

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



ITEM: 21.3
(ID # 12644)


MEETING DATE:

Tuesday, July 14, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON THE APPEAL OF THE PLANNING COMMISSION'S CONSIDERATION of an ADDENDUM to EIR No. 255, APPROVAL OF TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 - Appellant: John L. Minnella - Applicant: Cajalco Square, LP - Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) - Location: North of Cajalco Road, east of Wood Road, south of Carpinus Dr. - 9.79 Gross Acres / 7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - REQUEST: This appeal concerns the Planning Commission's consideration of an Addendum to EIR No. 255 and approval of Tentative Parcel Map No. 37537, which proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross, as well as Conditional Use Permit No. 3775, which would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. District 1. [Applicant Fees 100%]

ACTION: Policy


Cheryl L. Adams, President TLMA Director 7/8/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: July 14, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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RECOMMENDED MOTION: That the Board of Supervisors:

1. **DENY THE APPEAL** of the Planning Commission's approval of Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775 on May 6, 2020;
2. **UPHOLD THE PLANNING COMMISSION'S CONSIDERATION OF AN ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 255** based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;
3. **UPHOLD THE PLANNING COMMISSION'S APPROVAL of TENTATIVE PARCEL MAP NO. 37537**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report; and

UPHOLD THE PLANNING COMMISSION'S APPROVAL of CONDITIONAL USE PERMIT NO. 3775, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775 ("Project") were submitted to the County of Riverside on July 3, 2017. Tentative Parcel Map No. 37537 consists of a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

Conditional Use Permit No. 3775 consists of a commercial retail center on Parcels 1, 2, 3, and 4, with uses including a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The Project site is located north of Cajalco Road, east of Wood Road, and south of Carpinus Drive.

Through Land Development Committee (LDC) meetings and Development Advisory Committee (DAC) meetings, many aspects of the Project development, layout, features, and design were discussed. During these meetings, as well as the Municipal Advisory Committee (MAC) meetings, the community provided feedback on the Project. In response to feedback provided during these meetings, as well as feedback provided during public outreach by the applicant, a number of project features were removed or revised. These revisions included removal of the self-storage facility and the truck diesel fueling area with canopy. They were replaced with a 19,097 sqft. retail store and a multi-tenant retail building. In addition, in response to feedback from the public, the number of drive-thru restaurants was reduced from two to one.

Modifications to certain design features of the shopping center were also implemented, in order to bring in a rural equestrian theme to the project with design features including ranch and barn style designs and colors. Enhanced landscaping has also been added to provide additional screening and blend the project in to the community. Signage has been redesigned to provide a welcoming enhancement to the area. The overall look of the project has been designed to meld into the rural community and equestrian atmosphere and is consistent with the Cajalco Wood Policy Area of the Lake Mathews/Woodcrest Area Plan.

Planning Commission

The Planning Commission heard the Project during a regularly scheduled public meeting on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and voted 4-1 in favor the proposed Project.

Appeal

On May 18, 2020 an appeal application was submitted and fees paid to appeal the approved projects to the Board of Supervisors. The full appeal application and justification for the appeal are included as Attachment A, and included concerns regarding the potential for increased crime, pollution, and noise, among other concerns.

Staff's Response to the Appeal

Staff's detailed memorandum response to the appeal is included as Attachment B,

Impact on Residents and Businesses

All impacts to residents and businesses have been analyzed and considered as part of the public hearing process.

SUPPLEMENTAL:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Additional Fiscal Information

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

ATTACHMENTS:

- A. **APPELLANT'S BASES FOR APPEAL LETTER**
- B. **STAFF'S RESPONSE TO APPELLANT'S BASES FOR APPEAL LETTER**
- C. **PLANNING COMMISSION REPORT OF ACTIONS**
- D. **MEMORANDUM FROM MAY 6, 2020 PLANNING COMMISSION**
- E. **PLANNING COMMISSION STAFF REPORT**



Jason Farin, Principal Management Analyst

7/9/2020



Gregory H. Priamos, Director County Counsel

7/9/2020

**John L. MINNELLA, Appellant/Opponent of Commission Approval
Attachment to REQUEST FOR APPEAL
Planning Commission Agenda of May 6, 2020, Item 4.11:
Tentative Parcel May No. 37537 and
Conditional Use Permit No. 3775
Addendum to Environmental Impact Report No. 255 (EIR255)**

**BASES FOR APPEAL OF RIVERSIDE COUNTY PLANNING COMMISSION
DECISION OF MAY 6, 2020 TO THE RIVERSIDE COUNTY BOARD OF
SUPERVISORS**

For convenience, the Applicant Cajalco Square Project will hereinafter be referred to as "Cajalco Square" or "the Project".

The Riverside County Planning Commission on May 6, 2020 approved the Project by a 4 to 1 vote. The Riverside County Board of Supervisors is urged to **Reverse** that approval and **Reject** the Applicant's Project altogether based on the crucial, well-founded and virtually unanimous concerns of the Greater Lake Mathews populace regarding the Project's negative effects on our rural community.

Bases for Appeal:

- 1) Failure to Provide Adequate Notices and Consequent Denial of Due Process of Law. Files No(s). TPM37537 and CUP03775 Planning Commission Staff Report dated May 6, 2020. Environmental Review and Findings. Page 6 of the Staff Report states that the EIR was noticed February 27, 2020 for a 20-day review and yet no one from the public on the mailing list was ever notified that the EIR review of this project was available until **after** the review period was over. That is clearly a CEQA violation.
- 2) The probability of significantly increased crime at a site with virtually zero crime at present and the failure to solicit, present and consider the view and opinion of local law enforcement regarding anticipated crime.
- 3) The probability of a significant increase in the numbers of transients, vagrants and homeless congregating in the immediate area of and encouraged by the Project, and the failure to solicit, present, and consider the view and opinion of local social service agencies regarding that likelihood.
- 4) The probability of a significant diminishment of local housing values in the immediate area of and the result of by the Project; the failure to solicit, present, and consider the view and opinion of real estate professionals regarding that likelihood; and the consequent taking of property without due process of law and without just compensation for the taking.

- 5) The probability of a significant increase in fire, explosion, and hazardous waste dangers to the community, and the failure to solicit, present, and consider the view and opinion of local fire, hazardous wastes, explosives, and environmental protection agencies regarding that likelihood.
- 6) The probability of a significant and unreasonable increase in noise level to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 7) The probability of a significant, inadequate and unreasonable drainage problems at and near the Project site endangering the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 8) The probability of a significant and unreasonable danger of contamination of Cajalco Creek, the Lake Mathews Reservoir, and the local water table, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 9) The probability of a significant and unreasonable increase in air and environmental pollution of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 10) The probability of a significant and unreasonable increase in light pollution and glare level to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 11) The probability of a significant and unreasonable increase in major traffic safety and transportation problems to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 12) The encouragement by unelected, uninformed, non-resident urban planners and bureaucrats without regard to the expressed opposition and wishes of the local community of further, relentless urbanization encroachment and efforts upon and against what has been long been promised and known as and dedicated to the preservation of a quiet, rural, equestrian, and simple community to the manifest disturbance, displeasure, destruction and objection of the community.
- 13) Failure to include the Regional Trail in the Project, the consequent destruction of dedicated and established regional trails across the Project site, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood. Plot Plan, Road Improvements, EIR, and all other elements of the Project failed to analyze and include the Regional Trail. The Regional Trail is part of the General Plan Circulation Element. The Regional Trail along the eastern portion of Wood Road must be included in the project plans, description, analysis, EIR, staff report.
- 14) The taking of the quiet enjoyment of the property of neighbors without just compensation..

15) The failure to adequately consider the inappropriateness and unnecessary of this Project at such a location, and the failure to solicit, present, and consider the view and opinion of recognized experts of the subject of rural community preservation.

16) The probability of significant increase in dangers to local schoolchildren of substantially increased traffic from the proposed and intended operation of a convenience store and refueling operation with alcoholic, smoking and gambling products and other presently unknown tenants; and the failure to solicit, present and consider the views and opinions of local educators, parents, professionals and others regarding that likelihood.

17) The further breach of the long-standing local government contract with this community promising rural environment protection and protection and preservation of this community as a protected rural enclave.

18) The failure of the County to observe Brown Act requirements by conducting the Planning Commission hearing on May 6, 2020 under emergency, novel and surprise pandemic conditions causing non-participation of the public many of whom were ordered by the same County Government to not leave their homes and to not attend public gatherings and when remote alternatives are unavailable, unreliable and/or unrealistic.

19) Misrepresenting that the local community has changed or is changing and wants and is available for suburbia and urbanization rezoning efforts.

20) Relying on biased Municipal Advisory Council ("MAC") endorsements by MAC members with self-interests in promotion and approval of the Project and thus having a conflict of interest yet having voted to approve (rather than abstaining) the Application anyway.

21) At least one Planning Commissioner with a conflict of interest having voted to approve the Project rather than abstaining.

22) The institutional pro-urbanization bias of the Riverside County Planning Department and the Riverside County Planning Commission in their

i) reliance on institutionally biased analysis and reports and failure to make meaningful efforts to consider and present the legitimate concerns of the local rural community;

ii) biased, demonstrated favoritism towards developers, gasoline and diesel fuel retail distributors, the logistics industry operators, and related businesses;

iii) failure to solicit and present with documentation the true position of local law enforcement regarding likely crime and antisocial effects on the local community;

iv) failure to require that the Applicant conform to and abide by the Lake Mathews Community Plan and Specific Plan 229;

v) failure to solicit and present with documentation the true position of local public health officials regarding likely effects on the local community;

vi) failure to solicit and present with documentation the true financial costs of the Project to and upon the local community once in operation;

23) The failure of the Planning Commission to continue the matter to consider the effects of realtor efforts announced after the Planning Department Staff Report to sell adjacent property not considered in the Environmental Impact Report.

24) Failure to contact, solicit, present and consider the Sheriff's Department, California Highway Patrol, Metropolitan Water District, City of Riverside, Val Verde School District and other entities for review of this project for any recommended changes and concerns

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**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 6, 2020**

Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the "Coachella Valley Multiple Owners Mobile home Housing Overlay Zone". Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

- 4.10 PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) – REQUEST: Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **STAFF RECOMMENDS A CONTINUANCE TO MAY 20, 2020.****
- Planning Commission Action:**
Public Comments: Open
By a vote of 5-0
CONTINUE to May 20, 2020.

- 4.11 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum to Environmental Impact Report No. 255 (EIR255) – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – REQUEST: Tentative Parcel Map No. 37537 proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 4-1
CONSIDERED an Addendum to Environmental Impact Report No. 255; and,
APPROVED Tentative Parcel Map No. 37537; and,
APPROVED Conditional Use Permit No. 3775, subject to the conditions of approval as modified at hearing.

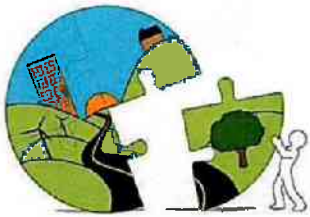
5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 14, 2020

TO: Riverside County Board of Supervisors

FROM: John Hildebrand, TLMA Deputy Director of Planning
Tim Wheeler, Urban Regional Planner III

RE: Item 21.XX – Staff’s response to Bases for Appeal Letter provided by Appellant John L. Minnella regarding TPM37537.CUP03775 “Cajalco Square” (i.e. the project)

Below are Staff’s responses to “Bases for Appeal” letter provided by the Appellant on May 12, 2020:

1. Failure to Provide Adequate Notices – The project was adequately noticed for each time it went had the potential or did go before the Planning Commission. Pursuant to State CEQA Guidelines Section 15164(c), an Addendum to a previously certified EIR does not need to be circulated for public review. Nonetheless, the County as part of the ten day public hearing notice of the project in the local newspaper, also noticed the Addendum to the EIR No. 255, on March 10, 2019. The project was continued at the request from the applicant. The second was a 20 day notice, as to provide more time for the public to provide comments or responses, and that public hearing notice was advertised in the local newspaper on February 27, 2020 for the March 18, 2020 Planning Commission hearing. The March 18, 2020 Planning Commission was canceled due to COVID-19. The third public hearing notice was again a 20 day advertisement in the local newspaper on April 16, 2020 for the May 6, 2020 Planning Commission, to provide the public with ample time to provide comments. The project was heard and approved on that day by the Planning Commission. Attached is the advertising confirmation orders, and copy of the notices, and an email from the Appellant stating “On February 25, they sent to many of us in the community an announcement of a hearing on March 18, 2020”
2. Probability for Increased Crime at Site – The Riverside County Sheriff’s Department provide law enforcement. Additionally, the Planning Commission added a Condition of Approval (Planning.20 – Security Patrol) stating: *The project shall at minimum provide a security patrol to monitor the commercial center during the hours that beer and wine are sold at the convenience store. ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON MAY 6, 2020*
3. Probability for Increased Number of Transients - The Riverside County Sheriff’s Department provide law enforcement. Additionally, the Planning Commission added a Condition of Approval (Planning.20 – Security Patrol) stating: *The project shall at minimum provide a security patrol to monitor the commercial center during the hours that beer and wine are sold at the convenience store. ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON MAY 6, 2020*

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4. Diminishment of Local Housing Values – The project site has been designated as Commercial Retail since the Specific Plan No. 229 (HB Ranches) was approved in October 1988 and then again under Specific Plan No. 229 (Boulder Springs), Amendment No. 1 approved May 2004 at its current commercial layout in Planning Area 1. Potential home buyers may have been informed, by a developer, that the property behind their homes had a commercial designation.
5. Probability for Increased in Fire – The Riverside County Fire Department reviewed the proposed project and provide comments, clearances, and conditions of approval (Fire-1, 2, & 3 of the Advisory Notification Document under TPM37537/CUP03775 and Fire-1 of the Conditions of Approval under for TPM37537/CUP03775). Additionally, the project applicant or representatives can provide greater details regarding fire hazard concerns for the project site.
6. Probability for Increased Noise Levels – The project applicant and representatives provided the County with a Noise Study and incorporated data from the Noise Study into the Addendum for the proposed project. The original EIR provided that *“the commercial areas may exhibit slightly higher noise levels than the residential areas due to the concentration of cars and people patronizing this area” (commercial area). The EIR determined that the Specific Plan “is not significantly affected by the noise generators other than vehicular”.* The EIR further stipulated the following impacts: *“The major noise generator expected as a result of the plan will be vehicular traffic. New roadways will carry traffic within the community to the existing highway network. Higher volumes of traffic can be expected along these roadways, resulting in probable noise level increases. Cajalco Road and Wood road are anticipated to accept the majority of the increases. Due to the nature of land use along these two roads, noise related impacts will be minimal; open space, commercial and large lot residential are the predominant land uses. Short term noise generators will result from construction related activities. Noise impacts continue to be related to vehicular noise, as evaluated by the certified EIR”.* The EIR further stipulated the following measures: *Positive protection measures will be incorporated into the development of the land use plan to insure a safe, healthy environment for residents free from the disruptions associated with noise on and off the site. Basic tools will include: a) Location of structures, b) Orientation of structures, c) Landscaping, and d) Changes in grade; potential noise impacts associated with traffic will be reduced through the use of landscape screens, berms, setback requirements and strategic location of noise sensitive land uses for future developments.* The prior EIR acknowledged an increase in ambient noise. The project will not increase ambient noise over those levels deemed acceptable for residential uses in the County and a series of protection measures have been designed into the project itself. The project's greatest potential for noise, the gas station with car wash, was situated the furthest from the residential area and designed to limit noise by its orientation on the site and hours of operation. The applicant or representatives can provide greater details regarding noise level concerns for the project site.
7. Probability for Inadequate and Unreasonable Drainage Problems – The Riverside County Flood Control reviewed the proposed project and provide comments, clearances, and conditions of approval (Flood-1, of the Advisory Notification Document under TPM37537/CUP03775; Flood-1 thru 5 in the 50 series, 1 thru 6 in the 60 series, 1 thru 3 in the 80 series, and 1 thru 2 in the 90 series for TPM37537; and 1 thru 6 in the 60 series, 1 thru 4 in the 80 series, and 1 thru 2 in the 90 series for CUP03775 of the Conditions of Approval). The project site proposes basins for drainage. Additionally, the project applicant or representatives or Flood Control can provide greater details regarding drainage or flood concerns for the project site.
8. Probability for Significant and Unreasonable Danger of Contamination of Cajalco Creek – The original EIR stipulated that *“The most significant drainage course onsite, Cajalco Creek will be left natural north of Cajalco Road and flood protection to the south of Cajalco will be handled*

through an enhanced floodway recreation area. All minor drainage courses that cross other development areas will be channelized or placed in pipe per Riverside County standards". The EIR further stipulated the following impacts: "Comparison of existing and developed site storm flows indicates that proposed development will not significantly impact downstream properties". The EIR further stipulated the following measures: "Measures to minimize impacts related to Cajalco Creek include: a) Facilities for control of Cajalco Creek storm flows entering and leaving the site should be designed to minimize siltation and erosion. b) Proposed greenbelt drainage swale and storm drain facilities to carry Cajalco Creek storm flows should be designed to protect adjacent structures and facilities from 100-year storm flows. c) Configuration and characteristics of the Cajalco Creek storm flows leaving the site should be accomplished at the design stage to insure that no adverse impacts occur to downstream properties due to increased flows. d) Site layouts and grading schemes should respect natural drainage courses. e) All drainage facilities should be designed to protect facilities and structures from 100-year storm flood levels. f) Attention should be given to possible use of check dams in swale and drainage courses to slow down or capture storm water for ground water recharge. g) Where drainage courses must be improved to handle increased storm runoff, proposed improvements should be designed to minimize visual impact through the use of natural materials. h) Cajalco Creek located within the developed areas should be improved as a grass lined linear park along the southerly side of Cajalco Road". Staff would default to the project applicant or representatives or Flood Control to provide greater details regarding drainage or flood concerns for the project site and the surrounding area

9. Probability for Significant and Unreasonable Increase in Air and Environmental Pollution – The project applicant and representatives provided the County an air quality and global climate change impact analysis and incorporated data from the air quality analysis into the Addendum for the proposed project. As illustrated in detail in the Addendum, during either construction or operations of the project, all impacts related to regional and localized air quality emissions remain less than significant. The original EIR stipulated that "Support local, regional, State and National programs which improve air quality in the South Coast Air Basin and Southeast Desert Air Basin and implement appropriate air quality control tactics related to land use decisions, transportation practices and energy use". The EIR further stipulated the following impacts: "The project will increase pollutant emissions in the project vicinity in three ways: 1) On-going use of electricity and natural gas by future site residents and other users will cause an increase at the site minimally and wherever the electrical energy is generated. 2) The pollution from automobile exhausts will be another source. 3) During construction and grading, equipment exhaust and fugitive dust will be generated." The EIR further stipulated the following measures: The largest potential for minimizing air pollution is through technical improvements to automobiles which lessen emissions. On-site energy conservation would lessen emissions from electricity generation and natural gas use. These measures are not project specific, however, and since the air quality is largely dependent upon air basin management as a whole, project specific measures will not significantly affect site air quality. Potential measures are proposed as follows: a) During grading, dust generation should be minimized through a scheduled watering program. b) Housing design should allow or provide energy conservation device utilization. c) A park and ride program should be established if warranted to decrease traffic. Additionally, the project applicant or representatives can provide greater details regarding air quality or global climate change analysis concerns for the project site.
10. Probability for Significant and Unreasonable Increase in Light Pollution – The project applicant and representatives provided the County with a Photometric Plan and have designed the project to meet Ordinance No. 655 - Regulating Light Pollution. The proposed project has been conditioned to meet lighting standards and any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way (AND-4 Federal, State, &

Local Regulations and also AND-Planning 11 of the Advisory Notification Document under TPM37537; the AND Planning 13 & 14 of the Advisory Notification Document under CUP03775 and Planning 4 in the 80 series for CUP03775 of the Conditions of Approval).

