

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



ITEM: 1.2
(ID # 12682)

MEETING DATE:

Tuesday, June 09, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37433 (PM37433) – Applicant: Circle K Stores Inc / Land Development Consultants- Engineer/Rep: Base Consulting Group - Second Supervisorial District- El Cerrito Zoning District -Temescal Canyon Area Plan - Community Development: Commercial Retail (CD:CR) – 5.92 Gross Acres- Location: northerly of Cajalco Road and easterly of Temescal Canyon Road - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: The Tentative Parcel Map is proposal for a Schedule "E" subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres. APN: 279-231-099. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on May 20, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 5/28/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 9, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site and the adjacent parcel to the east was also the site for General Plan Amendment No. 1165, Change of Zone No. 7900, and Conditional Use Permit No. 3739. The Conditional Use Permit was approved in 2017 with the General Plan Amendment and Change of Zone approved in 2018. The General Plan Amendment changed the land use designation from Light Industrial to Commercial Retail for the project site and to Open Space: Conservation for the parcel to the east. The Change of Zone changed the zoning from Manufacturing – Service Commercial to Scenic Highway Commercial for the project site and Watercourses, Watershed, and Conservation Areas for the parcel to the east. The Conditional Use Permit covered just the project site for the development of a gas station, convenience store with sale of beer and wine, and a car wash. This facility is currently in the construction process.

The facility covered by the Conditional Use Permit is located on proposed parcel 1 of the current Tentative Parcel Map. No other uses were proposed on the remaining portion of the site by the Conditional Use Permit to be left for future permitting. Parcel 4 will be conveyed to Riverside County Flood Control & Water Conservation District following proposed improvements for this area covered by the previous Conditional Use Permit.

The project site is within Criteria Cells 2400 and 2402 within Cell Group C of the Temescal Canyon Area Plan and was subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project has completed the Joint Project Review (JPR) process on June 2, 2016. The results of the HANS determined the conservation of what is the parcel to the east of the project.

Application Submittal

Tentative Parcel Map No. 37433 was submitted to the County of Riverside on November 7, 2017.

Planning Commission Decision

The Planning Commission approved the Conditional Use Permit on May 20, 2020 on a 5-0 vote.

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

Impact on Citizens 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

All fees are paid by the applicant, there is not a General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package



Jason Farin, Principal Management Analyst 5/28/2020



**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2020**

I. AGENDA ITEM 4.2

TENTATIVE PARCEL MAP NO. 37433 (PM37433) – No New Environmental Document Required –
EA42871 – Applicant: Circle K Stores, Inc./Land Development Consultants – Engineer/Representative: Base Consulting Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – 5.92 Gross Acres – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

The Tentative Parcel Map is proposal for a Schedule "E" subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Brett Smirl, Applicant, 28693 Old Town Front Street, Temecula, 92590

Justin Pierce, Applicant's Representative, 3281 Guasti Road, Ontario, 91761

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leonard, 2nd by Commissioner Shaffer

A vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Parcel Map No. 37433, subject to the conditions of approval as modified at hearing.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 20, 2020
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 4.2 – Staff Report and Advisory Notification Document Updates

Since the completion of the staff report package, certain items were recognized that need clarification. These are included below.

Regarding the CEQA recommendation, the recommendation notes “certified Environmental Assessment NO. 42871”, but since the document referenced was a Negative Declaration the proper action on that type of document is adopted. So the recommendation should be “adopted Negative Declaration for Environmental Assessment No. 42871”.

The recommendation on the Tentative Parcel Map should cite subject to the Advisory Notification Document in addition to the conditions of approval.

Regarding the HANS process that has been completed for the site, that was performed for the previous Conditional Use Permit on the site rather than the current project at hand as the Tentative Parcel Map.

On Tentative Parcel Map Finding 1, the finding notes being consistent with a Specific Plan; however the project is not subject to a Specific Plan.

On the Advisory Notification Document – Flood Hazard Report, the report certain aspects related to a prior design with 3 lots instead of the current 4. Below is an updated Flood Hazard Report noting the current design in strikeout format.

Parcel Map (PM) 37433 is a proposal to subdivide a ~~7.545.92~~-acre parcel into ~~three (3)~~four (4) lots in the El Cerrito area. The site is located at the northeast corner of Cajalco Road and Temescal Canyon Road. Temescal Wash bounds the site to the east. Conditional Use Permit (CUP) 3739, a proposal for a gas station, car wash, and convenience store, was processed and approved and will be located on Parcel 1 of this map. The site is Parcel 2 of the underlying PM 17220 recorded in 1981.

The eastern portion of the site is located at the confluence of two major watercourses, Temescal Wash and Bedford Canyon Wash. The Temescal Wash floodway affects the eastern portion of the site as delineated on Panel Number 06065C-1360G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by

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

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.2

Planning Commission Hearing: May 20, 2020

PROPOSED PROJECT

Case Number(s): PM37433

CEQA: No Further Review Required

Area Plan: Temescal Canyon

Zoning Area/District: El Cerrito District

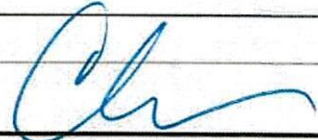
Supervisory District: Second District

Project Planner: Russell Brady

Project APN(s): 279-231-099

Applicant(s): Circle K Stores Inc / Land
Development Consultants

Representative(s): Base Consulting
Group


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37433 is proposal for a Schedule "E" subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres.

The description as included above constitutes the "Project" as further referenced in this staff report.

The proposed project is located northerly of Cajalco Road and easterly of Temescal Canyon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL ASSESSMENT NO. 42871** for General Plan Amendment No. 1165, Change of Zone No. 7900, and Conditional Use Permit No. 3739 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37433, based upon the findings and conclusions incorporated in the staff report, subject to the attached conditions of approval.

PROJECT DATA

Land Use and Zoning:

Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temescal Wash Policy Area
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Open Space: Water (OS:W)
East:	Open Space: Mineral Resources (OS:MIN)
South:	City Of Corona
West:	City Of Corona
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing - Service Commercial (M-SC), Mineral Resources (M-R)
East:	Watercourse, Watershed and Conservations Areas (W-1), Natural Assets (N-A), Mineral Resources (M-R)
South:	City of Corona
West:	City of Corona
Existing Use:	Gas Station and Convenience Store under construction, vacant land
Surrounding Uses	
North:	Contractor storage yard, self storage facility
East:	Vacant land
South:	Contractor storage yard, vacant land
West:	Shopping Center

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.92 gross	N/A
Proposed Minimum Lot Size (Acres):	0.98 gross	N/A
Total Proposed Number of Lots:	4	
Map Schedule:	E	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partially
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – Criteria Cell 2400 and 2402
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The project site and the adjacent parcel to the east was also the site for General Plan Amendment No. 1165, Change of Zone No. 7900, and Conditional Use Permit No. 3739. The Conditional Use Permit was approved in 2017 with the General Plan Amendment and Change of Zone approved in 2018. The General Plan Amendment changed the land use designation from Light Industrial to Commercial Retail for the project site and to Open Space: Conservation for the parcel to the east. The Change of Zone changed the zoning from Manufacturing – Service Commercial to Scenic Highway Commercial for the project site and Watercourses, Watershed, and Conservation Areas for the parcel to the east. The Conditional Use Permit covered just the project site for the development of a gas station, convenience store with sale of beer and wine, and a car wash. This facility is currently in the construction process at time of writing of this staff report.

