
JESS JOE NAVARRO  
3251 DEBBIE LN  
RIVERSIDE CA. 92501

246145017  
LARRY YOUNG  
LOIS YOUNG  
3261 DEBBIE LN  
RIVERSIDE CA. 92501

246145018  
KRISTIE L MOORE  
3277 DEBBIE LN  
RIVERSIDE CA. 92501

246145019  
JOSEPH R RIVERA  
NELLIE RIVERA  
3271 DEBBIE LN  
RIVERSIDE CA 92501

246145020  
WESLEY ZABLOUDIL  
CATHERINE ZABLOUDIL  
3305 DEBBIE LN  
RIVERSIDE CA. 92501

246145021  
LOUIS T TAMAYO  
LENA TAMAYO  
3331 DEBBIE LN  
RIVERSIDE CA. 92501

246150004  
GLORIA J DEGENNARO  
G J DEGENNARO  
1000 E ALESSANDRO BLV  
RIVERSIDE CA 92508

246150005  
KHURANA FAMILY  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150006  
AZAN INC  
1506 N FUCHSIA AVE  
ONTARIO CA 91762

246150008  
JAMES R COFFRON  
JUDITH M COFFRON  
P O BOX 126  
TOPAZ CA 96133

246150009  
JAKES VENTURE  
2305 CALLE AGATA  
SAN DIMAS CA 91773

246150017  
KHURANA FAMILY LLC  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150019  
CENTER STREET INDUSTRIAL PARK  
3240 MISSION INN AVE  
RIVERSIDE CA 92507