11. Probability for Significant and Unreasonable Increase in Major Traffic Safety - The Riverside County Transportation Department reviewed the proposed project and provide comments, clearances, and conditions of approval. The project site proposes has done a Traffic Study which was reviewed by the Transportation Department (Trans-AND 1 thru 8 of the Advisory Notification Document under TPM37537; Trans 1 thru 14 in the 50 series, 1 thru 4 in the 60 series, 1 thru 17 in the 80 series, and 1 thru 15 in the 90 series for TPM37537; also Trans-AND 1 thru 6 of the Advisory Notification Document under CUP03775, and 1 thru 4 in the 60 series, 1 thru 16 in the 80 series, and 1 thru 15 in the 90 series for CUP03775 of the Conditions of Approval). Additionally, the project applicant or representatives or Transportation Department can provide greater details regarding traffic and proposed road improvements or concerns for the project site.
12. Encouragement of Unelected, Uninformed, Non-resident Urban Planners and Bureaucrats – The project had a Land Development Committee (LDC) meeting on August 17, 2017 where the public and community members spoke in regards to the proposed project. Additionally, the project applicant presented the proposed project to the Mead Valley Municipal Advisory Committee (MAC) on May 2, 2018 and again on November 7, 2018 and with the Woodcrest Municipal Advisory Committee (MAC) on July 12, 2018. The applicant indicated that they reached out to the Residents Association of Greater Lake Mathews (RAGLM) and that RAGLM would not meet with the applicant unless the fueling station and convenience store was removed from the project completely. Additionally, the project applicant or representatives can provide greater details regarding the discussions that occurred at those MAC meetings.
13. Failure to include the Regional Trail – Staff reviewed the project site in relation to the Trail Comparison Exhibit for SP229A1 and the determination was made that proposed or existing trails go through the residential project along Carpinus Drive allows for safer trail pathway from the northern portion of SP229A1 crossing over Cajalco Road and into the southern portion of SP229A1; without endangering trial goes along the commercial designated portion of Wood Road and interrupting trail crossing at Cajalco Road and Wood Road, See trails comparison exhibit provided.
14. Taking Quiet Enjoyment of Property Neighbors – The project site has been designated for commercial use since the approval of the Specific Plan No. 229 in October 1988 and again under SP229A1 approved in May 2004. These sites under SP229A1 are two (2) different commercial designated areas; PA1 at the corner of Cajalco Road & Wood Road and PA5 at the corner of Cajalco Road and Alexander Street.
15. Failure to Adequately Consider the Inappropriateness and Unnecessity of the Project – The County of Riverside does not prohibit the submittal of development projects within the County. If a project meets the General Plan and Zoning Classification, then a project is developed through the entitlement process and brought before a hearing body for its determination for approval or denial. Additionally, as stated in comment #12, the project was presented before three (3) MAC meetings with the community and also through a LDC meeting open to the public.
16. Probability for Significant Increase in Danger to Local Schoolchildren – The project site meets the ABC standards as it pertains to alcohol sales near schools. The nearest school, Citrus Hills High School is 6,600 feet (or 1.25 miles) from the gas station convenience store. ABC would deny

a license if the facility selling alcohol was within 600 feet of schools, public playgrounds and nonprofit youth facilities.

17. Reference of a "long-standing local government contract with this community promising rural environment protection and protection and preservation of this community as a protected rural enclave". There is no official contract or other regulation or policies that conflicts with the project. The general plan, specific plan, and zoning established on this site represents Riverside County's intentions on what may be permitted to develop on this particular property. Furthermore, the staff report for the project notes the project's consistency certain General Plan policies and the General Plan overall. While the General Plan does include certain provisions and policies related to the preservation of rural communities, there are no such policies that strictly apply to this particular property. Additionally, the project through the review process has been redesigned to limit impacts to the surrounding area and has been reviewed pursuant to CEQA.
18. Failure of the County to Observe the Brown Act Requirements – In response to the ongoing COVID-19 pandemic, the Governor of California issued Executive Order N-25-20, which provided, in part, that a local legislative body is authorized to hold public meetings via teleconferencing. Furthermore, all requirements in the Brown Act requiring physical presence at the public meeting was waived. The May 6, 2020 Planning Commission hearing was held at the County Administrative Center (CAC), First Floor Board Chambers located at 4080 Lemon Street, Riverside, CA 92501. The project was advertised for the hearing at that location and additional measures were created to allow for those in the public/community to attend or contribute to the Planning Commission hearing via a Zoom meeting. On the notice it was stated: "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 Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>". The Planning Department's website for Planning Commission stated: "Due to mandates for social distancing related to the current pandemic and pursuant to Executive Order N-25-20, Planning Commission public hearings on land use matters will be conducted by teleconference for remote participation (using Zoom) AND at the location of the hearing for in-person attendance (limited access to meeting and social distancing enforced). See below for "Instructions to Request to Speak Remotely" to participate in hearings by teleconference".
19. Misrepresenting that the Local Community is Changing – The project was developed as per the approved SP229A1 land use plan designation for PA1 for commercial retail and zoning classification of Scenic Commercial Highway (C-P-S). This has been since 1988 (SP229) and 2004 (SP229A1) respectively.
20. Relying on Biased Municipal Advisory Committee (MAC) Endorsements – The project applicant or representatives were requested by Staff and the First District Supervisors Office to make presentations to both the Mead Valley and Woodcrest MACs. Additionally, the project applicants or representatives sought to discuss the proposed project with the Residents Association of Greater Lake Mathews (RAGLM). RAGLM did not want to meet with the applicant or representatives unless the gas station with convenience store was removed from the proposed project. As stated in comment #12, the project applicant or representatives can provide greater details regarding the discussions that occurred at those MAC meetings.
21. Perceived Conflict of Interest by a Planning Commissioner – As staff responding to the comment regarding a perceived conflict of interest for one of the commissioners, each commissioner is

responsible for knowing where conflict of interests may exist based on their personal financial interests. No information or data has been provided to consider on where a potential conflict of interest may exist and staff is not aware of any potential conflict of interest from any of the commissioners that acted on the project at the Planning Commission meeting.

22. Institutional Pro-Urbanization Bias of the Riverside County Planning Department and Planning Commission – Staff prepares project's submitted to the Planning Department for development by preparing documents and exhibits submitted to various development departments within the County of Riverside, reviews studies, documents, and exhibits for completeness per the general Plan and County Ordinances (i.e. Ord. No. 348, 460, etc.) and prepare and notice a project for a public hearing; either for recommended approval or denial to the Planning Director, Planning Commission, or Board of Supervisors. Project submitted to the Planning Commission consideration are reviewed by the Planning Commission and then discussed at a public hearing and then a determination is made by the Planning Commission. Projects heard before either the Planning Director can be appealed to the Planning Commission or project heard before the Planning Commission can be appealed to the Board of Supervisors.
23. Failure of the Planning Commission to Continue the Matter (Project) – Appellant states that effect of realtor efforts announced after the Planning Department Staff Report to sell adjacent property not considered in the Addendum. The Planning Commission reviewed the Staff Report Project Package and heard presentations from Staff, the applicant, and public comments/testimony either for or against the proposed project. The Planning Commission further discussed the project and then rendered their vote.
24. Failure to Contact, Solicit, Present, or Consider the Sheriff's Department, California Highway Patrol, Metropolitan Water District, City of Riverside, Val Verde Unified School District (VVUSD), or Other Entities to Review the Project – The Sheriff's Department does not have designated divisions or participate in project developments submitted to the County of Riverside. The California Highway Patrol does not have jurisdiction on or near the project site. Staff transmitted information regarding the project site to both the City of Riverside and Western Riverside Water District (WMWD). Neither the City of Riverside nor WMWD provided comments on the proposed project. The closest school is Citrus Hills High School at 1.25 miles from the project site and would not warrant communication with VVUSD. Additionally, information was transmitted to the Airport Land Use Commission (ALUC), local Indian Tribes within the County of Riverside, and the First District Supervisors Office. Project concerns and recommendations were received from these entities and incorporated in to the project design and development as shown in the Staff Report Package and Presentation.

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Page 1

<u>Ad Order Number</u> 0011244210	<u>Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>Payor Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209647	<u>Payor Account</u> 5209647	<u>Ordered By</u> Elizabeth Sarabia
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Payor Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-5132 951-955-1176	<u>Payor Phone</u> 951-955-5132 951-955-1176	<u>Customer EMail</u> tlmaacctspay@rivco.org
<u>Current Queue</u> Ready	<u>Invoice Text</u> CUP03775		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u> _____	<u>Materials</u> _____
		<u>Promo Type</u> _____	<u>Special Pricing</u> _____

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Page 2

<u>Ad Number</u> 0011244210-01	<u>Ad Size</u> 4 X 79 Li	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>			

**NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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. 37537 and CONDITIONAL USE PERMIT NO. 3775 - Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 - EIR255 - Applicant: Cajalco Square, LP - Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) - Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive - 9.79 Gross Acres/7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: MARCH 20, 2019
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctirca.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

3/10

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
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Page 3

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	410.80	0.00	410.80	0.00	\$410.80

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<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209647	<u>Payor Account</u> 5209647	<u>Ordered By</u> Elizabeth Sarabia
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Payor Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-5132 951-955-1176	<u>Payor Phone</u> 951-955-5132 951-955-1176	<u>Customer EMail</u> tlmaacctspay@rivco.org
<u>Current Queue</u> Ready	<u>Invoice Text</u> PM37537		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u> _____	<u>Materials</u> _____
		<u>Promo Type</u> _____	<u>Special Pricing</u> _____

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Page 2

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Ad Attributes

Production Method

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Production Notes

External Ad Number

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Ad Type

Legal Liner

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**NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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. 37537 and CONDITIONAL USE PERMIT NO. 3775 - Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 (EIR255) - EA3037 - Applicant: Calalco Square, LP - Engineer/Representative: J&T Management c/o C. Graleda & M. Bolorquez - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) - Location: Northerly of Calalco Road, easterly of Wood Road, and southerly of Carpinus Drive - 9.79 Gross Acres/7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A) Boulder Springs-Planning Area 1 - **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 gross acres; Parcel 2 would be 3.62 gross acres, Parcel 3 would be 1.29 gross acres, and Parcel 4 would be 1.29 gross acres. **Conditional Use Permit No. 3775** would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and a 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.

DATE OF HEARING: MARCH 18, 2020

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctilma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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Page 4

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

2/27

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
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Order Charges:

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Page 1

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PO Number

Sales Representative
Nick Eller

Customer Account
5209647

Payor Account
5209647

Ordered By
Elizabeth Sarabia

Order Taker
Nick Eller

Customer Address
PO BOX 1605
RIVERSIDE, CA 92502

Payor Address
PO BOX 1605
RIVERSIDE, CA 92502

Customer Fax

Order Source
Select Source

Customer Phone
951-955-5132
951-955-1176

Payor Phone
951-955-5132
951-955-1176

Customer EMail
tlmaacctspay@rivco.org

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Invoice Text
PM37537

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Affidavits
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04/13/20 1:09:41PM

Page 2

Ad Number

0011378986-01

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Production Notes

External Ad Number

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Ad Type

Legal Liner

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NOTICE OF PUBLIC HEARING and INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

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. 37537 and CONDITIONAL USE PERMIT NO. 3775 - Intent to Consider an Addendum to Environmental Impact Report No. 255 (EIR255) - EA43037 - Applicant: Catalco Square, LP - Engineer/Representative: J&T Management c/o C. Gajeda & M. Bojorquez - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) - Location: Northerly of Catalco Road, easterly of Wood Road, and southerly of Carpinus Drive - 9.79 Gross Acres/7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A) Boulder Springs-Planning Area 1 - **REQUEST:** Tentative Parcel Map No. 37537 proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.

DATE OF HEARING: MAY 6, 2020

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

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 Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

4/16

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
PE Riverside:Full Run	Legals CLS	County Legal - 1076~	04/16/20	1

Order Charges:	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
	598.00	0.00	598.00	0.00	\$598.00

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Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

Wheeler, Timothy

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Tuesday, March 10, 2020 10:06 PM
To: Sarabia, Elizabeth; Wheeler, Timothy; Jeffries, Kevin; Ketcham, Thomas; Greene, Jeffrey; Melissa MELENDEZ; Representative Ken Calvert
Subject: Cajalco Square Opposition

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

ANOTHER BATTLE TO KEEP GREATER LAKE MATHEWS RURAL SET FOR MARCH 18

Our “beloved” County Planning Department, ever vigilant and protective of our rural community, has once again caved into the gas station developers and operators (some with political aspirations), logistics companies, warehouse operators, and local politicians. On February 25, they sent to many of us in the community an announcement of a hearing on March 18, 2020 before our equally “beloved” County Planning Commission, also ever vigilant and protective of our rural community. The March 18 hearing: “...to consider a proposed project...” by applicant Cajalco Square, LP.

Our esteemed County Planning Department with their high degrees in urban planning from the likes of UCLA, USC, Harvard, Georgetown and other institutions where they know what is good for us lowly types here in the boonies “...has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR.” How kind and considerate of them: no need to consult anyone living in the area since they have the urban planning degrees and know what’s best. Strangely, I do not recall anyone contacting me or any of my neighbors or the Residents Association of Greater Lake Mathews (RAGLM) or the Boulder Springs Homeowners Association or anyone else known to me. Anyway, those County Planners, they know what’s best, so no problem.

Ah, we now come to March 18 and our beloved, independent, unbiased (hahahaha) County Planning Commission consisting of those brilliant minds who are ever watchful and protective of what we residents here want, need, like and value. Their strength, independence, backbone and intelligence is something to behold. After all, being appointees of the Board of Supervisors, they faithfully do their best to protect us from those who would destroy our community to make a buck. March 18 we will all be there at the Planning Commission but the outcome is already clear: the vote is to approve the Planning Department recommendation because the interests of Cajalco Square LP and its backers (ARCO?; logistics companies; developers: local politicians) far outweigh the concerns of the approximately 20,000 residents.

Just consider the great benefits that will come with this project: development of almost 10 acres on presently undeveloped land at Wood and Cajalco; 249 parking spaces; a mere “gas station”; a “convenience” store with beer and wine sales; a car wash; a multi-tenant retail building; a fast food outlet; etc. We’ll also have new and interesting neighbors that we never had before: transients; homeless; vagrants; prostitutes; gamblers; noise;

lights; exhaust fumes; crimes; traffic; marijuana/cocaine/meth/other drugs; tobacco projects. All the great benefits they have at the Circle K's at Van Buren/Wood and Cajalco/Brown. Yup, no negative environmental impact just like our beloved Planning Department found.

Consider also the convenience of this project for your family and children. I mean, they will not have to drive all the way to downtown Perris, Riverside and Moreno Valley for their weed, beer, etc.: it will likely be available right there in one of those multi-tenant buildings at Cajalco Square. It will be especially convenient for those Citrus Hill High School kids. Just ask the staff at the Van Buren/Wood Circle K how wonderful such proximity to King High is. Then there are all those local jobs that will be created including more local law enforcement (i.e., police) officers to deal with the new crime that is presently non-existent at Wood and Cajalco.

Yes, welcome to the wonderful Brave New World that ARCO, Cajalco Square, the planners, developers and politicians intend for us. It is what we all have been dreaming of for years; the very reason why we came to Greater Lake Mathews. And, when they get this baby in there, they will claim the community is changing and justifies more ARCO's along Cajalco, then Gavilan Road, El Sobrante, etc.. All for our "betterment".

Better take this matter seriously friends and neighbors if you value your peace and quiet, the property value of your home, and have any interest in not becoming LA. Its like their Cajalco Square LP boss told me and others as he left my living room in anger back on 9/9/17 that **he didn't care what the community doesn't want, there will be a gas station at Wood and Cajalco no matter what.**

Don't want Cajalco Square? Wake up! You will need more than a crowd at the Planning Commission on March 18.

There should be demonstrators parading around the Cajalco Square perimeter EVERY DAY with placards demanding "NO CAJALCO SQUARE" just like union strikers!

Hundreds of letters (Patrick M. Franc, President/CEO, Atlantic Richfield Oil Co., 19100 Ridgewood Parkway, San Antonio, Texas 78559), emails (m.me/arco.com) of protest and telephone calls (800/333-3991) to ARCO threatening boycott of their stations and their AM/PM convenience stores. .

Respectful letters to the County Planning Commission (Secretary: Elizabeth SARABIA: ESarabia@rivco.org) well before March 18 demanding disapproval of this project (Riverside County Planning Department, Attention: Tim WHEELER, POB 1409, Riverside, CA 92502-1409; Tim's email is twheeler@rivco.org). It will not hurt to complain to First District Supervisor Kevin JEFFRIES

(kjeffries@rivco.org) too. Be sure to reference Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Just some thoughts, friends and neighbors.

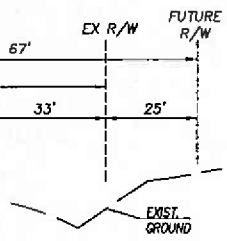
John Minnella

FOR OFFICIAL PURPOSES ONLY
 AS SHOWN PER THIS PARCEL MAP
 963-030-013

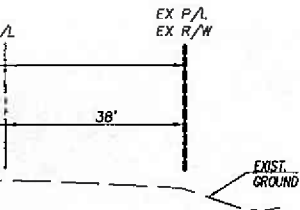
0.8 ACRES
 0.8 ACRES
 0.8 ACRES
 0.4 ACRES
 BOREL COMMUNITY PANEL NUMBER 060245 2745 B, EFFECTIVE

LAND VACANT.
 WITHIN THE FRENCH VALLEY AIRPORT INFLUENCE AREA.
 LOCATED WITHIN THE PROJECT BOUNDARY AT THIS TIME.
 SURVEYS, INC (DATE 8-04-2017)
 FOR LAND DIVISION ONLY.
 THE ENTIRE CONTIGUOUS OWNERSHIP.
 ZONING AREA 13, BOREL AIRPARK CENTER PLAN NO. 265
 (C) COMMUNITY DEVELOPMENT/ COMMERCIAL RETAIL

FOR OFFICIAL OFFICE/ COMMERCIAL RETAIL
 TO PREVENT LIQUEFACTION.
 STRUCTURES ON THIS SITE.
 WITHIN A SPECIAL STUDIES ZONE.
 WITHIN A COMMUNITY SERVICES DISTRICT.