The facility covered by the Conditional Use Permit is located on proposed parcel 1 of the current Tentative Parcel Map. No other uses were proposed on the remaining portion of the site by the Conditional Use Permit to be left for future permitting. Parcel 4 will be conveyed to Riverside County Flood Control & Water Conservation District following proposed improvements for this area covered by the previous Conditional Use Permit.

The project site is within Criteria Cells 2400 and 2402 within Cell Group C of the Temescal Canyon Area Plan and was subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project has completed the Joint Project Review (JPR) process on June 2, 2016. The results of the HANS determined the conservation of what is the parcel to the east of the project.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 37433 will not result in any new significant environmental impacts not identified in adopted Negative Declaration for Environmental Assessment No. 42871. The Tentative Parcel Map is a Schedule 'E' map which would subdivide the property to allow portions of the site to be sold and proposed for future development. Therefore, the subdivision will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the Negative Declaration for Environmental Assessment No. 42871, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37433 is a Schedule 'E' map which would subdivide the property to allow portions of the site to be sold and proposed for future development. No physical change will occur in regards to the approved Conditional Use Permit which was the basis of the analysis of the Negative Declaration for Environmental Assessment No. 42871 and encompasses the proposed Tentative Parcel Map boundaries. Any potential future development on the proposed parcels would be subject to further analysis based on the specifics of the development proposed at that time; and,
- b. The subject site was included within the Conditional Use Permit's project boundary analyzed in the Negative Declaration for Environmental Assessment No. 42871; and,

- c. There are no changes to the mitigation measures included in the Negative Declaration for Environmental Assessment No. 42871; and
- d. Tentative Parcel Map No. 37433 does not propose any changes to the approved Conditional Use Permit as reviewed in the Negative Declaration for Environmental Assessment No. 42871.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has General Plan Land Use Designations of Community Development: Commercial Retail (CD:CR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The proposed Tentative Parcel Map is for the subdivision of the 5.92 acre site into 4 parcels to be able to sell off the parcels 2 and 3 not covered by Conditional Use Permit No. 3739 for future development proposals and parcel 4 to Riverside County Flood Control. The proposed subdivision would allow for potential commercial development consistent with the Commercial Retail land use designation.
2. The existing zoning is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan land use designation of Commercial Retail. No land uses are proposed by the Tentative Parcel Map. The Proposed Tentative Parcel Map is a Schedule 'E' map that will allow the potential for future development on the parcels 2 and 3 not covered by Conditional Use Permit No. 3739. Such future development will be required to comply with the permitted uses and developments standard of the C-P-S zone and all other applicable provisions of Ordinance No. 348.

Entitlement Findings:

Tentative Parcel Map

Tentative Tract Map No. 37433 is a Schedule "E" map that proposes a subdivision of 5.92 gross acres into 4 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Cajalco Road and Temescal Canyon Road, Expressway and Arterial roadways, respectively, in the General Plan to serve traffic to and from the site. The proposed subdivision to foster potential future commercial development is also located amongst current and planned

residential uses that are in need of commercial services nearby that assists in achieving more efficient land uses. The Tentative Parcel Map site is designated Commercial Retail by the General Plan and is consistent with this land use designations by fostering future commercial development on the site and is consistent with all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and is located at the intersection of two major roadways that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve potential commercial development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Commercial Retail as noted in previous findings.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any development impacts of parcel 1 and 4 have been previously addressed in the Negative Declaration prepared for Conditional Use Permit No. 3739 and any potential impacts of development on parcels 2 and 3 would be addressed in the future based on the specifics of development proposed. In addition, the site previously addressed in the Negative Declaration included the parcel to the east that was ultimately determined to be conserved pursuant to the MSHCP and the proposed subdivision would not alter this conservation and would not necessitate any additional conservation need.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development of parcel 1 have been detailed in the Negative Declaration prepared for Conditional Use Permit No. 3739 and any future development of parcels 2 and 3 would be analyzed at that time based on the specifics of the development proposed. The current subdivision itself does not propose any further impacts than what was previously addressed in the Negative Declaration prepared for Conditional Use Permit No. 3739.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Cajalco Road and Temescal Canyon Road that are the same as what was required for Conditional Use Permit No. 3739 with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Corona Department of Water and Power via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

- c. Fire Protection. The subdivision and any future potential commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Corona Department of Water and Power, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. A drainage area exists to the east of the subdivision adjacent to proposed parcel 4. Fencing will be necessary and provided with development of parcel 4 when that is proposed.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.
7. Tentative Parcel Map No. 37433 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Scenic Highway Commercial (C-P-S) since there is no minimum lot size standard.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The subdivision proposes a minimum lot size of 0.98 gross acres, however no minimum lot size is required.
 - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.* The approved Conditional Use Permit No. 3739's buildings do not exceed 35 feet in height, so no setback requirement would apply to the proposed subdivision and the parcel lines proposed for parcel 1 that the Conditional Use Permit is located on. Any future development on parcels 2 and 3 would be required to comply with the setbacks where applicable.
 - c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure*

exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. No buildings are proposed by the subdivision and any current or future development proposal is required to comply with the height requirements.

- d. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* No land use is proposed by the subdivision to require parking on its own. The approved Conditional Use Permit No. 3739 has calculated required parking to comply with Section 18.12 and any potential future development on the remaining portion of the subdivision will be required to comply with the parking requirements of Section 18.12 as well when development is proposed.
- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* No buildings are proposed by the subdivision and any current or future development proposal is required to comply with the screening of any roof mounted equipment.

Other Findings:

1. The project site is located within Criteria Cells 2400 and 2402 within Cell Group C of the Temescal Canyon Area Plan and was subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project has completed the Joint Project Review (JPR) process on June 2, 2016. The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to the General Plan and Temescal Canyon Area Plan because the project will offer approximately 2.6 acres to the Riverside County Multi-Species Habitat Conservation Plan that is the parcel to the east of the current Tentative Parcel Map location.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. 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.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since the Project's impacts are covered under the Negative Declaration previously prepared for Environmental Assessment No. 42871 and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. Mitigation measures and conditions of approval from the previous Negative Declaration will still apply to the Tentative Parcel Map and subsequent further development relative to cultural resources, tribal cultural resources, and related monitoring.
5. The project site is not located within any Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar).
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Fire Hazard Severity Zone or a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on the subdivision requiring compliance with Ordinance No. 787.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone who indicated either support or opposition to the proposed project.