246150020  
FROME DEV OMEGA  
C/O C/O STAN FROME  
151 KALMUS DR STE F2  
COSTA MESA CA 92626

246150022  
TRI CITY SELF STORAGE  
C/O C/O A C NEJEDLY  
7095 INDIANA AVE STE 100  
RIVERSIDE CA 92506

247020009  
ERNEST FANKHAUSER  
HERTA FANKHAUSER  
12932 HICKORY BRANCH  
SANTA ANA CA 92705

247020013  
CENTER STREET GROUP  
C/O C/O DENISE TIBBETS  
300 S HARBOR BLV STE 1020  
ANAHEIM CA 92805

247071001  
KOMTUM INV  
400 E LA CADENA DR  
RIVERSIDE CA 92507

247071003  
YONY PANTALEON ACEVEDO  
SULEMAN BECERRA CAMACHO  
426 E LA CADENA DR  
RIVERSIDE CA. 92501

247071004  
SALVADOR C ARCEO  
IRENE C ARCEO  
1409 VILLA ST  
RIVERSIDE CA 92507

247071005  
CEDRIC TURNER  
1401 VILLA ST  
RIVERSIDE CA. 92507

247071006  
SALVADOR ARCEO  
IRENE ARCEO  
1415 VILLA ST  
RIVERSIDE CA. 92507

247071007  
DENISE M KAISER  
1423 VILLA ST  
RIVERSIDE CA. 92507

247071008  
WILFRIDO JIMENEZ  
1431 VILLA ST  
RIVERSIDE CA. 92507

247071009  
JOHN J BETHEA  
1441 VILLA ST  
RIVERSIDE CA. 92507

247071010  
VENTURA G ARENAS  
1461 VILLA ST  
RIVERSIDE CA. 92507

247072001  
FRATERNITY ORDER OF EAGLES AERIE #997  
466 E LACADENA DR  
RIVERSIDE CA 92507

247072003  
EDGAR ALEJANDRO P GUERRERO  
2231 S VIRGINIA ST  
POMONA CA 91766

247072004  
NERY CRUZ AMEZQUITA  
GRACIELA AMEZQUITA  
1408 VILLA ST  
RIVERSIDE CA. 92507

247072005  
AGUSTIN R RUBIO  
465 ELECTRIC AVE  
RIVERSIDE CA. 92507

247072012  
FRATERNAL ORDER OF EAGLES AERIE 997  
466 E LA CADENA DR  
RIVERSIDE CA 92501

247072013  
MIGUEL A CHAVEZ  
1440 VILLA ST APT A  
RIVERSIDE CA 92507

247081005  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

247081008  
CLIFFORD W NOLAND  
8121 SAN LUCAS DR  
WHITTIER CA 90605

247081009  
LUIS BARRAGAN MAGANA  
P O BOX 815  
BOYES HOT SPG CA 95416

247081010  
LUIS BARRAGAN MAGANA  
P O BOX 815  
BOYES HOT SPRINGS CA 95416

247081011  
ERNESTO CARILLO  
MARINA CARILLO  
21637 WAGON RIM CT  
WILDOMAR CA 92595

247081014  
MIGUEL N MARTINEZ  
422 DEVENER ST  
RIVERSIDE CA. 92507

247081015  
FRANCISCO GODINEZ  
CELIA A GODINEZ  
428 DEVENER ST  
RIVERSIDE CA. 92507

247081016  
BABUBHAI AMBALAL PATEL  
SUDHABEN BABUBHAI PATEL  
2631 MANGULAR AVE  
CORONA CA 92882

247081020  
CHRIS ARTIKIS  
20214 WESTPOINT DR  
RIVERSIDE CA 92507

247081024  
NSA PROP HOLDINGS  
2082 MICHELSON STE 212B  
IRVINE CA 92612

247081028  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081030  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081033  
MUSTAFA ABDELKARIM  
ATTALLAH ABDELKARIM  
1340 CENTER ST  
RIVERSIDE CA. 92507

KHURANA FAMILY LLC  
7201 MIRACLE MILE  
RIVERSIDE, CA 92506

CJC DESIGN INC  
22485 LA PALMA, STE 202  
YORBA LINDA, CA 92887

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Planning Dept., City of Riverside  
ATTN: Planning Director  
3900 Main St., 3rd floor  
Riverside, CA 92522

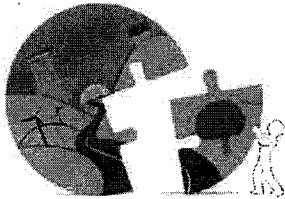
Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

South Coast Air Quality Mgmt. Dist.,  
Los Angeles County  
ATTN: Steve Smith  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Riv. Co. Sheriff's Dept.  
4095 Lemon St,  
Riverside, CA 92501

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Surinder Pal Singh 3/9/2018  
Property Owner(s) Signature(s) and Date

SURINDER PAL SINGH  
PRINTED NAME of Property Owner(s)

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

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

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

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

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

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

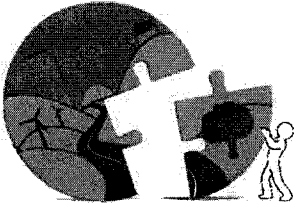
*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA Director

## NOTICE OF DETERMINATION

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

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

77-588 El Duna Court, Suite H  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

CUP03763 /EA42965

*Project Title/Case Numbers*

Dionne Harris

*County Contact Person*

(951)955-6836

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Khurana Family LLC

*Project Applicant*

290 Iowa Ave. Riverside, CA 92507

*Address*

The project site is located on the Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive

*Project Location*

**CONDITIONAL USE PERMIT NO. 3763**– The Conditional Use Permit proposes to permit the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 02/03/19, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

Urban Planner

*Title*

07/15/19

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42965 ZCFG06336

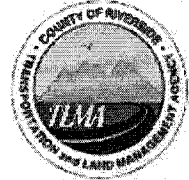
**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (PLAN-CFG06336)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06336	10/28/2016	10/28/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0452 - CF&G TRUST: RECORD FEES	\$50.00
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

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

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

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

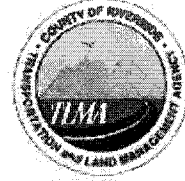
Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**INVOICE (INV-00067375)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00067375	02/13/2019	02/13/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0453 - CF&W Trust EIR	\$2,354.75
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b>
		\$2,354.75

**TOTAL** **\$2,354.75**

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

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