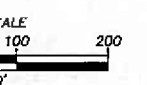


WINCHESTER ROAD (SR 79)
 SECTION "A"
 N.T.S



SKY CANYON DRIVE
 SECTION "B"
 N.T.S

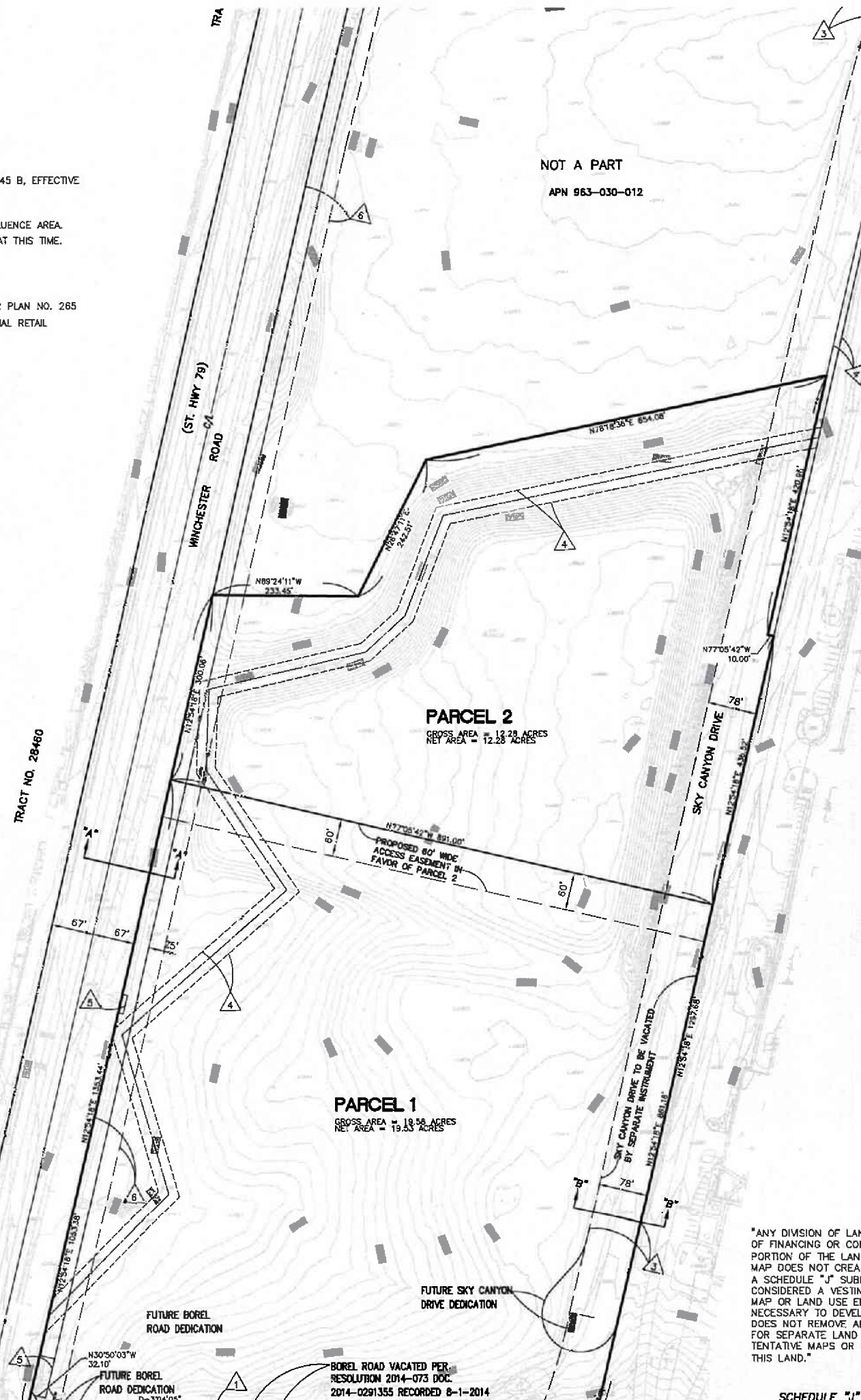
LOT 2 EAST OF THE COUNTY
 CENTER OF SECTION 7, TOWNSHIP 7
 NORTH, RANGE 12 EAST, IN THE COUNTY
 OF RIVERSIDE, ACCORDING TO THE OFFICIAL
 RECORDS, AS CONVEYED TO THE COUNTY
 OF RIVERSIDE BY INSTRUMENT NO.
 180031, DATED JULY 2, 1986 AS INSTRUMENT
 NO. 180031, ALSO EXCEPTING THEREFROM
 THE EASTERLY LINE OF THE
 COUNTY OF RIVERSIDE BY FINAL
 ORDER DATED DECEMBER 20, 1993 AS
 RECORDED IN THE OFFICIAL RECORDS. ALSO EXCEPT
 THE COUNTY OF RIVERSIDE BY DEED
 NO. 315141, OF
 1985 ALSO SHOWN AS PARCEL "A" OF
 THE ADJUSTMENT NO. 180031,
 AS INSTRUMENT NO. 2019-0034727
 COUNTY.



PARCEL MAP NO. 30355

TRACT NO. 28460

NOT A PART
 APN 963-030-012



"ANY DIVISION OF LAND OR PORTION OF THE LAND MAP DOES NOT CREATE A SCHEDULE "J" SUBD. MAP OR LAND USE EASEMENT NECESSARY TO DEVELOP DOES NOT REMOVE AN EASEMENT TENTATIVE MAPS OR L THIS LAND."

SCHEDULE "J"



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: May 6, 2020

TO: Planning Commission

FROM: Tim Wheeler, Urban Regional Planner III

RE: Item 4.11 – Comments Received in regarding to TPM37537.CUP03775 (Cajalco Square)

Since completion of the report package for Planning Commission, Staff has received the attached email comments from the public regarding 'questions of' and 'opposition to' the proposed project; Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775 (Cajalco Square). *These emails cover both prior to the March 18, 2020 hearing date, that was continued, and prior to the May 6, 2020 hearing date:

1. Sonya Alemdar – questions regarding the project (dated February 27, 2020); Staff replied
2. Captain Philip West – email in opposition to the project (dated March 2, 2020); Staff replied
3. Sonya Alemdar – follow up questions regarding the project (dated March 3, 2020); Staff replied
4. Kathy Boyer – email in opposition to the project (dated March 3, 2020); Staff replied
5. Shakeila Frazier – email in opposition to the project (dated March 10, 2020); Staff replied
6. Dr. John Minnella – email in opposition to the project (dated March 10, 2020); Staff replied
7. Andrea DelValle (fwd. from 1st District) – email in opposition to the project (dated March 11, 2020); Staff replied
8. Debbie Walsh – follow up questions regarding the project (March 12, 2020); Staff replied
9. JoAnn Eldred – email in opposition to the project (dated March 16, 2020); Staff replied and informed of Continuance of the project to May 6th.
10. Sonya Alemdar – informed of Continuance of the project to May 6th (dated March 16, 2020)
11. Andrea DelValle – informed of Continuance of the project to May 6th (dated March 16, 2020)
12. Kathy Boyer – informed of Continuance of the project to May 6th (dated March 16, 2020)
13. Captain Philip West – informed of Continuance of the project to May 6th (dated March 16, 2020)
14. Debbie Walsh – informed of Continuance of the project to May 6th (dated March 16, 2020)
15. Dr. John Minnella – informed of Continuance of the project to May 6th (dated March 16, 2020); received by Dr. John Minnella
16. Shakeila Frazier – informed of Continuance of the project to May 6th (dated March 16, 2020)
17. Andrea DelValle – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
18. Captain Philip West – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
19. Debbie Walsh – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
20. JoAnn Eldred – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
21. Dr. John Minnella – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
22. Kathy Boyer – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
23. Sonya Alemdar – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)
24. Shakeila Frazier – Staff confirmed project will be on May 6th PC agenda (dated April 14, 2020)

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

25. JoAnn Eldred – reply regarding the project proceeding to the May 6th PC hearing (dated April 20, 2020); Staff replied twice to questions
26. Debbie Walsh – reply regarding the project proceeding to the May 6th PC hearing (dated April 21, 2020); Staff replied twice to questions
27. Laurie Sabo Salem – Spoke to her on the phone and emailed Initial Study document (dated April 27, 2020)
28. Christy Swetnam – email in opposition to the project (dated April 27, 2020); Staff replied
29. Grant Warner – email in opposition to the project (dated April 28, 2020); Staff replied
30. Karon Pierce Warner – email in opposition to the project (dated April 29, 2020); Staff replied
31. Shakeila Frazier – request that previous opposition email be included on record (dated May 1, 2020); Staff replied
32. Dr. John Minnella – email in opposition and questions regarding noticing dates for the project (dated May 1, 2020); Staff replied
33. David and Laurie Salem – email in opposition to the project (dated May 4, 2020); Staff replied
34. Kathy Boyer – email in opposition and questions on the project (dated May 4, 2020); Staff replied
35. Karon Pierce – email in opposition to the project (dated May 4, 2020); Staff replied
36. Jerry and Ann Grell – email in opposition to the project (dated May 4, 2020); Staff replied
37. Marla Kirkland – email in opposition to the project (dated May 4, 2020); Staff replied
38. Margaret Lindou – email in opposition to the project (dated May 5, 2020); Staff replied
39. Margaret Lindou (fwd. from 1st District) – email in opposition to the project (dated May 5, 2020)
40. Debbie Walsh – email in opposition to the project (dated May 5, 2020); Staff replied
41. Michael McCormick (fwd. from 1st District) – email in opposition to the project (dated May 5, 2020)
42. Marc and Shari Micheli – email in opposition to the project (dated May 5, 2020); Staff replied
43. Fernando Hurtado– (fwd. from PC Secretary) email in opposition to the project (dated May 5, 2020); Staff replied
44. Dr. John Minnella(RAGLM) – email in opposition to the project (dated May 5, 2020); Staff replied
45. Colleen Kiemele – email in opposition to the project (dated May 6, 2020); Staff replied
46. Kayla Tenney – email in opposition to the project (dated May 6, 2020); Staff replied
47. Steve 'Robert' Quiroz – email in opposition to the project (dated May 6, 2020); Staff replied

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 2, 2020 11:19 AM
To: Sonya Alemdar
Cc: Hildebrand, John
Subject: RE: Revised CUP#3775

Good Morning Sonya,

TPM37537 and CUP03775 are for a shopping center at the northeast corner of Cajalco and Wood Roads. The shopping center proposes a gas station, multi-retail building, a drive-thru fast-food restaurant, and a retail building. It is a part of Specific Plan No. 229A1 (Planning Area 1) approved in October 2003 for commercial. Approximately 7 acres of the 15 acres of Planning Area 1 will be developed for this shopping center.

If there is anything else you are looking for, please let me know.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org
How are we doing? Click the Link and tell us

-----Original Message-----

From: Sonya Alemdar [mailto:sonya.alemdar@gmail.com]
Sent: Thursday, February 27, 2020 4:06 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Revised CUP#3775

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim-

Looking for information for this CUP #3775.

Thanks in advance!

Sonya Alemdar
951-892-8897

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 2, 2020 11:26 AM
To: p14west@gmail.com
Subject: RE: Parcel 37537

Captain Philip West,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission. I will make sure it is provided to the Planning Commissioners for the March 18, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: p14west@gmail.com [mailto:p14west@gmail.com]
Sent: Monday, March 2, 2020 10:39 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Parcel 37537

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr Wheeler

I live in the boulder springs community at 19173 Rocky Summit Dr.

I received a notification in the mail regarding building a commercial retail center.

We do not want this. This kind of activity will attract homeless, and cause our homes to decrease in value. This community will no longer be safe for our kids. I bought my house for the view, building something behind it will ruin the view. No one has to come to me to compensate me for these plans.

This is also the first time I heard about this and no notification has been made to me until yesterday.

Thank you for your time.

-Philip

PHILIP "Flip" WEST, CAPT, CA ANG

Instructor Pilot, March ARB, CA

Duty: 951.655.7774

Email: philipanthonywest@gmail.com

Duty: philip.a.west10.mil@mail.mil

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, March 3, 2020 5:21 PM
To: Sonya Alemdar
Cc: Hildebrand, John
Subject: RE: Revised CUP#3775
Attachments: TPM37537.CUP03775-(Cajalco Square-Project Info. CEQA doc.pdf;
TPM37537.CUP03775-(Cajalco Square-Initial Study) CEQA doc.pdf

Good Evening Sonya,

Attached is the Project Information & Initial Study for TPM37537 & CUP03775 (Cajalco Square). There are copies of the site plan in the project information PDF.

Retail Building #2 is a 19,097 sqft. building. Currently there is no end user proposed. The intent previously was for a tractor/trailer or hardware store use to occur there. The Retail Building #2 still is proposing a fenced in outdoor area. The display area along Wood Road has been removed and is additional parking now. No other changes have occurred to the project site.

Hope this is helpful information.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org
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-----Original Message-----

From: Sonya Alemdar [mailto:sonya.alemdar@gmail.com]
Sent: Tuesday, March 3, 2020 7:14 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: Revised CUP#3775

Tim-

Has there been a change to the plans/ since this came to the Woodcrest MAC meeting over a year ago? Can I get a copy of the plans. I asked because previously the developer claimed that a Tractor Supply was going in their retail space after the county and planning department already had approved their project in Woodcrest. I asked the developer of Tractor Supply and he said that wasn't true and that location was never a viable option.

Thank-you!!!
Sonya Alemdar
951-892-8897

> On Mar 2, 2020, at 11:19 AM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

>

> Good Morning Sonya,
>
> TPM37537 and CUP03775 are for a shopping center at the northeast corner of Cajalco and Wood Roads. The shopping center proposes a gas station, multi-retail building, a drive-thru fast-food restaurant, and a retail building. It is a part of Specific Plan No. 229A1 (Planning Area 1) approved in October 2003 for commercial. Approximately 7 acres of the 15 acres of Planning Area 1 will be developed for this shopping center.
>
> If there is anything else you are looking for, please let me know.
>
> Tim Wheeler
> Urban Regional Planner III
> 4080 Lemon St - 12th floor
> Riverside, CA 92501
> 951-955-6060
>
> [https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!XgOCETTbJtuoDpoRaDTEbjhXaeikA5RE4p6iCTbfHylx_mCpYrBn16_hhEaE988\\$](https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!XgOCETTbJtuoDpoRaDTEbjhXaeikA5RE4p6iCTbfHylx_mCpYrBn16_hhEaE988$)
> How are we doing? Click the Link and tell us
>
> -----Original Message-----
> From: Sonya Alemdar [mailto:sonya.alemdar@gmail.com]
> Sent: Thursday, February 27, 2020 4:06 PM
> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
> Subject: Revised CUP#3775
>
> CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.
>
> Hi Tim-
>
> Looking for information for this CUP #3775.
>
> Thanks in advance!
>
> Sonya Alemdar
> 951-892-8897
> Confidentiality Disclaimer
>
> This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
> If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.
>
> County of Riverside California
> <[https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!XgOCETTbJtuoDpoRaDTEbjhXaeikA5RE4p6iCTbfHylx_mCpYrBn16_h6OIs6xE\\$](https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!XgOCETTbJtuoDpoRaDTEbjhXaeikA5RE4p6iCTbfHylx_mCpYrBn16_h6OIs6xE$) >

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, March 3, 2020 4:59 PM
To: Kathy Boyer; kjefferies@rivco.org
Cc: Hildebrand, John
Subject: RE: Cajalco Square
Attachments: TPM37537.CUP03775-(Cajalco Square-Project Info. CEQA doc.pdf;
TPM37537.CUP03775-(Cajalco Square-Initial Study) CEQA doc.pdf

Ms. Boyer,

Thank you for your email in regards to this project (Cajalco Square). I will make sure your email is provided to the Planning Commissioners for the March 18, 2020 Planning Commission (Agenda Item 4.1).

I have reviewed the questions you proposed and I am providing you with a copy of the Initial Study for the California Environmental Quality Act (CEQA). Please see the attached CEQA document as it might address the questions you have.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Kathy Boyer [mailto:outlook_9D4862D5DCBEABF6@outlook.com]
Sent: Tuesday, March 3, 2020 8:20 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; kjefferies@rivco.org
Subject: Cajalco Square

I received the Notice of Public Hearing for Cajalco Square. While I am unable to attend, I wish to state my opposition to this project. I have also included questions I have regarding the project.

Concerns

Loss of Property Values:

- Ability to sell due to the undesirable placement of the proposed development in a residential neighborhood
- 24/7 business issues; lighting, noise, and increased crime

Proposed Gas Station Concerns:

- Environmental impact in an area with high water tables

- Contamination of surrounding area if there were to be a spill or seepage into the water tables
- 24/7 operating hours
- Lighting
- Increased crime due to 24/7 operating hours, one only has to observe the 76 gas station a few miles east on Cajalco what see what goes on there
- Lack of sheriffs to patrol the area and respond to issues

Crime:

- As you know most 24 hour businesses experience a higher crime rate than businesses with day hours
- Loitering , drugs, etc. spilling into the Boulder Springs residential area
- Lack of police/sheriff patrols and response

Traffic:

- Increased traffic and trucks on Cajalco and Wood
- More accidents at the intersection of Cajalco and Wood, which already experiences numerous accidents
- Safety of children attending school on and around Wood Road
- Increased traffic through residential areas
- Increased noise from traffic on Wood Road (trucks using jake brakes as they do now)

Questions

- How will the gas station canopies prevent excessive lighting when the rear block is 6 feet tall?
- How will the project prevent excessive noise for a rural area?
- How will the project handle increased traffic on Wood Road and Cajalco?
- How will the project prevent traffic and people from using the easement as a roadway through the Boulder Springs Neighborhood? I understand a hedge was proposed, is this really a deterrent?
- How does the county and the city intend to maintain Wood Road due to increased auto and truck traffic?
- How does this project plan to handle increased crime when there is only 1 sheriff covering Woodcrest, Mead Valley and Gavilan/Lake Matthews area?
- How will this project prevent loitering?
- Will the county add additional sheriffs to patrol the area?
- How does this project intend to insure the safety of children traveling to school?
- How does this project intend to protect the environment in the event of a spill?

I am not opposed to commercial development, but I am opposed to any 24/7 business. Proposed projects should reflect the needs of the residents who live there. All proposals should invite feedback from the residents who live there since we have to live with the result.

Thank you for your consideration,

Kathy Boyer
19313 Silver Summit Circle, Boulder Springs

Sent from [Mail](#) for Windows 10

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Wednesday, March 11, 2020 8:15 AM
To: Shakeila Frazier
Subject: RE: NO TO CUP 3775

Ms. Frazier,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org
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-----Original Message-----

From: Shakeila Frazier [mailto:mrsfrazier0224@yahoo.com]
Sent: Tuesday, March 10, 2020 9:16 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: NO TO CUP 3775

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Shakeila Frazier and I am a resident of the Boulder Springs Community. Myself along with the entire community is totally OPPOSED to the Wood/Cajalco gas station project. My family and I would be directly affected as our house sits on the corner of Elkhorn Rd and Carpinus with Wood Rd right at our backyard. In the five years I've lived here, my cars have been vandalized four different times. I've had several transients knock on my door at all times of the night claiming they were lost or someone was chasing them, leaving me and my three young daughters terrified at night. Just last week, my security cameras caught someone looking for something to steal off my porch. The field between Boulder Springs will be the new hangout for the drug addicts and our homes will be their focus for stealing everything we have worked so hard for. I've called the local authorities several times regarding the lack of law enforcement in this area and was told, they don't have enough money in the budget to patrol this area but yet our property taxes are almost NINE THOUSAND DOLLARS a year!!!!

Furthermore, Wood Rd is just an extremely dangerous road and this will only make matters worse. It currently has two high schools (MLK and Citrus High) which causes horrible morning traffic with a back up of cars from north of Carpinus all the way to Cajalco Rd. The accidents at Wood and Cajalco are darn near every week and we are starting to see them more frequently at Carpinus and Wood. We already have a gas station at Brown and Cajalco which is only 1.7 miles away. We were told a shopping center but never was a gas station/truck stop mentioned. It was said a retail shopping center when we bought our home almost 6 yrs ago, but the bright lights burning 24/7 and constant chaos from a gas station was not one of them. I suffer from chronic migraines and would have never purchased this home or added thousands of dollars of upgrades including a \$65,000 pool if that was the case.

It is simply TOO DANGEROUS on Wood Road to have another gas station/truck stop that sells beer and wine. Its also NOT appropriate next to a quiet rural neighborhood. Does not comply with the Lake Mathews Community Plan and Boulder Springs Specific Plan for a neighborhood shopping center. The land would be a perfect use for a library, park, a day care, small mom and pop store/cafe, etc.

In my conclusion, I am requesting to have this letter made public and also have it read at the hearing.