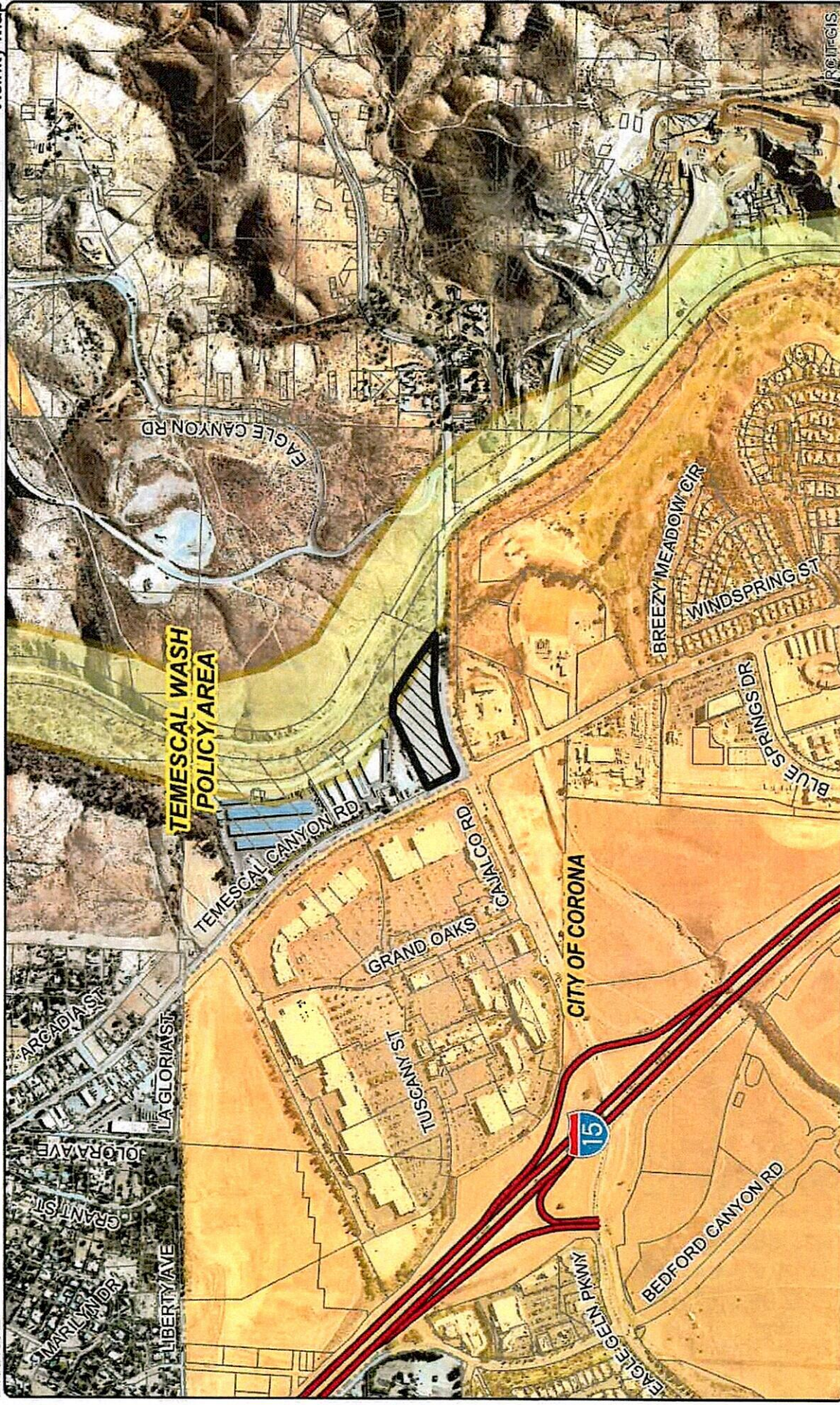
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT PM37433 VICINITY/POLICY AREAS

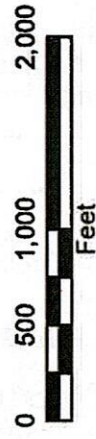
Supervisor: Spiegel
District 2

Date Drawn: 04/28/2020
Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than the previous plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Western County) or in Palm Desert at (760) 940-2077 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

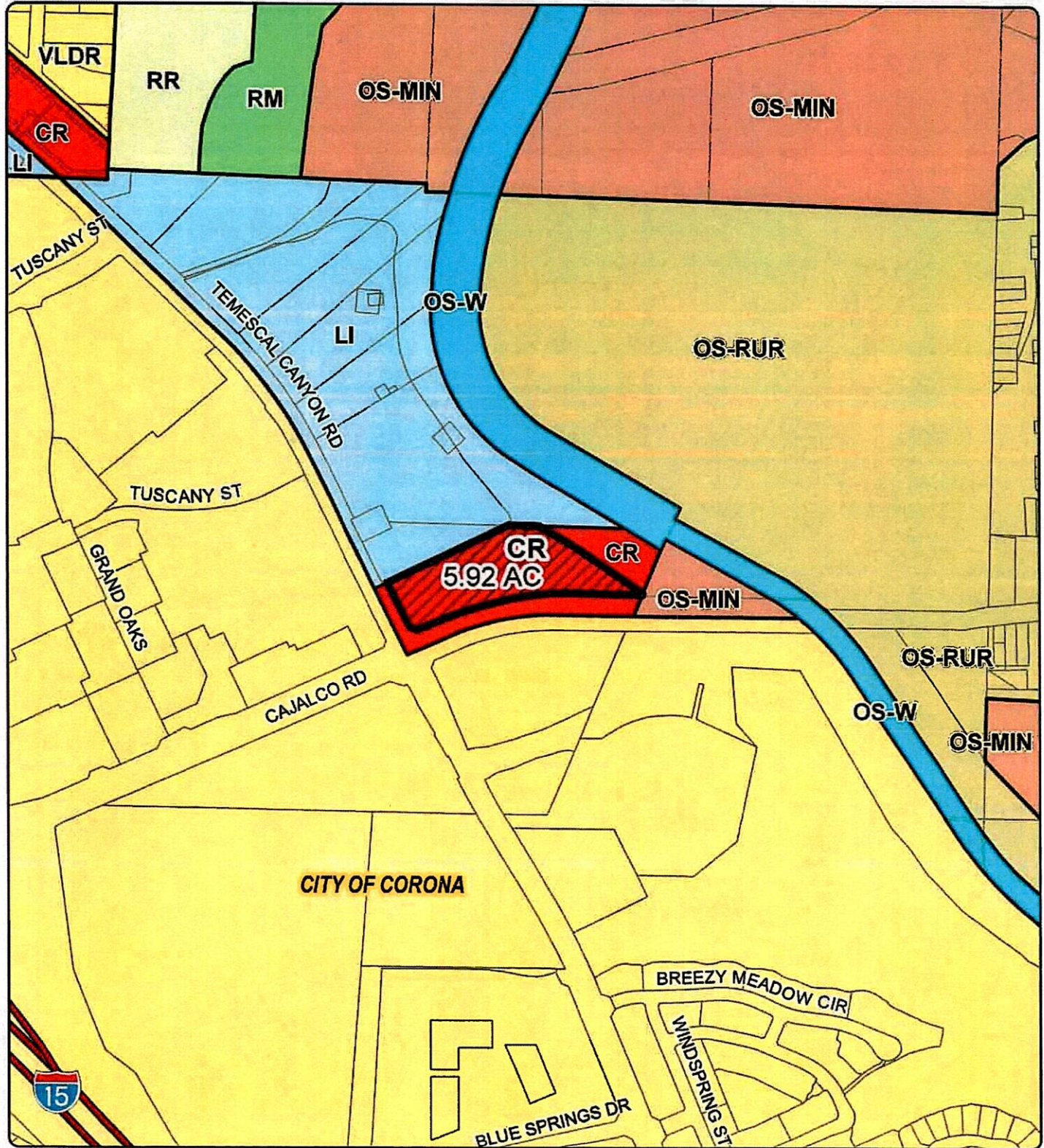
PM37433

EXISTING GENERAL PLAN

Supervisor: Spiegel
District 2

Date Drawn: 04/28/2020

Exhibit 5



Zoning Dist: El Cerrito

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.rcsima.org>

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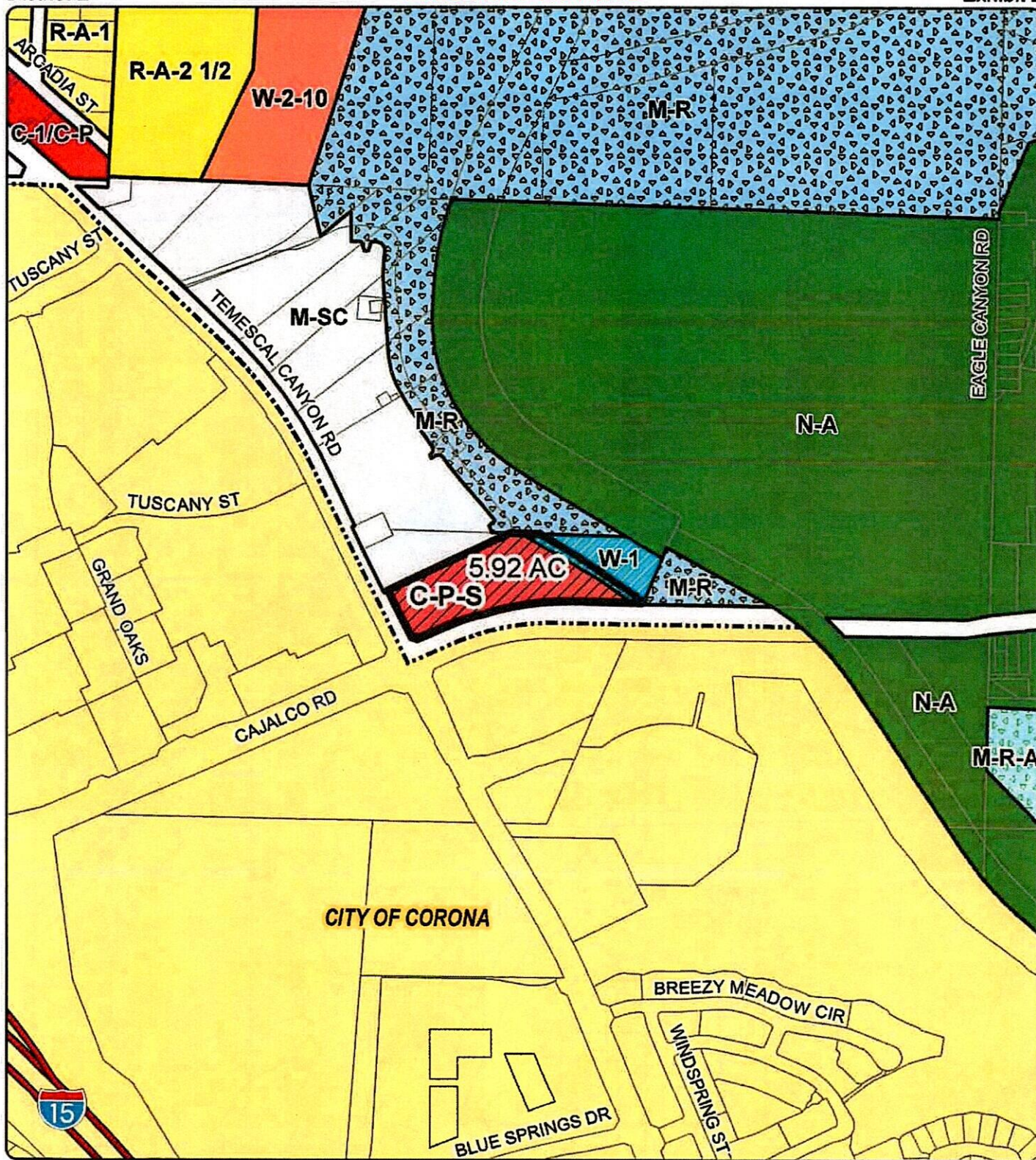
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37433

EXISTING ZONING

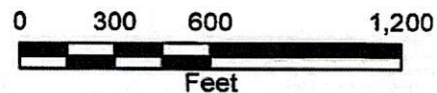
Supervisor: Spiegel
District 2

Date Drawn: 04/28/2020
Exhibit 2



Zoning Dist: El Cerrito

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.rctimes.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

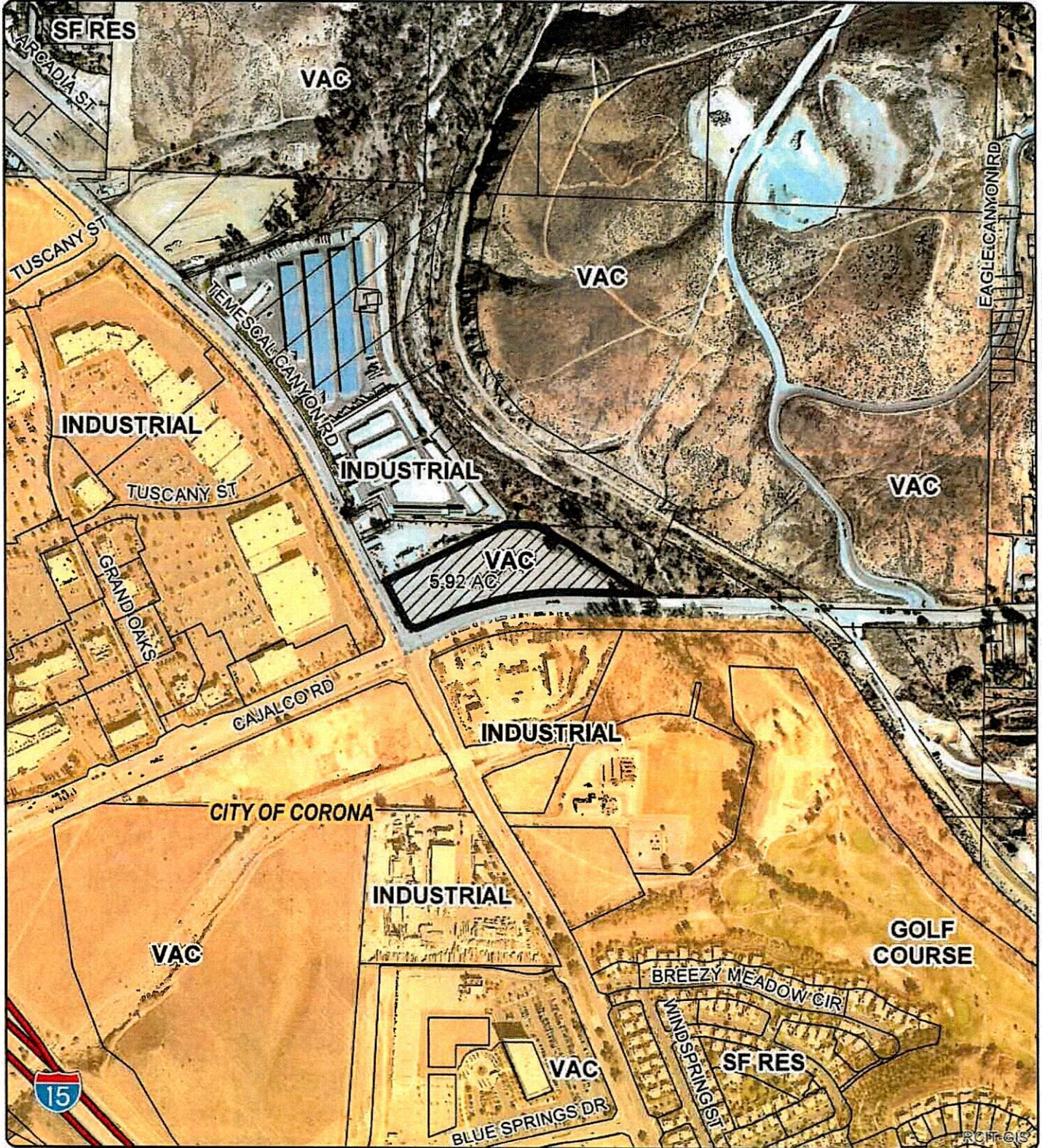
PM37433

LAND USE

Supervisor: Spiegel
District 2

Date Drawn: 04/28/2020

Exhibit 1



Zoning Dist: El Cerrito

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.rcslma.org>

0 300 600 1,200
Feet

TENTATIVE PARCEL MAP NO. 37433

"SCHEDULE E MAP"