Sincerely,
Shakeila Frazier
resident of Boulder Springs

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Wednesday, March 11, 2020 8:26 AM
To: Dr. John L. MINNELLA-Romano; Sarabia, Elizabeth; Jeffries, Kevin; Ketcham, Thomas; Greene, Jeffrey; Melissa MELENDEZ; Representative Ken Calvert
Subject: RE: Cajalco Square Opposition

Dr. John Minnella,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Dr. John L. MINNELLA-Romano [mailto:drjminnella@yahoo.com]
Sent: Tuesday, March 10, 2020 10:06 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Greene, Jeffrey <JTGreene@RIVCO.ORG>; Melissa MELENDEZ <samantha.stilwell@asm.ca.gov>; Representative Ken Calvert <ca42kcima@mail.house.gov>
Subject: Cajalco Square Opposition

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ANOTHER BATTLE TO KEEP GREATER LAKE MATHEWS RURAL SET FOR MARCH 18

Our “beloved” County Planning Department, ever vigilant and protective of our rural community, has once again caved into the gas station developers and operators (some with political aspirations), logistics companies, warehouse operators, and local politicians. On February 25, they sent to many of us in the community an announcement of a hearing on March 18, 2020 before our equally “beloved” County Planning Commission, also ever vigilant and protective of our rural community. The March 18 hearing: “...to consider a proposed project...” by applicant Cajalco Square, LP.

Our esteemed County Planning Department with their high degrees in urban planning from the likes of UCLA, USC, Harvard, Georgetown and other institutions where they know what is good for us lowly types here in the boonies "...has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR." How kind and considerate of them: no need to consult anyone living in the area since they have the urban planning degrees and know what's best. Strangely, I do not recall anyone contacting me or any of my neighbors or the Residents Association of Greater Lake Mathews (RAGLM) or the Boulder Springs Homeowners Association or anyone else known to me. Anyway, those County Planners, they know what's best, so no problem.

Ah, we now come to March 18 and our beloved, independent, unbiased (hahahaha) County Planning Commission consisting of those brilliant minds who are ever watchful and protective of what we residents here want, need, like and value. Their strength, independence, backbone and intelligence is something to behold. After all, being appointees of the Board of Supervisors, they faithfully do their best to protect us from those who would destroy our community to make a buck. March 18 we will all be there at the Planning Commission but the outcome is already clear: the vote is to approve the Planning Department recommendation because the interests of Cajalco Square LP and its backers (ARCO?; logistics companies; developers: local politicians) far outweigh the concerns of the approximately 20,000 residents.

Just consider the great benefits that will come with this project: development of almost 10 acres on presently undeveloped land at Wood and Cajalco; 249 parking spaces; a mere "gas station"; a "convenience" store with beer and wine sales; a car wash; a multi-tenant retail building; a fast food outlet; etc. We'll also have new and interesting neighbors that we never had before: transients; homeless; vagrants; prostitutes; gamblers; noise; lights; exhaust fumes; crimes; traffic; marijuana/cocaine/meth/other drugs; tobacco projects. All the great benefits they have at the Circle K's at Van Buren/Wood and Cajalco/Brown. Yup, no negative environmental impact just like our beloved Planning Department found.

Consider also the convenience of this project for your family and children. I mean, they will not have to drive all the way to downtown Perris, Riverside and Moreno Valley for their weed, beer, etc.: it will likely be available right there in one of those multi-tenant buildings at Cajalco Square. It will be especially convenient for those Citrus Hill High School kids. Just ask the staff at the Van Buren/Wood Circle K how wonderful such proximity to King High is. Then there are all those local jobs that will be created including more local law enforcement (i.e., police) officers to deal with the new crime that is presently non-existent at Wood and Cajalco.

Yes, welcome to the wonderful Brave New World that ARCO, Cajalco Square, the planners, developers and politicians intend for us. It is what we all have been dreaming of for years; the very reason why we came to Greater Lake Mathews. And, when they get this baby in there, they will claim the community is changing and justifies more ARCO's along Cajalco, then Gavilan Road, El Sobrante, etc.. All for our "betterment".

Better take this matter seriously friends and neighbors if you value your peace and quiet, the property value of your home, and have any interest in not becoming LA. Its like their Cajalco Square LP boss told me and others

as he left my living room in anger back on 9/9/17 that **he didn't care what the community doesn't want, there will be a gas station at Wood and Cajalco no matter what.**

Don't want Cajalco Square? Wake up! You will need more than a crowd at the Planning Commission on March 18.

There should be demonstrators parading around the Cajalco Square perimeter EVERY DAY with placards demanding "NO CAJALCO SQUARE" just like union strikers!

Hundreds of letters (Patrick M. Franc, President/CEO, Atlantic Richfield Oil Co., 19100 Ridgewood Parkway, San Antonio, Texas 78559), emails (m.me/arco.com) of protest and telephone calls (800/333-3991) to ARCO threatening boycott of their AM/PM convenience stores. .

Respectful letters to the County Planning Commission (Secretary: Elizabeth SARABIA: ESarabia@rivco.org) well before March 18 demanding disapproval of this project (Riverside County Planning Department, Attention: Tim WHEELER, POB 1409, Riverside, CA 92502-1409; Tim's email is twheeler@rivco.org). It will not hurt to complain to First District Supervisor Kevin JEFFRIES (kieffries@rivco.org) too. Be sure to reference Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Just some thoughts, friends and neighbors.

John Minnella

Wheeler, Timothy

From: Supervisor Jeffries - 1st District
Sent: Wednesday, March 11, 2020 1:44 PM
To: Wheeler, Timothy
Subject: FW: NO to CUP 3775

Importance: High

From: Jeffries, Kevin <KJeffries@RIVCO.ORG>
Sent: Wednesday, March 11, 2020 11:04 AM
To: Justus, Kerstin <KJustus@RIVCO.ORG>
Subject: FW: NO to CUP 3775
Importance: High

file

From: Andrea DelValle <adelvalle@consortiumels.org>
Sent: Wednesday, March 11, 2020 9:30 AM
To: Jeffries, Kevin <KJeffries@RIVCO.ORG>
Subject: NO to CUP 3775
Importance: High

Good morning Mr. Jeffries,

My name is Andrea Del Valle. I am a citizen and reside in Mead Valley Community. As a homeowner, community member, and concern parent for my children who are part of this community, I do not approve CUP 3775. I SAY NO to CUP 3775!!!!!!

I moved from Los Angeles looking for some piece and quite. I wanted to start my family in a quiet, natural and rural area! Mead Valley is a rural area where I have my farm home. Back in 2006 there was no traffic and Mead Valley was quite!! Now there is traffic everywhere, with the gas station in Brown, there are always homeless and drug addicts! This is unsafe for our kids!! They need to walk home in this crazy neighborhood from Citrus High school or Thomas Rivera and cross Cajalco to go home! People drive crazy here in Mead Valley, specially Cajalco!! I do not like all the traffic that comes through Cajalco, Barton, Markham now because of all the factories you are allowing to building in our community!!!

Having open land, doesn't mean investors can take advantage and just build! You need to stop this immediately and keep Mead Valley Rural!!!!!!!!!!

If the Mead Valley community wanted to live in the city we would not be in Mead Valley and instead live in the city of Perris, Moreno Valley, or Riverside!!! I want my community to be safe and stay Rural! We need nature, animals, open land too!

We don't need to kill our Earth anymore and put our children's health at risk!!!

Please keep Mead Valley Rural and a safe community! Instead focus on the big problem of drug addiction in our community, homeless, and unsafe streets!!

Thank you for your time. I am more than happy to become involve in the community for Mead Valley!

Thank you,

Andrea Del Valle

Program Coordinator
Consortium for Early Learning Services
Cell Phone: (951) 870-8112
Phone: (951) 778-5003
adelvalle@ConsortiumELS.org
www.ConsortiumELS.org

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Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 9:31 AM
To: Debbie Walsh
Subject: RE: CUP3775 gas station wood X Cajalco
Attachments: CUP03775-Fuel Canopy Pump layout.pdf; CUP03775-Fueling Canopy Elevations.pdf

Debbie,

I was out of the office Friday. Please see attached Canopy Pump layout & Canopy Elevations.

Hope this helps with what you are looking for.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Thursday, March 12, 2020 5:58 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: CUP3775 gas station wood X Cajalco

Tim,

I am looking for something that shows more detail. Specifically the number of gas pumps. I was looking for something that is more scalable.

Thanks.

Debbie

On Thu, Mar 12, 2020 at 5:49 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Debbie,

Here is a PDF of the Site Plan for CUP03775 that might be easier to view.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

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From: Debbie Walsh [mailto:abilene149@gmail.com]

Sent: Thursday, March 12, 2020 5:12 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: CUP3775 gas station wood X Cajalco

Tim,

Would you please email a PDF of the plot plan for CUP 3775. The current online version is difficult to read.

Thanks so much.

Debbie Walsh

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County of Riverside California

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:32 PM
To: JoAnn Lazo Eldred; Sarabia, Elizabeth
Cc: Tommy Eldred
Subject: RE: Opposition to Cajalco & Wood Development

Ms. Eldred,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners.

Additionally, I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: JoAnn Lazo Eldred [mailto:jalisah@gmail.com]
Sent: Saturday, March 14, 2020 11:22 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Tommy Eldred <yeahbuttheanimationsallcrappy@gmail.com>
Subject: Opposition to Cajalco & Wood Development

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Hi,

I would like it to go on record that I oppose this development in my neighborhood. This will do much harm and the residents do not want it here. We have two local schools close by (Martin Luther and Citrus Hill High) that does not benefit in having gas stations and truck stops in our area. The increase in truck/car traffic is also something that our roads are not maintained for. Please halt this project and keep our area rural. I appreciate your help. Thank you

Regards,
JoAnn Eldred
19569 Rocky Summit Dr
Perris CA 92570

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:05 PM
To: Sonya Alemdar
Subject: RE: Revised CUP#3775

Good Morning Sonya,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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-----Original Message-----

From: Wheeler, Timothy
Sent: Tuesday, March 3, 2020 5:21 PM
To: Sonya Alemdar <sonya.alemdar@gmail.com>
Cc: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Revised CUP#3775

Good Evening Sonya,

Attached is the Project Information & Initial Study for TPM37537 & CUP03775 (Cajalco Square). There are copies of the site plan in the project information PDF.

Retail Building #2 is a 19,097 sqft. building. Currently there is no end user proposed. The intent previously was for a tractor/trailer or hardware store use to occur there. The Retail Building #2 still is proposing a fenced in outdoor area. The display area along Wood Road has been removed and is additional parking now. No other changes have occurred to the project site.

Hope this is helpful information.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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-----Original Message-----

From: Sonya Alemdar [mailto:sonya.alemdar@gmail.com]
Sent: Tuesday, March 3, 2020 7:14 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: Revised CUP#3775

Tim-
Has there been a change to the plans/ since this came to the Woodcrest MAC meeting over a year ago? Can I get a copy of the plans. I asked because previously the developer claimed that a Tractor Supply was going in their retail space after the county and planning department already had approved their project in Woodcrest. I asked the developer of Tractor Supply and he said that wasn't true and that location was never a viable option.

Thank-you!!!
Sonya Alemdar
951-892-8897

> On Mar 2, 2020, at 11:19 AM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

>

> Good Morning Sonya,

>

> TPM37537 and CUP03775 are for a shopping center at the northeast corner of Cajalco and Wood Roads. The shopping center proposes a gas station, multi-retail building, a drive-thru fast-food restaurant, and a retail building. It is a part of Specific Plan No. 229A1 (Planning Area 1) approved in October 2003 for commercial. Approximately 7 acres of the 15 acres of Planning Area 1 will be developed for this shopping center.

>

> If there is anything else you are looking for, please let me know.

>

> Tim Wheeler

> Urban Regional Planner III

> 4080 Lemon St - 12th floor

> Riverside, CA 92501

> 951-955-6060

>

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> -----Original Message-----

> From: Sonya Alemdar [mailto:sonya.alemdar@gmail.com]

> Sent: Thursday, February 27, 2020 4:06 PM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Revised CUP#3775

>

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>

> Hi Tim-

>

> Looking for information for this CUP #3775.

>

> Thanks in advance!

>

> Sonya Alemdar

> 951-892-8897

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Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:29 PM
To: adelvalle@consortiumels.org; Supervisor Jeffries - 1st District
Subject: RE: NO to CUP 3775

Ms. Del Valle,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any **updated** information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Andrea DelValle <adelvalle@consortiumels.org>
Sent: Wednesday, March 11, 2020 9:30 AM
To: Jeffries, Kevin <KJeffries@RIVCO.ORG>
Subject: NO to CUP 3775
Importance: High

Good morning Mr. Jeffries,

My name is Andrea Del Valle. I am a citizen and reside in Mead Valley Community. As a homeowner, community member, and concern parent for my children who are part of this community, I do not approve CUP 3775. I SAY NO to CUP 3775!!!!!!!

I moved from Los Angeles looking for some piece and quite. I wanted to start my family in a quiet, natural and rural area! Mead Valley is a rural area where I have my farm home. Back in 2006 there was no traffic and Mead Valley was quite!! Now there is traffic everywhere, with the gas station in Brown, there are always homeless and drug addicts! This

is unsafe for our kids!! They need to walk home in this crazy neighborhood from Citrus High school or Thomas Rivera and cross Cajalco to go home! People drive crazy here in Mead Valley, specially Cajalco!! I do not like all the traffic that comes through Cajalco, Barton, Markham now because of all the factories you are allowing to building in our community!!!

Having open land, doesn't mean investors can take advantage and just build! You need to stop this immediately and keep Mead Valley Rural!!!!!!!!!!!!

If the Mead Valley community wanted to live in the city we would not be in Mead Valley and instead live in the city of Perris, Moreno Valley, or Riverside!!! I want my community to be safe and stay Rural! We need nature, animals, open land too!

We don't need to kill our Earth anymore and put our children's health at risk!!!

Please keep Mead Valley Rural and a safe community! Instead focus on the big problem of drug addiction in our community, homeless, and unsafe streets!!

Thank you for your time. I am more than happy to become involve in the community for Mead Valley!

Thank you,

Andrea Del Valle

Program Coordinator
Consortium for Early Learning Services
Cell Phone: (951) 870-8112
Phone: (951) 778-5003
adelvalle@ConsortiumELS.org
www.ConsortiumELS.org

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Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:24 PM
To: Kathy Boyer; kjefferies@rivco.org
Subject: RE: Cajalco Square

Ms. Boyer,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Tuesday, March 3, 2020 4:59 PM
To: Kathy Boyer <outlook_9D4862D5DCBEABF6@outlook.com>; kjefferies@rivco.org
Cc: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Cajalco Square

Ms. Boyer,

Thank you for your email in regards to this project (Cajalco Square). I will make sure your email is provided to the Planning Commissioners for the March 18, 2020 Planning Commission (Agenda Item 4.1).

I have reviewed the questions you proposed and I am providing you with a copy of the Initial Study for the California Environmental Quality Act (CEQA). Please see the attached CEQA document as it might address the questions you have.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Kathy Boyer [mailto:outlook_9D4862D5DCBEABF6@outlook.com]
Sent: Tuesday, March 3, 2020 8:20 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; kjefferies@rivco.org
Subject: Cajalco Square

I received the Notice of Public Hearing for Cajalco Square. While I am unable to attend, I wish to state my opposition to this project. I have also included questions I have regarding the project.

Concerns

Loss of Property Values:

- Ability to sell due to the undesirable placement of the proposed development in a residential neighborhood
- 24/7 business issues; lighting, noise, and increased crime

Proposed Gas Station Concerns:

- Environmental impact in an area with high water tables
- Contamination of surrounding area if there were to be a spill or seepage into the water tables
- 24/7 operating hours
- Lighting
- Increased crime due to 24/7 operating hours, one only has to observe the 76 gas station a few miles east on Cajalco what see what goes on there
- Lack of sheriffs to patrol the area and respond to issues

Crime:

- As you know most 24 hour businesses experience a higher crime rate than businesses with day hours
- Loitering, drugs, etc. spilling into the Boulder Springs residential area
- Lack of police/sheriff patrols and response

Traffic:

- Increased traffic and trucks on Cajalco and Wood
- More accidents at the intersection of Cajalco and Wood, which already experiences numerous accidents
- Safety of children attending school on and around Wood Road
- Increased traffic through residential areas
- Increased noise from traffic on Wood Road (trucks using jake brakes as they do now)

Questions

- How will the gas station canopies prevent excessive lighting when the rear block is 6 feet tall?
- How will the project prevent excessive noise for a rural area?
- How will the project handle increased traffic on Wood Road and Cajalco?
- How will the project prevent traffic and people from using the easement as a roadway through the Boulder Springs Neighborhood? I understand a hedge was proposed, is this really a deterrent?
- How does the county and the city intend to maintain Wood Road due to increased auto and truck traffic?
- How does this project plan to handle increased crime when there is only 1 sheriff covering Woodcrest, Mead Valley and Gavilan/Lake Matthews area?
- How will this project prevent loitering?
- Will the county add additional sheriffs to patrol the area?
- How does this project intend to insure the safety of children traveling to school?
- How does this project intend to protect the environment in the event of a spill?

I am not opposed to commercial development, but I am opposed to any 24/7 business. Proposed projects should reflect the needs of the residents who live there. All proposals should invite feedback from the residents who live there since we have to live with the result.

Thank you for your consideration,

Kathy Boyer
19313 Silver Summit Circle, Boulder Springs

Sent from [Mail](#) for Windows 10

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:08 PM
To: p14west@gmail.com
Subject: RE: Parcel 37537

Captain Philip West,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

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Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Monday, March 2, 2020 11:26 AM
To: p14west@gmail.com
Subject: RE: Parcel 37537

Captain Philip West,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission. I will make sure it is provided to the Planning Commissioners for the March 18, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor

Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: p14west@gmail.com [<mailto:p14west@gmail.com>]
Sent: Monday, March 2, 2020 10:39 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Parcel 37537

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Mr Wheeler

I live in the boulder springs community at 19173 Rocky Summit Dr.

I received a notification in the mail regarding building a commercial retail center.

We do not want this. This kind of activity will attract homeless, and cause our homes to decrease in value. This community will no longer be safe for our kids. I bought my house for the view, building something behind it will ruin the view. No one has to come to me to compensate me for these plans.

This is also the first time I heard about this and no notification has been made to me until yesterday.

Thank you for your time.

-Philip

PHILIP "Flip" WEST, CAPT, CA ANG
Instructor Pilot, March ARB, CA
Duty: 951.655.7774
Email: philipanthonywest@gmail.com
Duty: philip.a.west10.mil@mail.mil

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:30 PM
To: Debbie Walsh
Subject: RE: CUP3775 gas station wood X Cajalco

Debbie,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Thursday, March 12, 2020 5:58 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: CUP3775 gas station wood X Cajalco

Tim,

I am looking for something that shows more detail. Specifically the number of gas pumps. I was looking for something that is more scalable.

Thanks.

Debbie

On Thu, Mar 12, 2020 at 5:49 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Debbie,

Here is a PDF of the Site Plan for CUP03775 that might be easier to view.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

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How are we doing? Click the Link and tell us

From: Debbie Walsh [mailto:abilene149@gmail.com]

Sent: Thursday, March 12, 2020 5:12 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: CUP3775 gas station wood X Cajalco

Tim,

Would you please email a PDF of the plot plan for CUP 3775. The current online version is difficult to read.

Thanks so much.

Debbie Walsh

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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County of Riverside California

Wheeler, Timothy

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Monday, March 16, 2020 1:00 PM
To: Wheeler, Timothy
Subject: Re: Cajalco Square Opposition

Many thanks, Tim!!! See you soon and be safe.