BEING A PORTION OF PARCEL 2 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 6 WEST, AS SHOWN BY PARCEL MAP 17220, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

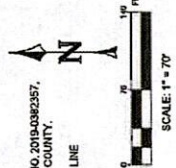
SHEET 1 OF 2

EASEMENT TABLE

- 3 APPROXIMATE LOCATION OF EASEMENT FOR TEMESCAL WATER COMPANY PIPELINE PER PARCEL MAP 17220, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 9 A 10'-17" WIDE EASEMENT FOR WATERLINE AND APPURTENANCES PER DOCUMENT NO. 206166, OFFICIAL RECORDS.
- 10 AN 8' WIDE EASEMENT OF VARYING WIDTH FOR STORM DRAIN PURPOSES PER DOCUMENT NO. 2006-035648, OFFICIAL RECORDS.
- 11 A 11.00' WIDE EASEMENT PUBLIC ROADS AND DRAINAGE PURPOSES PER DOCUMENT NO. 2006-035649, OFFICIAL RECORDS.

LEGEND

- O.R.C. OFFICIAL RECORDS OF RIVERSIDE COUNTY
- DOC. NO. DOCUMENT NUMBER
- 40' DRIVEWAY ACCESS PER DOC. NO. 2010-028257, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- PROPOSED PROPERTY LINE
- SUBDIVISION LINE
- LOT LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- CENTERLINE
- APPROXIMATE FEMA FLOOD BOUNDARY LINE
- GRADE LINE
- LIMITS OF NO ACCESS



VICINITY MAP

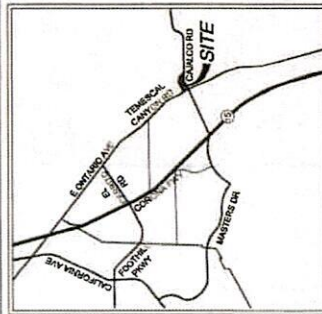


EXHIBIT AMENDMENTS:

NO.	DATE	DESC.
1	01/17/2020	ORIGINAL ISSUE
2	04/21/2020	SEWER EASEMENT

SITE INFORMATION

LAND INFORMATION		UTILITY DATA	
AFFECTED APN(S):	279-231-005	WATER SUPPLY (FIRE & DOMESTIC)	COUNTY OF RIVERSIDE
EXISTING ZONING - SCENIC HIGHWAY COMMERCIAL (C-P-6)		SANITARY SEWER	DEPT. OF WATER & POWER
PROPOSED ZONING - GENERAL COMMERCIAL C-4		STORM SEWER	DEPT. OF WATER & POWER
		NATURAL GAS	SOUTHERN CALIFORNIA GAS
		ELECTRIC	SOUTHERN CALIFORNIA EDISON
PROPOSED PARCEL		MAP DATA	
PARCEL 1	2.12 ACRES +/-	GR088	
PARCEL 2	0.94 ACRES +/-	0.98 ACRES +/-	
PARCEL 3	1.13 ACRES +/-	1.15 ACRES +/-	
PARCEL 4	1.30 ACRES +/-	1.42 ACRES +/-	
TOTAL	5.58 ACRES +/-	5.92 ACRES +/-	

JOB NO. 15105

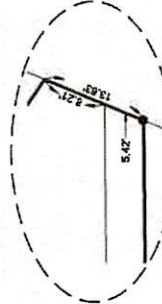
MAP PREPARED: 04/21/2020

SURVEYOR:

BASE CONSULTING GROUP, INC.
16453 E. MANNING AVE.
REEDLEY, CA 93654
(559) 837-1544
NIEL THOMSEN, PLS 8696
EXP. 1/23/2021

OWNER/SUBDIVIDER:

CIRCLE K CORP.



NOTES

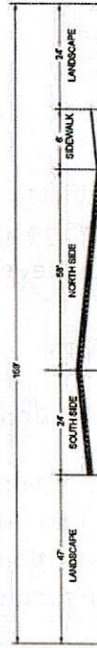
1. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "AE". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN. AREAS WITHIN ZONE "AE" ARE DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE OCEAN. FLOOD PROTECTION BASE INFORMATION BY THE OCEAN IS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR RIVERSIDE COUNTY, CALIFORNIA.
2. EXISTING BUILDINGS OR STRUCTURES CURRENTLY UNDER CONSTRUCTION.
3. THE SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. LAND LIES WITHIN THE DEPARTMENT OF WATER AND POWER'S WASTEWATER JURISDICTIONAL BOUNDARY.
5. CONTOURS AS SHOWN HEREON ARE EXISTING CONTOURS. ANY NEW CONTOURS WILL BE SUBMITTED UNDER CONSTRUCTION PER PUBLIC WORKS PERMIT.

MAP NUMBER: 0605513803

EFFECTIVE DATE: AUGUST 28, 2008

"SCHEDULE E MAP"

SHEET 2 OF 2



LAND INFORMATION		SITE INFORMATION	
AFFECTED APN(S)	279-231-065	<u>UTILITY DATA</u>	
EXISTING ZONING:	SCENIC HIGHWAY COMMERCIAL (C-P-H)	WATER SUPPLY (FIRE & DOMESTIC)	CORONA DEPT. WATER & POWER
PROPOSED ZONING :	GENERAL COMMERCIAL C-4	SANITARY SEWER	CORONA DEPT. WATER & POWER
PROPOSED USINGS (ALL PROPOSED PARCELS) -	COMMERCIAL	STORM SEWER	CORONA DEPT. WATER & POWER
PROPOSED USES (ALL PROPOSED PARCELS) -	GROUP8	NATURAL GAS	SOUTHERN CALIFORNIA GAS
PROPOSED PARCEL	NET	ELECTRIC	SOUTHERN CALIFORNIA EDISON
PARCEL 1	2.12 ACRES +/-		
PARCEL 2	0.94 ACRES +/-		
PARCEL 3	1.13 ACRES +/-		
PARCEL 4	1.39 ACRES +/-		
TOTAL	5.58 ACRES +/-	<u>MAP DATA</u>	
	5.92 ACRES +/-	TOPOGRAPHY INFORMATION FROM SURVEY ON: 06/15/2019	

JOB NO.: 15105
MAP PREPARED: 04/21/2020



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

Juan C. Perez
Agency Director



05/21/20, 3:00 pm

PM37433

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37433. 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 Plan (PM37433) and 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

TENTATIVE PARCEL MAP NO. 37433 is proposal for a Schedule "E" subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

TENTATIVE MAP = Tentative Parcel Map No. 37433, Exhibit A, dated 4/21/20, Sheets 1-2

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
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. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, 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 Plot Plan, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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.

E Health

E Health. 1 ECP COMMENTS

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

E Health. 2 Gen - Custom

PM37433 is proposing to obtain potable water service and sanitary sewer service from City of Corona Department of Water and Power. Please note that it is the responsibility of the facility to ensure that all requirements to obtain water and sewer service are met with City of Corona as well as all other applicable agencies.

Flood

Flood. 1 Flood Hazard Report

Flood Hazard Report: 01/30/2020, REVISED 5/19/2020

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Hazard Report (cont.)

BBID: 484-678-352

Parcel Map (PM) 37433 is a proposal to subdivide a 5.92-acre parcel into four (4) lots in the El Cerrito area. The site is located at the northeast corner of Cajalco Road and Temescal Canyon Road. Temescal Wash bounds the site to the east. Conditional Use Permit (CUP) 3739, a proposal for a gas station, car wash, and convenience store, was processed and approved and will be located on Parcel 1 of this map. The site is Parcel 2 of the underlying PM 17220 recorded in 1981.

The eastern portion of the site is located at the confluence of two major watercourses, Temescal Wash and Bedford Canyon Wash. The Temescal Wash floodway affects the eastern portion of the site as delineated on Panel Number 06065C-1360G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The limits of the floodway are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. No buildings/obstructions or fill will be allowed in the portion of Parcel 3 within the FEMA floodway. The District is amenable to parking areas within the floodway, as long as it is constructed at existing grade. Parcel 4, the eastern most parcel, encompasses the existing riprap revetment and its access road, which will be dedicated to the District for future maintenance. The area east of this has been dedicated to the Western Riverside County Regional Conservation Authority (RCA) for conservation and lies entirely within the no build floodway.

There is an existing riprap revetment (1/2 ton rock) located on the eastern portion Parcel 4 bordering Temescal Wash which was constructed as part of the PM 17220 improvement plans dated March 1989. The revetment is not currently maintained by a public entity, and due to the large flows and the erosive velocities of Temescal Wash, the District is willing to accept the existing revetment for operations and maintenance. The District did not inspect the construction of the revetment, and therefore required an exploration of the revetment to compare the as-built findings with the original grading plans of PM 17220. The applicant provided a report titled Summary Report – Exploration of As-Built Rip Rap Revetment, presenting the findings of the exploration which was conducted by Moore Twining Associates, Inc. (April 2019).

The exploration showed a deficiency in the revetment toe down depth at its northern (downstream) portion. The two areas exposed (labeled Pit 1 and Pit 1B) in the exploration were 3.3 to 3.6 feet higher in elevation than the elevation of 778 feet noted on the March 1989 grading plans. To account for this deficiency, the applicant has agreed to provide ½ ton launch rock at the revetment toe of slope beginning at its most northern portion (STA 5+93 per PM 17220 grading plans) and extending upstream to the next exposed area (labeled Pit No. 2 at STA 3+49) where the toe down depth matched or exceeded the toe down depth shown on the grading plans of PM 17220. The volume of ½ ton launch rock shall match the volume of this missing riprap. Additionally, all vegetation on the revetment itself shall be removed by the applicant prior to District acceptance for operation and maintenance.

The applicant will also construct an access road to District standards along the top of the revetment. The access road will include a turn-around area at the northern terminus of the access road which due to site constraints does not meet the District's M827 standard for a vehicular turn around area. In lieu of the full

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

M827 turn around, the applicant has also provided a "staging" area at the southern end of the access road adjacent to Cajalco Road. All land required to properly operate and maintain the revetment shall be dedicated to the District. This land shall include the access road, the revetment itself, and a routine maintenance zone defined as 20 feet from the toe of revetment.

Questions pertaining to the review of this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 90 Days to Protest

The land divider 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 the approval or conditional approval of this project.

Planning. 2 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 3 Review Fees

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD-EPD - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasive Plants When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. Weed abatement and fuel modification is not permitted in the Conservation Area.

Planning-GEO

Planning-GEO. 1 GEO02480 ACCEPTED

GEO02480 APPROVED 3/31/16 BY D. WALSH

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the 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.

Transportation

Transportation. 1

GENERAL CONDITIONS

1. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
2. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
3. All approved Transportation conditions of approval for CUP03739 are still applicable.
4. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

GENERAL CONDITIONS (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PM37433

Parcel: 279231099

50. Prior To Map Recordation

Flood

050 - Flood. 1

6 Items to Accept Facility

Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

050 - Flood. 2

Submit Plans

Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Plan: PM37433

Parcel: 279231099

50. Prior To Map Recordation

Planning

050 - Planning. 1

CC&R - Reciprocal Parking/Access

Not Satisfied

The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-4, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 2

Fee Balance

Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

Survey

050 - Survey. 1

FINAL MAP REQUIREMENTS

Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated

Plan: PM37433

Parcel: 279231099

50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS (cont.) Not Satisfied

prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 R.O.W DEDICATION Not Satisfied

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half-width right-of-way per County Standard No. 92, Ordinance 461.

Sufficient public street right-of-way along Cajalco Road shall be conveyed for public use to provide for a 76' - 89 foot half-width right-of-way per County Standard No. 91 (pages 1 of 2 and 2 of 2), Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

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

060 - BS-Grade. 4 0060-BS GRADE-MAP - NO PRECISE GRADING Not Satisfied

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

Flood

Plan: PM37433

Parcel: 279231099

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1

6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2

Submit Plans

Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Plan: PM37433

Parcel: 279231099

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

Grading Permit Referral

Not Satisfied

This subdivision is for land division purposes only with no development proposed through the subdivision. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of CUP03739 or other applicable land use permit for the applicable area.

Planning-EPD

060 - Planning-EPD. 1

0060-Planning-EPD-EPD - 30-DAY BURROWING OWL

Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2

0060-Planning-EPD-EPD - BIOLOGICAL MONITOR

Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any

Plan: PM37433

Parcel: 279231099

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BIOLOGICAL MONITOR (cont.) Not Satisfied
sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - CONSERVATION LAND Satisfied

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 2.15-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 2272 and JPR 16-03-17-01 maps, and labeled as "MSHCP Conservation Area Not To Be Disturbed" on the site plan exhibit for CUP 3739.

OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of

Plan: PM37433

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation Area" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation Area" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, will be

Plan: PM37433

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 6 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL (Not Satisfied
- temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

Transportation

- 060 - Transportation. 1 SUBMIT GRADING PLAN Not Satisfied

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

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

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

BS-Grade

- 070 - BS-Grade. 1 0070-BS GRADE-MAP - PRIOR TO GRADING PERMIT FIN/ Not Satisfied

Prior to grading permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

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

Planning-EPD

- 070 - Planning-EPD. 1 0070-Planning-EPD-EPD - MBTA REPORT Not Satisfied

Plan: PM37433

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70. Prior To Grading Final Inspection

Planning-EPD

070 - Planning-EPD. 1 0070-Planning-EPD-EPD - MBTA REPORT (cont.) Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMITS WITHOUT Not Satisfied

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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

Flood

080 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection,

Plan: PM37433

Parcel: 279231099

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 Submit Plans

Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 Building Permit Referral

Not Satisfied

This subdivision is for land division purposes only with no development proposed through the subdivision. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of CUP03739 or other applicable land use permit for the applicable area.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - PERMANENT FENCE INSTALL

Not Satisfied

Prior to the issuance of a building permit, areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Plan: PM37433

Parcel: 279231099

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - PERMANENT FENCE INSTALL (i Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - NO PRECISE GRADE APPROVAL Not Satisfied