John Minnella
RAGLM President

On Monday, March 16, 2020, 12:25:48 PM PDT, Wheeler, Timothy <twheeler@rivco.org> wrote:

Dr. John Minnella,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

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Kind Regards,

Tim Wheeler

Urban Regional Planner III

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Riverside, CA 92501

951-955-6060

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How are we doing? Click the Link and tell us

From: Wheeler, Timothy

Sent: Wednesday, March 11, 2020 8:26 AM

To: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Greene, Jeffrey <JTGreene@RIVCO.ORG>; Melissa MELENDEZ <samantha.stilwell@asm.ca.gov>; Representative Ken Calvert <ca42kcima@mail.house.gov>

Subject: RE: Cajalco Square Opposition

Dr. John Minnella,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

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951-955-6060

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How are we doing? Click the Link and tell us

From: Dr. John L. MINNELLA-Romano [mailto:drjminnella@yahoo.com]

Sent: Tuesday, March 10, 2020 10:06 PM

To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Greene, Jeffrey <JTGreene@RIVCO.ORG>; Melissa MELENDEZ <samantha.stilwell@asm.ca.gov>; Representative Ken Calvert <ca42kcima@mail.house.gov>

Subject: Cajalco Square Opposition

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ANOTHER BATTLE TO KEEP GREATER LAKE MATHEWS RURAL SET FOR MARCH 18

Our "beloved" County Planning Department, ever vigilant and protective of our rural community, has once again caved into the gas station developers and operators (some with political aspirations), logistics companies, warehouse operators, and local politicians. On February 25, they sent to many of us in the community an announcement of a hearing on March 18, 2020 before our equally "beloved" County Planning Commission, also ever vigilant and protective of our rural community. The March 18 hearing: "...to consider a proposed project..." by applicant Cajalco Square, LP.

Our esteemed County Planning Department with their high degrees in urban planning from the likes of UCLA, USC, Harvard, Georgetown and other institutions where they know what is good for us lowly types here in the boonies "...has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR." How kind and considerate of them: no need to consult anyone living in the area since they have the urban planning degrees and know what's best. Strangely, I do not recall anyone contacting me or any of my neighbors or the Residents Association of Greater Lake Mathews (RAGLM) or the Boulder Springs Homeowners Association or anyone else known to me. Anyway, those County Planners, they know what's best, so no problem.

Ah, we now come to March 18 and our beloved, independent, unbiased (hahahaha) County Planning Commission consisting of those brilliant minds who are ever watchful and protective of what we residents here want, need, like and value. Their strength, independence, backbone and intelligence is something to behold. After all, being appointees of the Board of Supervisors, they faithfully do their best to protect us from those who would destroy our community to make a buck. March 18 we will all be there at the Planning Commission but the outcome is already clear: the vote is to approve the Planning Department recommendation because the interests of Cajalco Square LP and its backers (ARCO?; logistics companies; developers; local politicians) far outweigh the concerns of the approximately 20,000 residents.

Just consider the great benefits that will come with this project: development of almost 10 acres on presently undeveloped land at Wood and Cajalco; 249 parking spaces; a mere "gas station"; a "convenience" store with beer and wine sales; a car wash; a multi-tenant retail building; a fast food outlet; etc. We'll also have new and interesting neighbors that we never had before: transients; homeless; vagrants; prostitutes; gamblers; noise; lights; exhaust fumes; crimes; traffic; marijuana/cocaine/meth/other drugs; tobacco projects. All the great benefits they have at the Circle K's at Van Buren/Wood and Cajalco/Brown. Yup, no negative environmental impact just like our beloved Planning Department found.

Consider also the convenience of this project for your family and children. I mean, they will not have to drive all the way to downtown Perris, Riverside and Moreno Valley for their weed, beer, etc.: it will likely be available right there in one of those multi-tenant buildings at Cajalco Square. It will be especially convenient for those Citrus Hill High School kids. Just ask the staff at the Van Buren/Wood Circle K how wonderful such proximity to King High is. Then there are all those local jobs that will be created including more local law enforcement (i.e., police) officers to deal with the new crime that is presently non-existent at Wood and Cajalco.

Yes, welcome to the wonderful Brave New World that ARCO, Cajalco Square, the planners, developers and politicians intend for us. It is what we all have been dreaming of for years; the very reason why we came to Greater Lake Mathews. And, when they get this baby in there, they will claim the community is changing and justifies more ARCO's along Cajalco, then Gavilan Road, El Sobrante, etc.. All for our "betterment".

Better take this matter seriously friends and neighbors if you value your peace and quiet, the property value of your home, and have any interest in not becoming LA. Its like their Cajalco Square LP boss told me and others as he left my living room in anger back on 9/9/17 that **he didn't care what the community doesn't want, there will be a gas station at Wood and Cajalco no matter what.**

Don't want Cajalco Square? Wake up! You will need more than a crowd at the Planning Commission on March 18.

There should be demonstrators parading around the Cajalco Square perimeter EVERY DAY with placards demanding "NO CAJALCO SQUARE" just like union strikers!

Hundreds of letters (Patrick M. Franc, President/CEO, Atlantic Richfield Oil Co., 19100 Ridgewood Parkway, San Antonio, Texas 78559), emails (m.me/arco.com) of protest and telephone calls (800/333-3991) to ARCO threatening boycott of their stations and their AM/PM convenience stores.

Respectful letters to the County Planning Commission (Secretary: Elizabeth SARABIA: ESarabia@rivco.org) well before March 18 demanding disapproval of this project (Riverside County Planning Department, Attention: Tim WHEELER, POB 1409, Riverside, CA 92502-1409; Tim's email is twheeler@rivco.org). It will not hurt to complain to First District Supervisor Kevin JEFFRIES (kjeffries@rivco.org) too. Be sure to reference Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Just some thoughts, friends and neighbors.

John Minnella

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County of Riverside California

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:09 PM
To: Shakeila Frazier
Subject: RE: NO TO CUP 3775

Ms. Frazier,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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How are we doing? Click the Link and tell us

-----Original Message-----

From: Wheeler, Timothy
Sent: Wednesday, March 11, 2020 8:15 AM
To: Shakeila Frazier <mrsfrazier0224@yahoo.com>
Subject: RE: NO TO CUP 3775

Ms. Frazier,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org

How are we doing? Click the Link and tell us

-----Original Message-----

From: Shakeila Frazier [mailto:mrsfrazier0224@yahoo.com]

Sent: Tuesday, March 10, 2020 9:16 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: NO TO CUP 3775

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Shakeila Frazier and I am a resident of the Boulder Springs Community. Myself along with the entire community is totally **OPPOSED** to the Wood/Cajalco gas station project. My family and I would be directly affected as our house sits on the corner of Elkhorn Rd and Carpinus with Wood Rd right at our backyard. In the five years I've lived here, my cars have been vandalized four different times. I've had several transients knock on my door at all times of the night claiming they were lost or someone was chasing them, leaving me and my three young daughters terrified at night. Just last week, my security cameras caught someone looking for something to steal off my porch. The field between Boulder Springs will be the new hangout for the drug addicts and our homes will be their focus for stealing everything we have worked so hard for. I've called the local authorities several times regarding the lack of law enforcement in this area and was told, they don't have enough money in the budget to patrol this area but yet our property taxes are almost **NINE THOUSAND DOLLARS** a year!!!!

Furthermore, Wood Rd is just an extremely dangerous road and this will only make matters worse. It currently has two high schools (MLK and Citrus High) which causes horrible morning traffic with a back up of cars from north of Carpinus all the way to Cajalco Rd. The accidents at Wood and Cajalco are darn near every week and we are starting to see them more frequently at Carpinus and Wood. We already have a gas station at Brown and Cajalco which is only 1.7 miles away. We were told a shopping center but never was a gas station/truck stop mentioned. It was said a retail shopping center when we bought our home almost 6 yrs ago, but the bright lights burning 24/7 and constant chaos from a gas station was not one of them. I suffer from chronic migraines and would have never purchased this home or added thousands of dollars of upgrades including a \$65,000 pool if that was the case.

It is simply **TOO DANGEROUS** on Wood Road to have another gas station/truck stop that sells beer and wine. Its also **NOT** appropriate next to a quiet rural neighborhood. Does not comply with the Lake Mathews Community Plan and Boulder Springs Specific Plan for a neighborhood shopping center. The land would be a perfect use for a library, park, a day care, small mom and pop store/cafe, etc.

In my conclusion, I am requesting to have this letter made public and also have it read at the hearing.

Sincerely,
Shakeila Frazier
resident of Boulder Springs

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:17 PM
To: adelvalle@consortiumels.org
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Ms. Del Valle,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

<https://planning.rctlma.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:29 PM
To: adelvalle@consortiumels.org; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: RE: NO to CUP 3775

Ms. Del Valle,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:19 PM
To: p14west@gmail.com
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Captain Philip West,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

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As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:08 PM
To: p14west@gmail.com
Subject: RE: Parcel 37537

Captain Philip West,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:20 PM
To: Debbie Walsh
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Debbie,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

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Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
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951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:30 PM
To: Debbie Walsh <abilene149@gmail.com>
Subject: RE: CUP3775 gas station wood X Cajalco

Debbie,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:15 PM
To: JoAnn Lazo Eldred
Cc: Tommy Eldred
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Ms. Eldred,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

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Stay Safe.

Kind Regards,

Tim Wheeler
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Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:32 PM
To: JoAnn Lazo Eldred <jalisah@gmail.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Tommy Eldred <yeahbuttheanimationsallcrappy@gmail.com>
Subject: RE: Opposition to Cajalco & Wood Development

Ms. Eldred,

Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will ensure it is provided to the Planning Commissioners.

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:13 PM
To: Dr. John L. MINNELLA-Romano
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Dr. Minnella,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

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Stay Safe.

Kind Regards,

Tim Wheeler
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4080 Lemon St - 12th floor
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951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:26 PM
To: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Greene, Jeffrey <JGreene@RIVCO.ORG>; Melissa MELENDEZ <samantha.stilwell@asm.ca.gov>; Representative Ken Calvert <ca42kcima@mail.house.gov>
Subject: RE: Cajalco Square Opposition

Dr. John Minnella,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:18 PM
To: Kathy Boyer
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Ms. Boyer,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

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Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:24 PM
To: Kathy Boyer <outlook_9D4862D5DCBEABF6@outlook.com>; kjefferies@rivco.org
Subject: RE: Cajalco Square

Ms. Boyer,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:21 PM
To: Sonya Alemdar
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Sonya,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

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As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org
How are we doing? Click the Link and tell us

-----Original Message-----

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:05 PM
To: Sonya Alemdar <sonya.alemdar@gmail.com>
Subject: RE: Revised CUP#3775

Good Morning Sonya,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 14, 2020 4:22 PM
To: Shakeila Frazier
Subject: TPM37537 / CUP03775 (Cajalco Square)

Good Afternoon Ms. Frazier,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

<https://planning.rctlma.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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-----Original Message-----

From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:09 PM
To: Shakeila Frazier <mrsfrazier0224@yahoo.com>
Subject: RE: NO TO CUP 3775

Ms. Frazier,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 21, 2020 9:52 AM
To: Joann Lazo
Cc: Tommy Eldred
Subject: RE: TPM37537 / CUP03775 (Cajalco Square)

Ms. Eldred,

Thank you for your email and I am happy to provide any information I have currently at this time.

If you were to look on the "Clerk of the Boards" website (<https://www.rivcocob.org/>) the Board of Supervisors, which is having a meeting today and had a meeting on April 7th, is using this method.

The Planning Commission and Planning Department will be imploring the same type method for the set up for PC. It should be up within a week and you should be able to submit to comment on a given item/topic at PC for May 6th. This information should be located at:

<https://planning.rctima.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

As for the location of the PC hearing, it will be located in the Board Chambers located at 4080 Lemon Street – 1st Floor. It is my understanding that they would have a sign in sheet and you would indicate for which item/topic you are there to speak on and then they would call you in to speak "one-by-one" on said topic. This mentioned should also be mentioned on the Planning Commission website (located above).

Once I am made aware that the process is up on the webpage, I can let you know.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Joann Lazo [mailto:jalisah@gmail.com]
Sent: Monday, April 20, 2020 8:58 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Tommy Eldred <yeahbuttheanimationsallcrappy@gmail.com>
Subject: Re: TPM37537 / CUP03775 (Cajalco Square)

Hi,

Please explain how to access the teleconferencing or phone queuing? Also, where would the PC be held for people to attend? I appreciate your help. Thank you

Regards,
JoAnn

On Apr 20, 2020, at 9:42 AM, Wheeler, Timothy <TWHEELER@rivco.org>

Good Morning Ms. Eldred,

Thank you for your email reply. I will include this email in a Memo to the Planning Commission (PC) for the hearing on May 6, 2020.

Please understand that the County is making all availabilities offered for the community/public to "attend" the PC hearing; from teleconferencing or up to physically attending the hearing on May 6th. Teleconferencing or call-in phone queuing, to speak on the hearing item, is being made available to those within the community/public who cannot make it to the hearing or are unable to attend the hearing due to the COVID-19 situation. As always, the community/public can still attend the PC hearing on May 6th; just understand that a small number of people will be allowed in the Board Chambers at one time to speak. There will be a rotate of people allowed in the chambers at any given time to be able to speak on a hearing item.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
<[image002.jpg](#)>
www.IECounts.org
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From: Joann Lazo [<mailto:jalisah@gmail.com>]
Sent: Monday, April 20, 2020 8:45 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Tommy Eldred <yeahbuttheanimationsallcrappy@gmail.com>
Subject: Re: TPM37537 / CUP03775 (Cajalco Square)

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Please note that we vehemently oppose the gas station and truck stop being put in our property- this wasn't in the original neighborhood plan and the fact that this is being reduced to a minimal attendance hearing seems like you're trying to take advantage of the current covid climate to try

to get this passed. We're very unhappy with this progress and hoped that this would be postponed until adequate neighborhood representation could be included

JoAnn Eldred

On Apr 14, 2020, at 4:15 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Afternoon Ms. Eldred,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

<https://planning.rctlma.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

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County of Riverside California

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 21, 2020 5:29 PM
To: Debbie Walsh
Subject: RE: TPM37537 / CUP03775 (Cajalco Square)

Debbie,

Your Welcome. On page 11 of the Initial Study (IS) it states January 23, 2020. The last 4 pages of the Initial Study is a Technical Update which is dated March 9, 2020.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Tuesday, April 21, 2020 4:56 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: TPM37537 / CUP03775 (Cajalco Square)

Tim,
Thank you for that information. What is the date the Environmental Assessment was completed.

Debbie

Sent from my iPhone

On Apr 21, 2020, at 4:22 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Afternoon Debbie,

I am looking into the appointment request. I am checking with management; I will have to get back to you on that.

As for the Environmental document (CEQA Initial Study) and the project Staff Report. Please see attached.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

<image004.jpg>

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How are we doing? [Click the Link and tell us](#)

From: Debbie Walsh [<mailto:abilene149@gmail.com>]

Sent: Tuesday, April 21, 2020 3:27 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: TPM37537 / CUP03775 (Cajalco Square)

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Tim,

Is there a way that we can make an appointment to see the files for CUP 3775 (Cajalco Square)?

Also, would you please send the environmental files and staff report.

Thanks so much.

Debbie Walsh

On Tue, Apr 14, 2020 at 4:20 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Afternoon Debbie,

I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

<https://planning.rctlma.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

Stay Safe.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

<image003.jpg>

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From: Wheeler, Timothy
Sent: Monday, March 16, 2020 12:30 PM
To: Debbie Walsh <abilene149@gmail.com>
Subject: RE: CUP3775 gas station wood X Cajalco

Debbie,

I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

Thank you for your understanding for our Riverside County communities and the public during this time.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

<image003.jpg>

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From: Debbie Walsh [<mailto:abilene149@gmail.com>]

Sent: Thursday, March 12, 2020 5:58 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: CUP3775 gas station wood X Cajalco

Tim,

I am looking for something that shows more detail. Specifically the number of gas pumps. I was looking for something that is more scalable.

Thanks.

Debbie

On Thu, Mar 12, 2020 at 5:49 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Debbie,

Here is a PDF of the Site Plan for CUP03775 that might be easier to view.

Kind Regards,

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

<[image003.jpg](#)>
www.IECounts.org

How are we doing? [Click the Link and tell us](#)

From: Debbie Walsh [<mailto:abilene149@gmail.com>]
Sent: Thursday, March 12, 2020 5:12 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: CUP3775 gas station wood X Cajalco

Tim,

Would you please email a PDF of the plot plan for CUP 3775. The current online version is difficult to read.

Thanks so much.

Debbie Walsh

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County of Riverside California

<TPM37537.CUP03775-Final Initial Study(IS)_PC 5.6.20.pdf>

<TPM37537.CUP03775-Final Staff Report_PC 5.6.20.pdf>

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, April 27, 2020 3:02 PM
To: Laurie Sabo Salem
Subject: TPM37537.CUP03775 - Cajalco Square
Attachments: TPM37537.CUP03775-(Cajalco Square-Project Info. CEQA doc.pdf;
TPM37537.CUP03775-(Cajalco Square-Initial Study) CEQA doc.pdf

Ms. Sabo,

It was nice to speak with you this afternoon. Attached please find the Project Information and Addendum EIR for the Cajalco Square project (TPM37537.CUP03775) from the Initial Study. On page 10 of the project information is a current color layout of the project site.

If you have further questions or concerns, please feel free to contact me.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, April 27, 2020 4:36 PM
To: Christy
Subject: RE: Disapprove permit 3775

Ms. Swetnam,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org
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-----Original Message-----

From: Christy [<mailto:swetnamracing@aol.com>]
Sent: Monday, April 27, 2020 4:10 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Disapprove permit 3775

We do not want a shopping area, gas station to be built next to our home. We feel that this will bring many stranger to our community that would not normally be stopping here. This will not be good for our community.

RE: CUP 3775 (Cajalco Square) on Wednesday May 6, 2020 at 9AM. I disapprove of the plan which includes a gas station, reference Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775. Please have my correspondence be recorded and considered at meeting.

Thank you for recording my disapproval, Christy Swetnam Boulder community

Sent from my iPhone

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Tuesday, April 28, 2020 3:28 PM
To: Grant Warner; Jeffries, Kevin
Subject: RE: CUP 3775

Mr. Warner,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Grant Warner [mailto:grantw@sportsfacilitiesgroup.com]
Sent: Tuesday, April 28, 2020 2:04 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>
Subject: CUP 3775

Good Afternoon Gentlemen,

I am a homeowner in the Boulder Springs community off the corner of Cajalco and Wood Road. My exact address is 19427 Spirit Trail Dr. Perris 92570.

I am writing to you in regards to the parcel map #37537 / permit #3775 that is up for consideration at the upcoming planning commission meeting this May 6th.

While I understand and support business owners developing and growing their business's since I too am a business owner, there are some situations, like this particular project, that should be looked at from a community need standpoint rather than just a "meets the zoning requirements" perspective.

While I understood from the beginning when I purchased here in 2006 that the area where this parcel of land is has been zoned and rough developed as commercial property from the beginning, I suspect many of the other homeowners in this community who bought in after original owners lost their homes during the economic recession in 2008 either didn't realize or assumed this was a plot of land without immediate development interests.

This isn't necessarily an excuse for not being aware of what may happen on this property but this community and the surrounding communities/housing developments have always been promoted and portrayed by real estate professionals as a "rural living" atmosphere with large lots, allowance for livestock, room for folks to have recreational vehicles and other opportunities not normally afforded to more densely populated or heavily traveled areas.

We have already seen a significant increase in traffic, especially large trucks, along the Cajalco corridor and to promote an increase of that type of traffic so close to an intentionally rural or semi-rural designed community is not staying true to the original planning design of the area.

I know others have cited the potential for increased crime, noise, pollution, and traffic congestion as byproducts of a truck stop type gas station on this site as well as a potential for lowered home values, especially for those whose homes will back up to this proposed truck stop. I expect the noise and the significant traffic issues will be the worst parts of this as well as continued deterioration of the surrounding roadways with additional heavy vehicle use. Even the increased lighting needed for night use and security will be a disruption to the homeowners on the perimeter of this proposed project.

In my opinion, using this plot of land for a more retail-driven use such as a grocery store, fast food or other food services, dry cleaners, or businesses that cater to rural living needs like livestock supplies would more readily serve this community and not overburden the roadways, nor detract from living in the adjacent communities.

The bottom line to this letter is that as one who owns a home in the Boulder Springs community, I am voicing my concern and disagreement with any plan that would bring a truck stop type gas station facility to the corner of Wood and Cajalco Roads.

Please have this letter placed into the record for the upcoming meeting regarding this permit request.

Sincerely,

--

Grant Warner C.E.O.
Sports Facilities Group Inc.
P O Box 7024
Riverside, Ca. 92503
Office: 951-351-1313
Direct Line: 951-566-4583
Fax 951-637-8406
www.sportsfacilitiesgroup.com

Check out our online store!

<http://sportsfacilitiesgroup.com/store>

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Wednesday, April 29, 2020 8:26 AM
To: Karon Pierce; Jeffries, Kevin
Subject: RE: Proposed Development

Ms. Karon Pierce Warner,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Karon Pierce [mailto:piercekaron@gmail.com]
Sent: Tuesday, April 28, 2020 8:01 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>
Subject: Proposed Development

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Good Afternoon Gentlemen,

I am a homeowner in the Boulder Springs community off the corner of Cajalco and Wood Road. My exact address is 19427 Spirit Trail Dr. Perris 92570.

I am writing to you in regards to the parcel map #37537 / permit #3775 that is up for consideration at the upcoming planning commission meeting this May 6th.

I have owned my home since 2006. We have survived the recession of 2008. We kept our home and our businesses, our employees open and working. When we bought we knew what the corner was zoned for and did not oppose it. While I understand and support business owners developing and growing their businesses I adamantly oppose this parcel being rezoned to allow a gas station/Truckstop.

Our community Master Plan was and is to be rural. You considering again changing that is and continues to be a thorn in all of our sides. The owner of the Arco at the 215FWY and Cajalco is once again trying to get you to break or make an exception to the master plan. It is apparent to anyone who drives Cajalco between Wood and the 215 Fwy can on a daily bases the issue that will severely affect our property values and our quality of life here in Boulder Springs. Although I would not be directly affected by the traffic, lights, fumes, noise, etc.as will the homes who's backyards will back up to the development as a community we will all be affected while coming and going and by the added traffic both by foot and cars and YES TRUCKS. We as a community have been fighting this battled for the last 5 years and we will not stop. We bought homes in a portion of the county who's plan was to be rural. That is what we want it to stay.

I suspect many of the other homeowners in this community who bought in after original owners lost their homes during the economic recession in 2008 either didn't realize or assumed this was a plot of land without immediate development interests.

This isn't necessarily an excuse for not being aware of what may happen on this property but this community and the surrounding communities/housing developments have always been promoted and portrayed by real estate professionals as a "rural living" atmosphere with large lots, allowance for livestock, room for folks to have recreational vehicles and other opportunities not normally afforded to more densely populated or heavily traveled areas.

We have already seen a significant increase in traffic, especially large trucks, along the Cajalco corridor and to promote an increase of that type of traffic so close to an intentionally rural or semi-rural designed community is not staying true to the original planning design of the area.

Your consideration of the planned development which will increase crime, noise, pollution, and traffic congestion as byproducts of a truck stop type gas station on this site as well as a potential for lowered home values, especially for those whose homes will back up to this proposed truck stop. I expect the noise and the significant traffic issues will be the worst parts of this as well as continued deterioration of the surrounding roadways with additional heavy vehicle use. Even the increased lighting needed for night use and security will be a disruption to the homeowners on the perimeter of this proposed project.

I support the original development of the corner lot, and using this plot of land for a more retail-driven use such as a grocery store, fast food or other food services, dry cleaners, or businesses that cater to rural living needs like livestock supplies would more readily serve this community and not overburden the roadways, nor detract from living in the adjacent communities.

The bottom line to this letter is that as one who ones a home in the Boulder Springs community, I am voicing my concern and disagreement with any plan that would bring a truck stop type gas station facility to the corner of Wood and Cajalco Roads.

Please have this letter placed into the record for the upcoming meeting regarding this permit request.

Sincerely,

—
Karon Pierce Warner

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Friday, May 1, 2020 3:32 PM
To: Shakeila Frazier
Subject: RE: TPM37537 / CUP03775 (Cajalco Square)

Ms. Frazier,

I have a Memorandum prepared for the Planning Commissioners that will include all emails that I have received from both prior to the March 18, 2020 PC (that was canceled) and prior to this May 6, 2020 PC hearing. Your email is included with that Memorandum.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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-----Original Message-----

From: Shakeila Frazier [mailto:mrsfrazier0224@yahoo.com]
Sent: Friday, May 1, 2020 12:49 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: TPM37537 / CUP03775 (Cajalco Square)

Hello,

I would like to have my initial email provided to the Planning Commissioners hearing on May 6, 2020

Thank you,
Mrs. Frazier

> On Apr 14, 2020, at 4:22 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

>

> Good Afternoon Ms. Frazier,

>

> I want to reach out to you and inform you that the Cajalco Square project (TPM37537/CUP03775) is proceeding, as previously mentioned below, to a Planning Commission Hearing on May 6, 2020.

>

> At the link below (within the next week or so) the procedure(s) for how the Planning Commission Hearing will commence will be posted. Minimal public attendance within the Chambers (on a given hearing item) and/or teleconferencing or phone queuing will be available. It will be a similar procedure of how the April 7, 2020 Board of Supervisors Hearing proceeded. Again procedures will follow at the link below:

>

> <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2020-PC-Meetings>

>

> As always you may email the project planner (me) your comments regarding the project and I will include them in a Memo to the Planning Commission for the May 6, 2020 hearing.

>

> Stay Safe.

>

> Kind Regards,

>

> Tim Wheeler

> Urban Regional Planner III

> 4080 Lemon St – 12th floor

> Riverside, CA 92501

> 951-955-6060

> [https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuziqSW8LgvWgJ_MjpNL5Rw-VP98o\\$](https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuziqSW8LgvWgJ_MjpNL5Rw-VP98o$)

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>

> -----Original Message-----

> From: Wheeler, Timothy

> Sent: Monday, March 16, 2020 12:09 PM

> To: Shakeila Frazier <mrsfrazier0224@yahoo.com>

> Subject: RE: NO TO CUP 3775

>

> Ms. Frazier,

>

> I wanted to inform you that Agenda Item 4.1 for Planning Commission on March 18, 2020 will be continued to May 6, 2020. This is due to COVID-19 and the current public gathering precautionary measures set forth by State and Local government bodies. Many of our projects at either a Board of Supervisors, Planning Commission, or Director's hearing level that could potentially draw attention from the community or public at large; the County is continuing those certain projects to a later date as a precaution measure to all involved.

>

> Please review our Clerk of the Board or Planning Department websites for any updated information you may be looking for in regards to projects of interest.

>

> Thank you for your understanding for our Riverside County communities and the public during this time.

>

> Kind Regards,

>

> Tim Wheeler

> Urban Regional Planner III

> 4080 Lemon St – 12th floor

> Riverside, CA 92501

> 951-955-6060

> [https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuziqSW8LgvWgJ_MjpNL5Rw-VP98o\\$](https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuziqSW8LgvWgJ_MjpNL5Rw-VP98o$)

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>

> -----Original Message-----

> From: Wheeler, Timothy

> Sent: Wednesday, March 11, 2020 8:15 AM

> To: Shakeila Frazier <mrsfrazier0224@yahoo.com>

> Subject: RE: NO TO CUP 3775

>

> Ms. Frazier,

>

> Thank you for your email in regards to Agenda Item 4.1 for Planning Commission hearing on March 18, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

>

> Kind Regards,

>

> Tim Wheeler

> Urban Regional Planner III

> 4080 Lemon St -- 12th floor

> Riverside, CA 92501

> 951-955-6060

> [https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuZlqSW8LgvWgJ_MjpNL5Rw-VP98o\\$](https://urldefense.com/v3/__http://www.IECounts.org__;!!JTyGX330HN5x6Ko!UunJs4_IcUxD-6z6vJlQ7bGb1wBPA4WWUHGuZlqSW8LgvWgJ_MjpNL5Rw-VP98o$)

> How are we doing? Click the Link and tell us

>

> -----Original Message-----

> From: Shakeila Frazier [mailto:mrsfrazier0224@yahoo.com]

> Sent: Tuesday, March 10, 2020 9:16 PM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: NO TO CUP 3775

>

> CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

>

> Hello, my name is Shakeila Frazier and I am a resident of the Boulder Springs Community. Myself along with the entire community is totally OPPOSED to the Wood/Cajalco gas station project. My family and I would be directly affected as our house sits on the corner of Elkhorn Rd and Carpinus with Wood Rd right at our backyard. In the five years I've lived here, my cars have been vandalized four different times. I've had several transients knock on my door at all times of the night claiming they were lost or someone was chasing them, leaving me and my three young daughters terrified at night. Just last week, my security cameras caught someone looking for something to steal off my porch. The field between Boulder Springs will be the new hangout for the drug addicts and our homes will be their focus for stealing everything we have worked so hard for. I've called the local authorities several times regarding the lack of law enforcement in this area and was told, they don't have enough money in the budget to patrol this area but yet our property taxes are almost NINE THOUSAND DOLLARS a year!!!!

>

> Furthermore, Wood Rd is just an extremely dangerous road and this will only make matters worse. It currently has two high schools (MLK and Citrus High) which causes horrible morning traffic with a back up of cars from north of Carpinus all the way to Cajalco Rd. The accidents at Wood and Cajalco are darn near every week and we are starting to see them more frequently at Carpinus and Wood. We already have a gas station at Brown and Cajalco which is only 1.7 miles away. We were told a shopping center but never was a gas station/truck stop mentioned. It was said a retail shopping center when we bought our home almost 6 yrs ago, but the bright lights burning 24/7 and constant chaos from a gas station was not one of them. I suffer from chronic migraines and would have never purchased this home or added thousands of dollars of upgrades including a \$65,000 pool if that was the case.

> It is simply TOO DANGEROUS on Wood Road to have another gas station/truck stop that sells beer and wine. Its also NOT appropriate next to a quiet rural neighborhood. Does not comply with the Lake Mathews Community Plan and Boulder Springs Specific Plan for a neighborhood shopping center. The land would be a perfect use for a library, park, a day care, small mom and pop store/cafe, etc.

>

> In my conclusion, I am requesting to have this letter made public and also have it read at the hearing.

>
>
> Sincerely,
> Shakeila Frazier
> resident of Boulder Springs

>
>
>
> Confidentiality Disclaimer

>
> This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
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> County of Riverside California

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Wheeler, Timothy

From: Wheeler, Timothy
Sent: Friday, May 1, 2020 3:25 PM
To: Dr. John L. MINNELLA-Romano
Subject: RE: TPM37537 & CUP03775: Planning Commission Hearing May 6
Attachments: TPM37537.CUP03775-Ad sample_3.18.20 notice_mailing labels.pdf

Good Afternoon Dr. Minnella,

Attached please find a sample of the Press Enterprise ad that ran on February 27, 2020 prior to the March 18, 2020 PC hearing; a copy of the notice that was sent out to the surrounding property owners and other individuals that requested to be noticed on this project (also included in the current project report package); and a copy of the mailing labels that were used for that noticing. I do have 2 different address listed for you on the mailing labels.

Usually for an Addendum to an EIR, only a 10 day notice is required. This was previously done in March 2019 when the project was 1st heard at PC. The project then was continued due to a request by the applicant. Many from the community, at that time, had stated then that there wasn't enough time to review or comment on the project with only 10 days. I and Planning management discussed then that we would notice the project, the next time, for at least a 20 day notice. We did that for both the March 18, 2020 and May 6, 2020 PC hearings. The March 18, 2020 PC hearing was canceled due to the current COVID-19 situation.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Dr. John L. MINNELLA-Romano [mailto:drjminnella@yahoo.com]
Sent: Friday, May 1, 2020 2:34 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: TPM37537 & CUP03775: Planning Commission Hearing May 6

Dear Tim:

According to your Staff Report (page 6) for the May 6, 2020 Planning Commission meeting, I understand a second noticing of the Cajalco Square

Project was supposedly "...noticed early (February 7, 2020) for a 20-day CEQA noticing" and that no comments in response were received.

Kindly advise me as soon as possible exactly who was given such notice and how.

Sincerely,

John L. Minnella
President, RAGLM

Direct mailing address: 1820 East 17th Street, Santa Ana, California 92705-8604. Telephone: 714/543-9005; Facsimile: 714/542-2495. Email: djminnella@yahoo.com or minnellalaw@sbcglobal.net.

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, May 5, 2020 4:49 PM
To: Wheeler, Timothy
Subject: FW: To: Carl Bruce Shaffer RE: Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

From: Sarabia, Elizabeth
Sent: Monday, May 4, 2020 11:05 AM
To: Bill Sanchez <billsanchez760@gmail.com>; Carl Bruce Shaffer <cbshaffer73@gmail.com>; David Leonard <leonarddla@earthlink.net>; Eric Kroencke <eric@ashley-kroencke.com>; Gary Thornhill <gthornhill17@yahoo.com>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: FW: To: Carl Bruce Shaffer RE: Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Good morning Commissioners,

Please see email message below regarding PM37537/CUP3775, agenda item 4.11.

Thank you,
Elizabeth

From: Laurie Sabo [<mailto:laurlee44@gmail.com>]
Sent: Monday, May 4, 2020 9:49 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>
Subject: To: Carl Bruce Shaffer RE: Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Please forward this e-mail message to 1st District Planning Commissioner - Carl Bruce Shaffer.

RE: Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.
Mr. Shaffer,

I am a resident of Boulder Springs located at the corner of Wood Rd. & Cajalco Rd.. I write you today to express my opposition to CUP 3775 to subdivide and allowance of a gas station (with beer & alcohol sales) of any type at this location, or any future plans for a gas station location within at least 6 miles of this location. We are a unique community in Riverside and a desirable place to live due to our lot sizes, equestrian trails, agricultural and rural attributes.

By process of the CUP request, this project is non-conforming and does not and does not meet all criteria and comply with the local zoning district and area plan. (GPA & area plan 229/229A1). In addition, at the time of purchasing our home, 14 years ago, we were promised many things and the area plan 229/229A1 indicates that 7 acres be dedicated to parks and 12 acres for a new school. Residents of this community would love to have these amenities as promised. We were aware that the property on the corner was commercial but we never would have imagined the county would allow or even consider a gas station.

As stated in the general plan, "this area is a predominantly rural community located in the northeast portion of the Lake Mathews/Woodcrest

area. The community is generally characterized by lots one acre and larger, with a substantial estate residential enclave located near Mockingbird Canyon Road. Various commercial and service commercial uses are located along Van Buren Boulevard".

We do not need or want a gas station on this corner. There is a truck stop ARCO Station 5.1 miles east, A 76 Gas Station 2.8 miles east, another station proposed 1 west near code enforcement location, and another Truck stop being built approx 12 mi. west at Temescal Cyn Rd. and Cajalco. In addition, there is another station on Van Buren and Wood Rd. and plenty more on Van Buren.

Unfortunately, there is a lot of crime, prostitution, drug sales, drug raids in the are of the 76 station just 2.8 miles east in Mead Valley. We feel that a gas station in this area will attract the like to our area. We already suffer from crime such as robberies and theft in our neighborhood.

It is apparent that you vote yes t nearly all CUP's in the district but we are asking you and the other commissioners to please reconsider and vote nay on this come 05/06/20.

Thank you for your consideration. Please record this and share with other planning commissioners.

Sincerely,
David and Laurie Salem
19120 Sterling Hill Ln.
Perris, CA 92570

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, May 4, 2020 8:52 AM
To: Kathy Boyer; kjefferies@rivco.org
Subject: RE: Cajalco Square

Ms. Boyer,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Kathy Boyer [mailto:outlook_9D4862D5DCBEABF6@outlook.com]
Sent: Monday, May 4, 2020 6:16 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; kjefferies@rivco.org
Subject: Cajalco Square

I received the Notice of Public Hearing for Cajalco Square. I wish to state my opposition to this project. I have also included questions I have regarding the project.

Concerns

Loss of Property Values:

- Ability to sell due to the undesirable placement of the proposed development in a residential neighborhood
- 24/7 business issues; lighting, noise, and increased crime

Proposed Gas Station Concerns:

- Environmental impact in an area with high water tables
- Contamination of surrounding area if there were to be a spill or seepage into the water tables
- 24/7 operating hours
- Lighting
- Increased crime due to 24/7 operating hours, one only has to observe the 76 gas station a few miles east on Cajalco what see what goes on there

- Lack of sheriffs to patrol the area and respond to issues

Crime:

- As you know most 24 hour businesses experience a higher crime rate than businesses with day hours
- Loitering , drugs, etc. spilling into the Boulder Springs residential area
- Lack of police/sheriff patrols and response

Traffic:

- Increased traffic and trucks on Cajoico and Wood
- More accidents at the intersection of Cajoico and Wood, which already experiences numerous accidents
- Safety of children attending school on and around Wood Road
- Increased traffic through residential areas
- Increased noise from traffic on Wood Road (trucks using jake brakes as they do now)

Questions

- How will the gas station canopies prevent excessive lighting when the rear block is 6 feet tall?
- How will the project prevent excessive noise for a rural area?
- How will the project handle increased traffic on Wood Road and Cajoico?
- How will the project prevent traffic and people from using the easement as a roadway through the Boulder Springs Neighborhood? I understand a hedge was proposed, is this really a deterrent?
- How does the county and the city intend to maintain Wood Road due to increased auto and truck traffic?
- How does this project plan to handle increased crime when there is only 1 sheriff covering Woodcrest, Mead Valley and Gavilan/Lake Matthews area?
- How will this project prevent loitering?
- Will the county add additional sheriffs to patrol the area?
- How does this project intend to insure the safety of children traveling to school?
- How does this project intend to protect the environment in the event of a spill?

I am not opposed to commercial development, but I am opposed to any 24/7 business. Proposed projects should reflect the needs of the residents who live there. All proposals should invite feedback from the residents who live there since we have to live with the result.

Thank you for your consideration,

Kathy Boyer
19313 Silver Summit Circle, Boulder Springs

Sent from [Mail](#) for Windows 10

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, May 4, 2020 5:12 PM
To: Karon Pierce; Jeffries, Kevin
Subject: RE: We don't want this!!!!!!!!!!!!

Ms. Karon Pierce,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure your email is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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How are we doing? [Click the Link and tell us](#)

From: Karon Pierce [mailto:socaloldslady@gmail.com]
Sent: Monday, May 4, 2020 4:53 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>
Subject: We don't want this!!!!!!!!!!!!

Mr. Wheeler and Mr. Jeffries

John Speaks for all of us!!!!!!!!!!!!!!!!!!!!!!

Your jobs are not to push forward a plan that goes against our rural plan during a time that makes it very difficult to turn out in numbers to show our disapproval. Those of us who have to stay safe because we have older parents cannot be in attendance and still do all we can to keep our elders healthy. You should be ashamed of yourselves!!!!!!!!!!

Not only do you not care about our community you are showing a complete disregard for our senior community who are also residents here at Boulder Springs.

You knew what you faced based on your past attempts to push this through. Our community turned up to oppose this in large numbers and would again if you waited until we could.

Shame on you both and the others who don't care about our community and the effects this development will have on us. It is not a guess you can look right down the street to see what will happen. It is proven.

THE WAR TO KEEP GREATER LAKE MATHEWS RURAL HAS A MAJOR BATTLE ON MAY 6!

Our "beloved" County Planning Department, ever vigilant and protective of our rural community, has once again caved into the gas station developers and operators (some with impossible political aspirations), logistics companies, warehouse operators, and local politicians. On April 15, they sent to many of us in the community an

announcement of a hearing on May 6, 2020 before our equally "beloved" County Planning Commission, all appointed and responsible only to our five Supervisors and also ever vigilant and protective of our rural community. The May 6 hearing, continued from March 18, "...to consider a proposed project..." by lovable applicant Cajalco Square, LP who seeks to help us poor yokels receive more "benefits" of and access to urban "civilization".