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

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Transportation

090 - Transportation. 1 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 26, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Archaeology Section
Board of Supervisors - Supervisor: 2nd District-
Tavaglione

Planning Commissioner: 2nd District- Hake
City of Corona Sphere of Influence

PARCEL MAP NO. 37433 - No new environmental documentation is required - Applicant: Land Development Consultants- Engineer/Rep: Land Development Consultants- Second Supervisorial District- El Cerrito Zoning District-Temescal Canyon Area Plan- Community Development: Light Industrial (CD:LI)- 7.48 Acres- Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road- Zoning: Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) - **REQUEST:** The **Parcel Map** proposes to subdivide the project site into three (3) parcels totaling 7.54 acres. APN: 279-231-055. **BBID: 484-678-352**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 10, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: ☐ DH: ☒ PC: ☒ BOS: ☐

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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ TENTATIVE TRACT MAP
☐ REVERSION TO ACREAGE
☐ AMENDMENT TO FINAL MAP

- ☒ TENTATIVE PARCEL MAP
☐ EXPIRED RECORDABLE MAP
☐ VESTING MAP

- ☐ MINOR CHANGE Original Case No. _____
☐ REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Land Development Consultants, LLC

Contact Person: William Scarbrough E-Mail: bill@LDCAZ.com

Mailing Address: 11811 N Tatum Blvd, #1051
Phoenix AZ 85028
City State ZIP

Daytime Phone No: (602) 850-8141 Fax No: ()

Engineer/Representative Name: BASE Consulting Group

Contact Person: Neil Thoneson E-Mail: neil@basegrp.com

Mailing Address: 16453 E Manning Ave
Reedley CA 93654
City State ZIP

Daytime Phone No: (559) 637-1544 Fax No: ()

Property Owner Name: Circle K Stores Inc

Contact Person: Sarah Longwell E-Mail: slongwel@circlek.com

Mailing Address: 255 E Rincon St, #100

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"

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Corona

City

CA

State

92879

ZIP

Daytime Phone No: (951) 270-5117

Fax No: ()

☐ 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 subdivision 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 subdivision is ready for public hearing.)

Sarah Longwell

PRINTED NAME OF PROPERTY OWNER(S)

Sarah Forsythe
SIGNATURE OF PROPERTY OWNER

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): 279-230-055

Approximate Gross Acreage: 7.55

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Cajalco Road, South of _____,
_____ East of Temescal Canyon Road, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes ☐ No ☒ Vesting Map: Yes ☐ No ☐
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes ☒ No ☐

If yes, provide Application No(s). CUP03739
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42871 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 signed copy(ies): Bio/Geo-Seismic/TIA/Air Quality/GHG

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](#)

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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: Circle K Stores Inc

Address: 255 E Rincon St, #100, Corona, CA 92879

Phone number: 951-270-5117

Address of site (street name and number if available, and ZIP Code): NEC Cajalco & Temescal Canyon

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: BK 905, PG 26-30, APN 279-230-055

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

Regulatory Identification number: _____

Date of list: _____

Applicant: *Sarah Jorgensen* Date 9-19-17

This completed application form, together with all of the listed requirements provided on the Subdivision 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\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Circle K Stores Inc hereafter "Applicant" and Circle K Stores Inc "Property Owner".

Description of application/permit use:
Tentative Parcel Map

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 279-230-055

Property Location or Address:

NEC Cajalco Road & Temescal Canyon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Sarah Longwell

Phone No.: 951-270-5117

Firm Name: Circle K Stores Inc

Email: slongwel@circlek.com

Address: 255 E Rincon St, #100

Corona, CA 92879

3. APPLICANT INFORMATION:

Applicant Name: Circle K Stores Inc

Phone No.: 951-270-5117

Firm Name: Circle K Stores Inc

Email: slongwel@circlek.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Sarah Longwell

Date: 9-19-17

Print Name and Title: Sarah Longwell, Director of Real Estate

Signature of Property Owner: Sarah Longwell

Date: 9-19-17

Print Name and Title: Sarah Longwell, Director of Real Estate

Signature of the County of Riverside, by _____

Date: _____

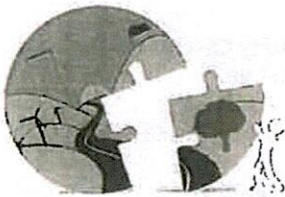
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s):# _____

Set #:

Application Date: _____



Charissa Leach, PE
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Sarah Longwell

4-28-20

Property Owner(s) Signature(s) and Date

Circle K Stores Inc

Printed Name of Owner

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *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.

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

NOTICE OF PUBLIC HEARING

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:

TENTATIVE PARCEL MAP NO. 37433 (PM37433) – No New Environmental Document Required – EA42871
– Applicant: Circle K Stores, Inc./Land Development Consultants – Engineer/Representative: Base Consulting Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – 5.92 Gross Acres – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Tentative Parcel Map is proposal for a Schedule "E" subdivision of 5.92 gross acres into four (4) parcels which range from 0.98 gross acres to 2.37 gross acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 20, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

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

The Riverside County Planning Department has determined that 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 31, 2020,

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

APN (s) or case numbers TMP37433 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

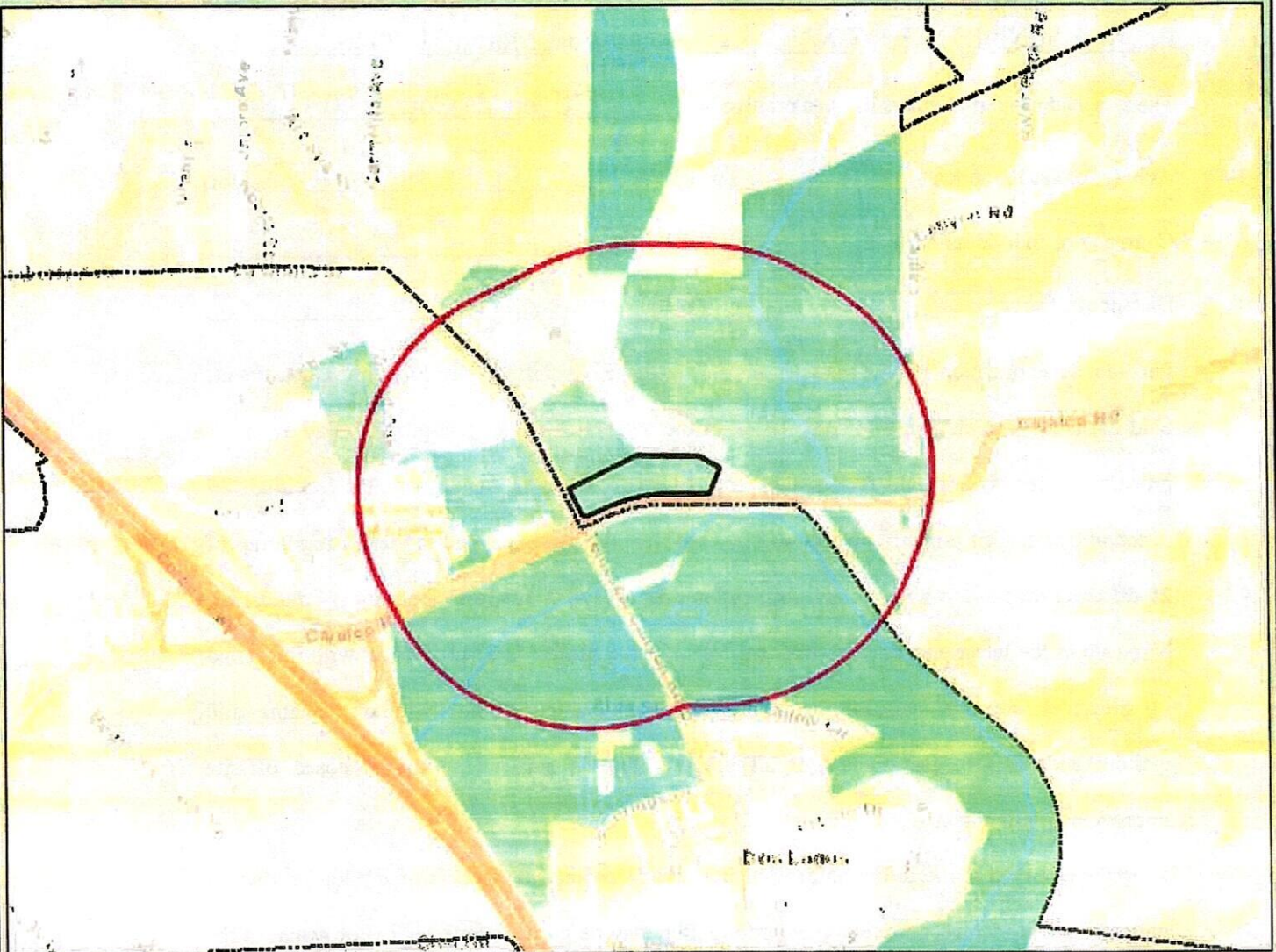
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TPM37433 (2000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...3/31/2020 11:56:30 AM

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279070014
MINNESOTA MINING & MFG CO
P O BOX 33441
ST PAUL, MN 55133

279070019
MINNESOTA MINING & MANUFACTURING CO
3M CENTER
ST PAUL, MN 55144

279070020
MINNESOTA MINING & MANUFACTURING CO
P O BOX 33441
ST PAUL, MN 55133

279231005
MINNESOTA MINING & MANUF CO
P O BOX 33441
ST PAUL, MN 55133

279231006
CAJALCO ROAD QUARRY
1370 JET STREAM DR NO 100
HENDERSON NV 89052

279231008
SITEWORK DEV CO
1632 RAILROAD ST
CORONA CA 92880

279231010
MINNESOTA MINING & MANUFACTURING CO
3M CENTER
ST PAUL, MN 55144

279231012
ELSINORE VALLEY MUNICIPAL WATER DIST
31315 CHANEY ST
LAKE ELSINORE CA 92530

279231024
TARGET CORP
1000 NICOLLET MALL TPN 12
MINNEAPOLIS MN 55403

279231025
CASTLE & COOKE CORONA CROSSINGS
10000 STOCKDALE HIGHWAY
BAKERSFIELD CA 93311

279231030
CASTLE & COOKE CORONA CROSSINGS
1235 N LOOP WEST NO 205
HOUSTON TX 77008

279231055
CIRCLE K STORES INC
255 E RINCON ST STE 100
CORONA CA 92879

279231067
TEMESCAL CANYON RV
4010 W CHANDLER
SANTA ANA CA 92704

279231068
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

279231073
CHANDLER REAL PROP
4010 W CHANDLER AVE
SANTA ANA CA 92704

279231074
RIVERSIDE CORONA RESOURCE CONSERV
4500 GLENWOOD DR
RIVERSIDE CA 92501

279231083
TEMESCAL CANYON STORAGE CENTER
4010 W CHANDLER
SANTA ANA CA 92704

279231087
RIVERSIDE COUNTY TRANSPORTATION COMM
P O BOX 12008
RIVERSIDE CA 92502

279231090
SUKUT REAL PROP
4010 W CHANDLER AVE
SANTA ANA CA 92704

279231095
LARRY R. HAUPERT
2518 N SANTIAGO BLV
ORANGE CA 92867

279231096
ARB INC
26000 COMMERCE CENTRE DR
EL TORO CA 92630

279240020
RIVERSIDE COUNTY TRANSPORTATION
P O BOX 12008
RIVERSIDE CA 92502

279460006
GIBBEL BROTHERS INC
3490 PIEDMONT RD STE 1300
ATLANTA GA 30305

279460057
KINGREG VI
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92708

279460058
DOS LAGOS OFFICE
4160 TEMESCAL CYN RD STE 314
CORONA CA 92883

279470009
GRIFFCO LAND
2518 N SANTIAGO BLV
ORANGE CA 92867

279470022
CITY OF CORONA
P O BOX 940
CORONA CA 92878

279470029
TFA
1370 JET STREAM DR NO 100
HENDERSON NV 89052

279470030
RIVERSIDE CORONA RESOURCE
4500 GLENWOOD DR BLD A
RIVERSIDE CA 92501

279482010
CITRUS SPRINGS NEIGHBORHOOD ASSN
15 CUSHING
IRVINE CA 92618

279482068
CITRUS SPRINGS NEIGHBORHOOD ASSN
1 SPECTRUM POINTE STE 320
LAKE FOREST CA 92630

281020007
BORAL RESOURCES INC
P O BOX 52427
ATLANTA GA 30355

281060001
CORONA CAJALCO ROAD DEV
1370 JET STREAM DR NO 100
HENDERSON NV 89052

281060003
HAROLD F. GOTTS
9076 CAJALCO
CORONA CA 92881

281060006
HAROLD F. GOTTS
9076 CAJALCO RD
CORONA CA 92881

281060008
HAROLD F. GOTTS
9076 CAJALCO RD
CORONA CA 92881

281100002
JOSEPH BENDER
9070 CAJALCO RD
CORONA CA 92881

281100003
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

281100012
CAJALCO ROAD QUARRY
P O BOX 3600
CORONA CA 92878

281100036
DT GRAT JMT
20742 HILLSDALE RD
RIVERSIDE CA 92508

281100043
ALCHEMY INV GROUP INC
5342 RUNNING FAWN CT
RANCHO CUCAMONGA CA 91737

279482001
RIGOBERTO VALENCIA
2827 BREEZY MEADOW LN
CORONA CA 92883

279482002
STEPHEN DEMEO
PO BOX 78953
CORONA CA 92877

279482003
VAN TONGEREN ERIN LIVING TRUST DATED
2839 BREEZY MEADOW LN
CORONA CA 92883

279482004
2013 1 IH BORROWER
1717 MAIN ST STE 2000
DALLAS TX 75201

279482005
DON L. MCHUGH
2853 BREEZY MEADOW LN
CORONA CA 92883

279482006
RAYMOND OKELLEY
2859 BREEZY MEADOW LN
CORONA CA 92883

279482007
MATT M. CARPENTER
2867 BREEZY MEADOW LN
CORONA CA 92883

279482008
SUSAN CWIKLA
2875 BREEZY MEADOW LN
CORONA CA 92883

279482009
AMIR R. MALEKI
2879 BREEZY MEADOW LN
CORONA CA 92883

279482065
SINCO GROUP INC
2807 BREEZY MEADOW LN
CORONA CA 92883

279482066
MARK W. LINK
2813 BREEZY MEADOW LN
CORONA CA 92883

279482067
PIERCE YUAN CHENG HUANG
2819 BREEZY MEADOW LN
CORONA CA 92883

Applicant/Owner:

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Representative:

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Reedley, CA 93654

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