Our esteemed County Planning Department with their high and esteemed degrees in urban planning from the likes of UCLA, USC, Harvard, Georgetown and other institutions where they know what is good for us lowly types here in the boonies "...has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR." How kind and considerate of them: no need to consult anyone living in the area or specifically cite the yokels' concerns since they, the needed urban planners, have the urban planning degrees and know what's best for us refugees from Orange and LA. Strangely(?), I do not recall anyone contacting me or any of my neighbors or the Residents Association of Greater Lake Mathews (RAGLM) or the Boulder Springs Homeowners Association or anyone else known to me. Anyway, those County Planners and their beloved developer friends know what's best, so no problem.

Ah, we now come to May 6 and our beloved, independent, unbiased (hahahaha), elected County Planning Commission consisting of those brilliant minds who are ever watchful and protective of what we residents here want, need, like and value. Their strength, independence, backbone and intelligence is something to behold. After all, being appointees of the Board of Supervisors, they faithfully do their best to protect us from those who would destroy our community just to make a buck and no matter the negative impact for our "protected" enclave. May 6 we will all be there at the Planning Commission but the outcome is already clear: the vote is to approve the Planning Department recommendation because the interests of Cajalco Square LP and its backers (ARCO?; AM/PM; logistics companies; developers: local politicians) far outweigh the concerns of the approximately 30,000 residents.

Just consider the great benefits that will come with this project: development of almost 10 acres on presently undeveloped land at Wood and Cajalco; 249 parking spaces; a mere "gas station"; a "convenience" store with beer and wine sales; a car wash; a multi-tenant retail building; a fast food outlet; etc. We'll also have new and interesting neighbors that we never had before: transients; homeless; vagrants; prostitutes; gamblers; noise; lights; exhaust fumes; crimes; traffic; marijuana/cocaine/meth/other drugs; tobacco projects. All the great benefits they have at the Circle K's at Van Buren/Wood and Cajalco/Brown. Yup, no negative environmental impact just like our beloved Planning Department found.

Consider also the convenience of this project for your family and children. I mean, they will not have to drive all the way to downtown Perris, Riverside and Moreno Valley for their weed, beer, etc.: it will likely be available right there in one of those multi-tenant buildings at Cajalco Square. It will be especially convenient for those Citrus Hill High School kids. Just ask the staff at the Van Buren/Wood Circle K when management are not present how wonderful such proximity to King High is. Then there are all those local jobs that will be created including more local law enforcement (i.e., Deputies, CHP) officers to deal with the new crime that is presently non-existent at Wood and Cajalco.

Yes, welcome to the wonderful Brave New World that ARCO, Cajalco Square, the planners, developers and politicians intend for us. It is what we all have been dreaming of for years; the very reason why we came to Greater Lake Mathews. And, when they get this baby in there, they will claim the community is "changing" and justifies more ARCO's along Cajalco, then Gavilan Road, El Sobrante, etc.. All for our "betterment".

Better take this matter seriously friends and neighbors if you value your peace and quiet, the property value of your home, and have any interest in not becoming LA. Its like their Cajalco Square LP boss told me and others as he left my living room in anger back on 9/9/17 that he didn't care what the community doesn't want, there will be a gas station at Wood and Cajalco no matter what.

Don't want Cajalco Square? Wake up! You will need more than a crowd at the Planning Commission on Wednesday, May 6. There should be demonstrators parading around the Cajalco Square perimeter EVERY DAY with placards demanding "NO CAJALCO SQUARE" just like union strikers!

Hundreds of letters (Patrick M. Franc, President/CEO, Atlantic Richfield Oil Co., 19100 Ridgewood Parkway, San Antonio, Texas 78559), emails (m.me/arco.com) of protest and telephone calls (800/333-3991) to ARCO threatening boycott of their stations and their AM/PM convenience stores. .

Respectful letters to the County Planning Commission (Secretary: Elizabeth SARABIA: ESarabia@rivco.org) well before May 6 demanding disapproval of this project (Riverside County Planning Department, Attention: Tim WHEELER, POB 1409, Riverside, CA 92502-1409; Tim's email is twheeler@rivco.org). It will not hurt to complain to First District Supervisor Kevin JEFFRIES (kjeffries@rivco.org) too. Be sure to reference Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Finally, isn't it interesting how they never have a Rural Preservation Planner, just Urban Planners. Tells you have "independent" they are, no.

Just some thoughts, friends and neighbors.

John Minnella

--

Karon Pierce -Warner Newsletter Editor

Wheeler, Timothy

From: Jerry Grell <jgrell@dslextreme.com>
Sent: Monday, May 4, 2020 5:45 PM
To: Wheeler, Timothy
Cc: drjminnella@yahoo.com; anngrell
Subject: OPPOSITION to the approval of addendum to EIR report No. 255 - EA43037
Attachments: Cajalco Sq Planning commission opposition 5-4-2020.docx

Hi Tim.

Thank you for the time you spent on the phone discussing this issue with us.

Please find attached a letter of our opposition to the approval of "TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 - Intent to consider an addendum to Environmental Impact Report No. 255 (EIR255 - EA43037".

Should you or any of the commissioners wish to discuss this with us in greater detail have them call any time at 951 780-2919 and ask for Ann or Jerry Grell.

Jerry and Ann Grell

Date: May 4, 2020

Page #1

To: Mr. Tim Wheeler

Riverside County Planning Commission Planning Commission

Riverside County, CA

Reference: Tentative Parcel Map No: 37537 and Conditional Use Permit No. 3775
– Intent to consider an Addendum to Environmental Impact Report No: 255
(EIR255) – EA43037 – Application: Cajalco Square.

This letter is being written in **opposition** to approval of the above reference item on your addenda for the Cajalco Square Project.

I will try to be brief – bullet form.

1. ***Problem attending the meetings – COVID-19 restrictions make it too difficult for interested parties to attend.***
 - a. ***Poor cellular coverage for that area does not allow for “all” people in the area to attend the meeting.***
 - b. ***Video*** transmissions in the Lake Mathews Hills area are unreliable due to poor quality internet and phone reception.
 - c. ***Older residents*** are not always computer savvy.

2. ***DELAY*** board decision until ***Summer 2020***.
 - a. Until COVID – 19 restrictions lifted it is **not** recommended people over the age of 60 should go out to attend gatherings and most of the people in the impacted area are in this age group.

3. **DECIDE** on **Protected Rural Areas** – (a gray area)

Page #2

Do we want to turn into Orange County?



SW corner of subject property.

Open area that accumulates runoff.

Photo 3/14/2020

4. **Traffic** will be an issue as access from Wood Road is a single lane.

- a. Protect Lake Mathews and fragile county roads **NEVER** constructed for such heavy weight and traffic volume.
- b. Please reconsider bringing back RED LIGHT Cameras – NOT enough CHP and Sheriffs.
- c. Opens onto a 1 lane Road that can't handle what it has now.
- d. ? *Traffic Light? Impossible because too close to existing one.*



SW corner of subject property showing existing signal and rural area.

Photo 3/14/2020

5. **Air Quality** – One of the **worst in the nation.**

Page #3

6. **Noise** – Levels **VERY High** – especially Valleys like Cajalco.

7. **Water Quality** - Possibility of Contamination (litigation?)

a. CAJALCO CREEK - **Blue Line Stream** (Federal controlled)

b. CAJALCO VALLEY – watershed **7451 Sq. Miles**

i. **High water table** (Smith x Cajalco) – 7 feet – documented with Transportation department.- full length of Cajalco Rd



SW corner
of subject
property.

*Water
accumulation
10 days after
rain.*

Photo
3/14/2020

ii. **Sandy Loam** soil is shallow with **bed rock** underneath.

iii. **Granite layer** solid 12 – 24 feet under loam.

iv. Further well **contamination** – (**Runoff!**) and structures

v. Private wells and water source Cajalco Creek and Valley – Our records are available.

Metropolitan Water District Issues.

a. LAKE MATHEWS – Of Major Importance and **Responsibility** to Riverside County.

b. Ground water is High – Very (Won't support construction at Wood Rd).

c. Ground Water Contamination (Tank/or/Connection Failure)

d. Too close to Blue Line Stream – See Federal Laws.

e. Cajalco Creek - Major Tributary to Lake Mathews owned by Metropolitan Water District. – Riverside County Responsibility

- f. Many minor underground streams in area of project and several Artesian (seasonal) + El Nino year rains.
- g. **Alexander Holding Ponds NEVER COMPLETED** (Tetemer & Kwit – Pacific Construction) – Call Ann Grell for explanation.

Proximity to Housing - *too close* and has **existing entrances** into the Boulder Springs housing.

Lights

Noise

Crime, etc.

Loitering – *homeless, Addicts, etc.*

Drainage – **Contamination**

Resident not happy about Alcohol sales.



East side of subject property. Boulder Springs development with 2 entrances into housing from property. Photo 3/14/2020

Thank you for your service and very thoughtful consideration of this issue!

PLEASE TAKE YOUR TIME!

Ask Questions! Travel and Look!

SAVE OUR RURAL AREAS – Please.

Yours Respectfully,

Jerry and Ann Grell
19828 Smith Rd
Lake Mathews CA 9257

951 780-2919

Residents since 1972

Wheeler, Timothy

From: Kirkland, Marla <mkirkland@valverde.edu>
Sent: Monday, May 4, 2020 7:20 PM
To: Jeffries, Kevin
Cc: Sarabia, Elizabeth
Subject: Tentative Parcel Map No. 37537 and conditional use permit No. 3775

Supervisor Jefferies I'm writing to go on record to say I'm against this Arco square project. I'm a 36 year resident. My husband and I bought our home for the rural location. My husband and I have supported you with our votes over the years.

I'm also a Val Verde USD Trustee TA1 . This proposed project is in my Trustee Area. The proximity to Citrus High School is a problem with tobacco and liquor being sold. I see the problems with Riverside USD , King H.S. with the AM & PM on Wood & Van Buren.

I respectfully ask you to vote No and encourage other Supervisors to do the same.

Thank you in advance for your consideration.

Sincerely,
Marla Kirkland
951 965-3930

Sent from my iPhone

Wheeler, Timothy

From: Margaret Lindou <margaretlindou@yahoo.com>
Sent: Tuesday, May 5, 2020 5:39 AM
To: Wheeler, Timothy
Subject: Cajalco Square, Conditional use permit #3775, Tentative parcel map #37537

Dear Mr. Wheeler,

I live in Boulder Springs and am concerned about the plans for the corner of Cajalco and Wood Road. I would love to have a few shops and restaurants in the location. I am only concerned about the gas station plans.

I believe that it is not fair to the citizens of Boulder Springs to throw a gas station almost in the back yards of people who have lived there for a decade. It was definitely not in the original plans for that parcel. Gas stations that sell single serve beer and bottles of wine can lead to deterioration of the neighborhood. There is a gas station on Brown and Cajalco, and no need for one right next to existing housing.

This location runs close to the water flow that leads to Lake Matthews, an important drinking water source. I am concerned about the environmental impact of the gas station. I do not want to see our rural land spoiled by fuel spills. A full and updated environmental impact report needs to be done. This is very important to any plans for a new gas station.

This parcel was meant to be a place built up with the convenience places that are needed for a neighborhood. Gasoline is available in several hubs along Cajalco and is more suited to the areas near larger shopping areas and near freeways, not next to homes.

Please reconsider the placement of the Arco station at Cajalco and Wood Road. Also please record my comments and consider them at the supervisor's meeting on Wednesday May 6.

Thank you for your time,

Margaret Lindou

Wheeler, Timothy

From: Jeffries, Kevin
Sent: Tuesday, May 5, 2020 6:07 AM
To: Wheeler, Timothy
Subject: Re: Cajalco Square, Conditional use permit #3775, Tentative parcel map #37537

TLMA:

On May 5, 2020, at 5:40 AM, Margaret Lindou <margaretlindou@yahoo.com> wrote:

Dear Mr. Jeffries,

I live in Boulder Springs and am concerned about the plans for the corner of Cajalco and Wood Road. I would love to have a few shops and restaurants in the location. I am only concerned about the gas station plans.

I believe that it is not fair to the citizens of Boulder Springs to throw a gas station almost in the back yards of people who have lived there for a decade. It was definitely not in the original plans for that parcel. Gas stations that sell single serve beer and bottles of wine can lead to deterioration of the neighborhood. There is a gas station on Brown and Cajalco, and no need for one right next to existing housing.

This location runs close to the water flow that leads to Lake Matthews, an important drinking water source. I am concerned about the environmental impact of the gas station. I do not want to see our rural land spoiled by fuel spills. A full and updated environmental impact report needs to be done. This is very important to any plans for a new gas station.

This parcel was meant to be a place built up with the convenience places that are needed for a neighborhood. Gasoline is available in several hubs along Cajalco and is more suited to the areas near larger shopping areas and near freeways, not next to homes.

Please reconsider the placement of the Arco station at Cajalco and Wood Road. Also please record my comments and consider them at the supervisor's meeting on Wednesday May 6.

Thank you for your time,

Margaret Lindou

Wheeler, Timothy

From: Debbie Walsh <abilene149@gmail.com>
Sent: Tuesday, May 5, 2020 8:06 AM
To: Sarabia, Elizabeth; Wheeler, Timothy
Subject: Planning Commission - CUP 3775 - Item 4.11
Attachments: CUP3775Commentsmay62020c.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Elizabeth and Tim,

Please submit the attached letter to the Planning Commission. Agenda Item 4.11 CUP 3775

Please make sure this is made part of the public records.

Thanks.

Debbie Walsh

RAMV
PO Box 2244
Perris, CA 92572

May 4, 2020

Tim Wheeler
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
twheeler@rivco.org

Riverside County Planning Commission:

RE: Agenda Item 4.11; May 6, 2020. Opposition to Tentative Parcel Map No. 37537 and Conditional Use Permit 3775 – Intent to Consider an Addendum No 1. to EIR 255.

Honorable Commissioners:

This is a project for a gas station, convenience store, car wash, fast food restaurant and retail establishments. Much of the project is being offered for sale under speculation. The public cannot be sure what will be built as part of this project. We urge you to withdraw this project altogether as there are numerous concerns regarding safety, location, lack of regional trails, transportation, noise, drainage, crime, light glare and much more. This type of land use is inappropriate next to rural residential homes and neighborhoods. Promises were made to the residents of Boulder Springs SP 229 that the commercial area would consist of rural neighborhood commercial. This same landowner is now pushing a gas station, convenience store, car wash and fast food restaurant directly next to homes. If approved a simple CUP can add Truck Diesel Pumps at a later date. Certainly not rural in nature. From HB Ranch, the Lake Mathews Community Plan and the current SP229 Boulder Springs this commercial area has been designated Rural Neighborhood Commercial.

- Cajalco designated scenic highway – Monument signs will be massive.
- The Regional Trail along the eastern side of Wood Road is not included in the Project Plot Map as required in the General Plan. The Regional Trail is clearly established along the eastern portion of Wood Road from Carpinus to Avenue "C". General Plan Circulation Element (Lake Mathews Trails System).
- Drainage plan is not adequate. The northern commercial area will remain vacant. Drainage from the north portion of PA2 flowing through this entire project is not analyzed in the EIR. The current water quality basin at the southwestern corner of Wood and Cajalco overflows during rain events into Cajalco Creek. Water quality basins will be on top of bedrock and not

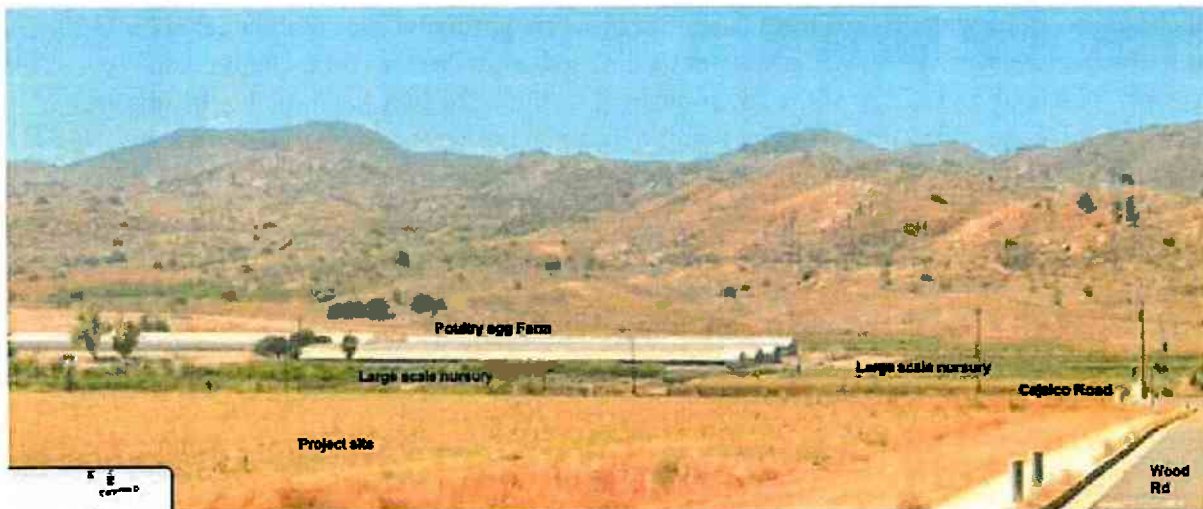
able to absorb sufficient water during major storm events. Toxic water will flow across Cajalco Road into Cajalco Creek that flows into Lake Mathews.

- Transportation – Wood Road will only be improved to half width. Cajalco Road has no improvements. The Project will make Wood and Cajalco more dangerous.
- Commercial – neighborhood commercial – HB Ranch, Lake Mathews Community Plan and SP229 Amendment No. 1.
- Light Glare – Gas pump canopy will allow light trespass into neighboring homes.
- Noise – Noise from this project will impact neighboring homes.
- Crime will increase dramatically, and the easement will allow easy access to Boulder Springs neighborhoods. Criminals will throw bottles, cans, trash, needles and more over the fences of adjacent homes where children play, and livestock live. The area surrounding a similar gas station/convenience store at Brown and Cajalco is an example of the increased crime. Unlike other areas of Mead Valley and Lake Mathews the Boulder Springs neighborhoods do not have fenced in front yards and will be an easy target for criminal activity.
- Property values in Boulder Springs will decrease dramatically.

Inconsistencies in the Staff Report

Staff Report page 7 states the area is transitioning from Agriculture and Mining to Commercial and housing. The area is surrounded by agricultural enterprises. A Christmas Tree Farm is across the street on Wood Road. To the South is a large poultry egg farm and large nursery raising vegetables. Local residents also raise their own livestock. There are no mining operations in the entire area. The closest mining operations would be in the Temescal Valley area some distance from this project. The existing Boulder Springs homes are located on ½ acre rural lots and other surrounding homes are on one acre lots.

2. The proposed map is located within the Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area. These policies and areas plans represent a rural community section of the County of Riverside. This area is in a state of transition from agriculture and mining to residential and commercial land uses, with the understanding of the commercial areas would be allocated to PA1 and PA5 of SP229A1 designated for commercial uses and development. The Policy Area recognizes commercial retail areas, PA1 and PA5, at the northeast corner of Cajalco Road and Wood Road (PA1 of 15 acres) and the northwest corner of Cajalco Road and Alexander Street (PA5 also 15 acres). The proposed Project is within the southern portion of the PA1's 15 acres (approx. 7 acres) of commercial retail designated land. The Project has been designed and developed with an understanding for needs of the immediate surrounding rural community as well as the regional influence that is brought to the area by Cajalco Road's (Expressway) connection to the I-15 and I-215 Freeways.



Poultry Farm produces eggs and Nursery Cajalco X Wood Road raises produce.



Christmas Tree Farm on Wood Road X Cajalco.

Half of the commercial land that is located north of this project is vacant. Thousands of yards of dirt were removed years ago to provide fill for the Boulder Springs homes just to the north of Carpinus. The project will require thousands of yards of fill leaving the northern portion of the commercial area much lower than the project area.

Drainage is a real concern. The lower southwestern portion of the project does not drain now and the water quality basin overflows into Cajalco Creek during any sizable rain event.

Holding ponds proposed for this project in this same area are directly on top of bedrock. Certainly not adequate for a major storm event and will overflow directly into Cajalco Creek.

Not addressed is the water runoff from the northern 8 acre portion of the commercial area PA2 that will remain vacant. How will that water be directed down stream (from Carpinus to Cajalco)? Not analyzed in any of the environmental studies. The two water quality basins are not designed for the added flow of water coming from the northern portion of the property. This water will go across the project into the two detention basins. Toxic chemicals from the gas station flow directly into Cajalco Creek.

Certainly, the area will fill with water and become a breeding ground for mosquitos. This has not been analyzed in the addendum to the EIR or other documents.

The Air Quality Analysis did not perform a health risk assessment for Benzene. Air pollution and ground water pollution are not adequately analyzed. .

Also is the fact that the off shore breeze will allow air pollution (benzene) to flow directly into the Boulder Springs neighborhoods should this gas station be built just feet from their homes.

Gasoline Dispensing Facilities

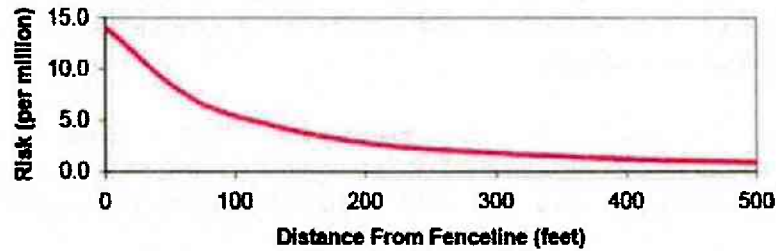
Refueling at gasoline dispensing facilities releases benzene into the air. Benzene is a potent carcinogen and is one of the highest risk air pollutants regulated by ARB. Motor vehicles and motor vehicle-related activity account for over 90 percent of benzene emissions in California. While gasoline-dispensing facilities account for a small part of total benzene emissions, near source exposures for large facilities can be significant.

<https://ww3.arb.ca.gov/ch/handbook.pdf>

Project Environmental Report states that Air Pollution from this gas station will not be significant. Hundreds of homes are within feet from this project and downwind. Air pollution does not just sit in one spot, but moves with the onshore breeze. Benzene is not only an air pollution issue, but ground water pollutant as well.

The 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, recommends a 50-foot separation between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors (residential units within Tract 33465) are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

**Figure 1-6
Gasoline Dispensing Facility Health Risk
for 3,600,000 gal/yr throughput**



As shown in Figure 1-6, the risk levels for a gasoline dispensing facility with a throughput of 3.6 million gallons per year is about 10 in one million at a distance of 50 feet from the fenceline. However, as the throughput increases, the potential risk increases.

The gas station is located in a non-attainment area. The Analysis is outdated 2015.

**Table AQ-4
South Coast Air Basin Attainment Status**

Pollutant	State Status ¹	National Status ²
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

¹ Source of State status: California Air Resources Board 2015 (<https://www.arb.ca.gov/desig/adm/adm.htm>).

² Source of National status: <http://www3.epa.gov/airquality/greenbk/index.html> and CARB 2015.

CUP 3775 EIR page 24.

There are major inconsistencies in the description of the project and project analysis.

Traffic Impact Analysis - July 25, 2018. Obtaining information from City of Riverside General Plan for analysis and not the Riverside County General Plan.

“The definition of an intersection deficiency has been obtained from the City of Riverside General Plan, which states that Level of Service D is the maximum acceptable threshold for study intersections including a roadway of Collector or higher classification. Level of Service C is the maximum threshold in other cases” Page 3.

Cajalco Road is level E with bumper-to-bumper traffic during peak commute hours. Cajalco Road goes from four lanes to two lanes approaching Wood Road from the west. As traffic backs up on Cajalco before Wood Road, vehicles use the right turn lane to cut into the through lane. Wood Road has a substantial grade with vehicles racing down the hill. This Project will increase accidents on this road. Wood Road should be conditioned for left and right turn lanes. Half width road improvements are not enough.

In the City of Riverside, an impact is considered significant if the project-related trips cause an intersection to move from an acceptable Level of Service to an unacceptable Level of Service or if the addition of project trips causes an increase in peak hour delay to increase as follows:

- Level of Service A/B - by 10.0 seconds
- Level of Service C - by 8.0 seconds
- Level of Service D - by 5.0 seconds
- Level of Service E - by 2.0 seconds
- Level of Service F - by 1.0 second

Traffic Impact Analysis Report - Page 4

G. Mitigation Measures

The following measures are recommended to mitigate the impact of the project on traffic circulation:

1. On-Site

Site-specific circulation and access recommendations are depicted on Figure 34. Construct Wood Road from the project north boundary to Cajalco Road at its ultimate **half-section width** including, landscaping and parkway improvements in conjunction with development, as necessary.

Wood Road will only be improved on the east side of the road. Wood Road has a grade going from Cajalco past Carpinus. Cars go flying down that hill and there have been numerous accidents at the intersection of Cajalco and Wood.

Traffic conditions as they exist today are discussed below and illustrated on Figures 3 to 13.

Study Area

1. Existing Land Use

The project site is currently vacant and does not generate significant trips. Adjacent uses include the following:

North – Vacant or Residential • South – Vacant • East – Residential • West – Vacant

Land to the west is a Christmas Tree Farm. Yes, they have traffic. This is not in the traffic study (III. Existing Traffic Conditions, Page 12).

Figure 10. City of Riverside General Plan Roadway Cross-Sections. This project is in the unincorporated area of Riverside County and not the City of Riverside and yet many of the figures and analysis refer to City of Riverside data.

Appendix B

F. Other Jurisdictional Impacts

Is this project within a City's Sphere of Influence or one-mile radius of City boundaries? Yes No
If so, name of City Jurisdiction: **Indicates no**

Easement will be left open and leads directly into rural residential neighborhood next to this project. Criminals can easily enter through this easement.

EA 41246 Initial Study, Page 25, Created in 2009, subdivision into 8 lots.

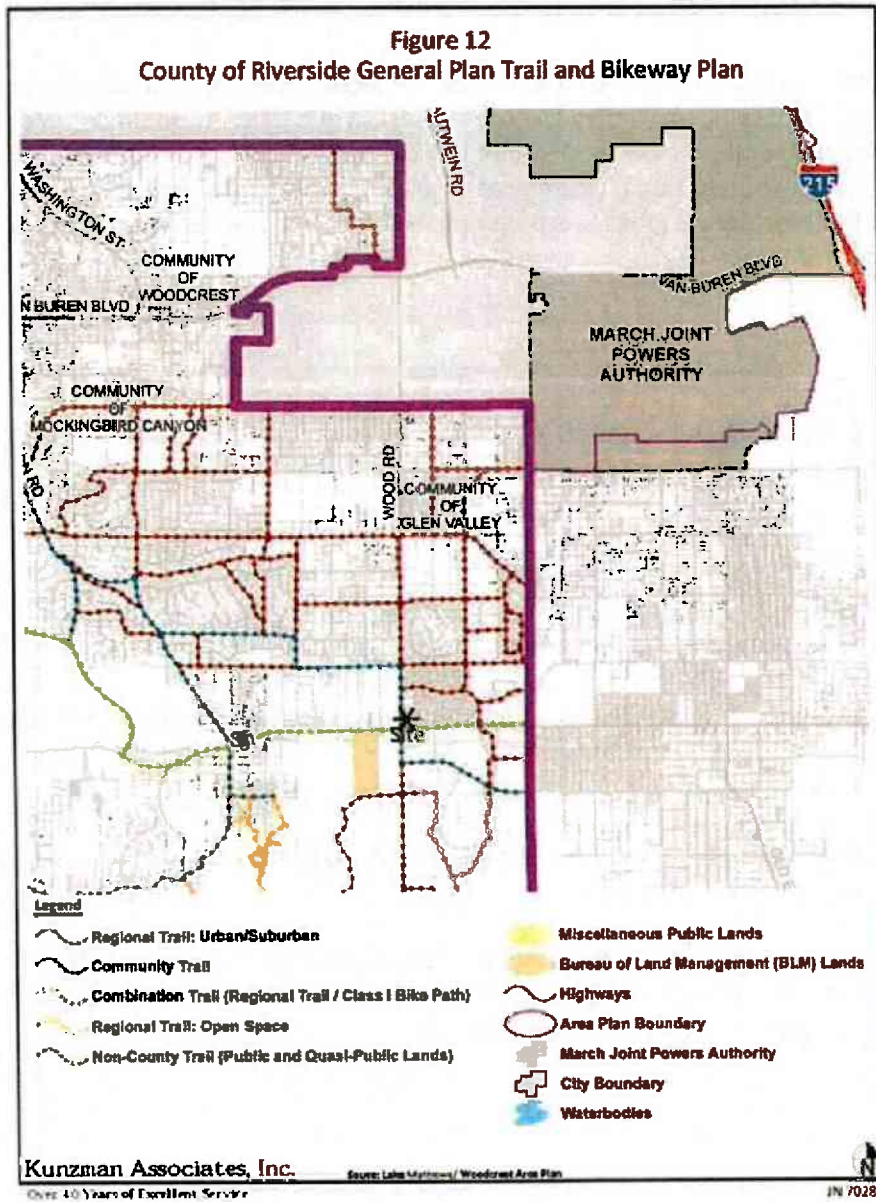


Regional Trail

The Regional Trail along the west side of the project is not included in the study or depicted on any maps for this project.

The Regional Trail is a requirement for this project. Connectivity is the key to any trail system and any link that is broken undermines the entire trail system. Figure 12 dotted blue line.

Figure 12 clearly shows the Regional Trail along the east side of Wood Road. The trail is already completed from Carpinus north along Wood Road on the east side of the road.



Appendix A – Air Quality and Green House Gases

I. Introduction and Setting

C. Project Description

The project site is proposed to be developed with a fast-food restaurant and a **16 pump fueling position service station** with convenience market and carwash. Figure 2 illustrates the site plan.

Addendum to EIR 255

Page 16.

Two Bio-retention Detention basins are located along the southern boundary of the project site. These basins are designed to capture low-flow surface run-off, while filtering sediment and allowing infiltration and evaporation rates to maintain the existing runoff and groundwater recharge rates during low-flow conditions. The grasses specified within these basins have extensive fibrous root systems suitable for absorbing nutrients and pollutants. These grasses also provide erosion control and facilitate a more controlled infiltration.

Addendum to EIR 255

Page 17

Lighting Plan

Outdoor lighting will be designed and installed with shielding such that the light source will be minimized from adjacent residential properties.

Light and Glare

The proposed project includes glare resistant surfaces, awnings over windows, landscaping (trees to provide mass and providing shading) and shielded light fixtures. Building placement is designed to reduce day and nighttime light and glare affecting adjacent residential areas.

Light glare from the gas pump canopy will impact neighborhood residents and livestock less than 300 feet away 24-7.

Current Noise levels. Page 25

Noise: Ambient noise level onsite are approximately 41.3 dBA Leq. The dominant noise source is noise from offsite vehicular traffic volumes.

Noise levels will be much higher. The car wash will produce significant noise very close to homes and livestock. The noise from vehicles using the gas pumps, radio music, talking and yelling all create noise levels that are highly objectionable.



EA 43037 Page 1

Conditional Use Permit No. 3775 will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot tractor/trailer and hardware store with an outdoor display area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

Noise EIR 255 HB Ranch
Page 2

A. 5. Noise: The Noise Element requires projects to minimize noise spillover onto adjoining

residential or other noise-sensitive areas or uses.

There will be substantial spillover from this project.

Page 3

A. 7. Air Quality: The Project site is within the South Coast Air Basin, which is within the jurisdiction of the South Coast Air Quality Management District. The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

Healthy Communities: The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

Clearly, there are sensitive receptors next to this project that will be greatly impacted.

G. 1. General Plan Area Plan(s): Lake Mathews/Woodcrest Area Plan and SP229 Amendment 1 Land Use.

Requires Neighborhood Commercial – Churches, library and rural types of retail.

The area surrounding this project is entirely rural in nature with ½ acre lots to the east and 1 acre or larger lots to the west and further north (Boulder Springs North).

This commercial area of SP229 has always been designated as rural neighborhood retail.

A gas station/ truck stop does not fit into a rural neighborhood, especially directly next to homes with livestock.

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

I. Existing Zoning: SP229A1 (Boulder Springs, PA1) is a commercial zone (defers to the Scenic Highway Commercial, C-P-S zone, of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

Scenic highway

County of Riverside General Plan
Lake Mathews/ Woodcrest Area Plan
Page 40

Scenic Highways

The Scenic Highways program adds to the pleasure of the traveling public. The fact is most of us experience the remarkable environmental setting of Riverside County through the windows of an automobile. Moreover, scenic highways play an important role in encouraging the growth of recreation and tourism both important aspects of the Lake Mathews/Woodcrest economy. Scenic Highway designations recognize this value and place restrictions on adjacent development to

help protect scenic resources for future generations. The Lake Mathews/Woodcrest area contains several County-Eligible Scenic Highways, including Mockingbird Canyon Road, La Sierra Avenue, El Sobrante Road, and Cajalco Road. With the presence of dramatic and defining natural features such as the Lake Mathews Reservoir and the Estelle Mountain Reserve, it is important to maintain the quality of views along those scenic corridors. Figure 8, Scenic Highways, details the location of County-Eligible Scenic Highways in Lake Mathews/Woodcrest. Policies:

LMWAP 10.1 Protect scenic highways from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.

LMWAP 10.2 Preserve and protect outstanding scenic vistas and visual features such as Gavilan Peak and Steele Peak.

LMWAP 10.3 Apply County-Eligible Scenic Highway standards to Van Buren Boulevard and Washington Street.

LMWAP 10.4 Avoid strip commercial uses along Eligible Scenic Highways.

Environmental Assessment 41246 Initial Study, Page 4, Created in 2009, subdivision into 8 lots.

Clearly the massive monument signs for CUP 3775 project are not within the guidelines of scenic highways. CUP 3775 has great potential of damaging scenic resources and obscuring scenic vistas for the area.

	Significant Impact	with Mitigation Incorporated	Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Comprehensive General Plan (CGP) Fig. VL45, Site Field Evaluation

Findings of Fact: 1.a) Cajalco Road, a designated scenic highway corridor within the Lake Mathews Community Plan (LMCP), lies adjacent to the southeastern portion of the project site. The LMCP provides policies applicable to land uses proposed within one mile of Cajalco Road, such that (1) trees and other roadside plantings shall be utilized to protect and enhance the view from the road; (2) on-premise signs shall be of minimum size and height, of design and materials that blend with the environment; and (3) 1.b) Given that the project site is located among existing groves and vacant land east of the intersection of Wood Road and Cajalco Road, the project has little potential of damaging scenic resources or obscuring any scenic vistas.

Mitigation: 1.a) None required. 1.b) None required.

Monitoring: None required.

Addendum. Initial Study

Page 7

Green House Gas

Prior Analysis - Air Quality emission was evaluated in Final EIR 255 for build-out of Specific Plan 229.

The Air Quality analysis analyzed the constituent emissions that make up greenhouse gases. A specific analysis of greenhouse gas emissions from the proposed Project and their impact on the environment was not performed, as it was not required at that time, nor had a specific design for the Planning Area 1 been developed, and GHG emissions modeling software was not available to perform this task. Since that time, programs and regulations have been adopted to analyze greenhouse gas emissions. The Air Quality analysis in Final EIR 255 did not analyze a fueling station with a car wash within Planning Area 1 even though it is a permitted use subject to approval of a Conditional Use Permit. Current Analysis - This Initial Study evaluated the proposed Projects impact on Greenhouse Gas emissions in Section 20 and concluded that the proposed Project would result in less than significant impacts.

Air quality for the western Riverside County is the worst in the nation. This Project will add substantially to the number of cars and trucks emitting GHG gases entering this quiet rural area.

EIR 255 page 13

Land Use Constraints

- o Lack of sewage capacity, septic tank limitations, and secondary road work network.
- o Fluctuations in groundwater level.

This is the main reason that Boulder Springs was required to have a sewer system.

EIR 255 Page 15.

C. Environmental Hazards and Resources Element

1. Seismic Safety

GENERAL PLAN OBJECTIVE

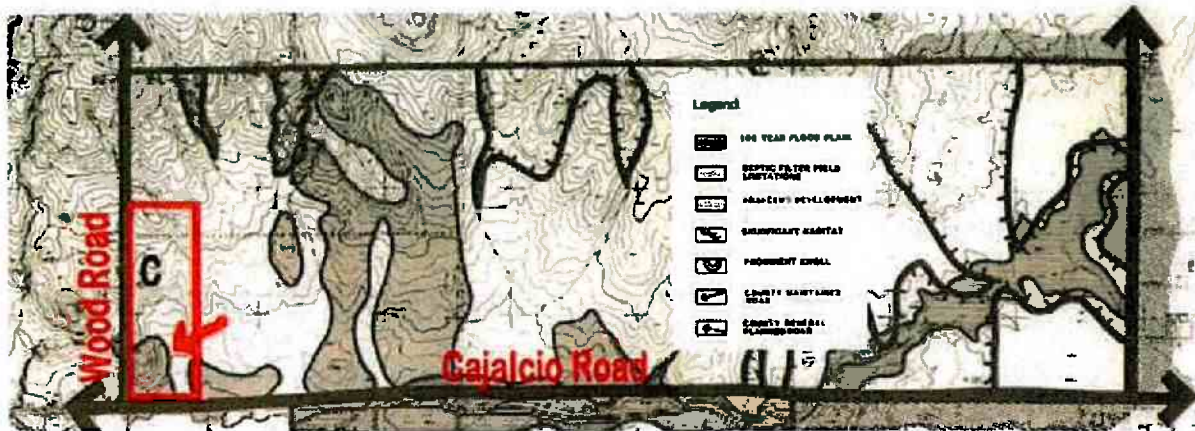
Seismic and geological hazards shall be recognized as significant Constraints in determining suitable land uses and structural design.

Existing Conditions:

b. On - Site Geology

Locally, the site is underlain by granitic rock of the Mesozoic Age. This bedrock is overlain by residual soil and alluvial deposits of recent origin and fill material. The areal relationships of the units are shown on the "GEOLOGY" exhibit. Within the project site, the basement rock consists of a light gray to gray-brown, moderately hard to very hard, moderately weathered Granite. A zone of red-brown, soft to moderately hard, extensively weathered bedrock was observed in the stream channels of the project site and shallow roadway cuts along Cajalco Road. It is distinguishable from the overlying residual soil and underlying bedrock by its color and certain

mineralogical features. Numerous exposures of resistant bedrock, usually in the form of large residual boulders, were observed throughout the project site.



Septic Filter Field Limitations is clearly visible in the southern portion of Commercial area noted in red square. Illustration taken from EIR 255 north of Cajalco.



Tank floating out of ground, Rockaway River, NJ



Iowa flood of 2008

EPA Underground Storage Tank Flood Guide. <https://www.epa.gov/sites/production/files/2014-03/documents/ustfloodguide.pdf>

High Ground Water level / Granite just below ground. Low leach rate. See illustration EIR255 (Environmental Perimeters) - Septic Filter Field Limitations area in the southern portion of Commercial area where water detention basins and fuel storage tanks are currently designated to be located.

<https://www.quora.com/How-deep-is-the-average-gas-station-s-storage-tank>

Tanks are 8' - 10' in diameter. Top of tank will be 4-5 feet below ground level. Tanks could very likely be surrounded by granite and water will be trapped in the area surrounding the tanks. The only part of this project that has a tenant is the gas station/convenience store/ car wash. The other portion of the project will be left vacant for an undisclosed amount of time. Water from this

project runs north to south.

Fill Dirt

Fill dirt will be required. The entire commercial site has been graded extensively to provide fill for the upper portions of Boulder Springs. The commercial area is well below grade and will require 1000's of yards of fill to bring this area up to grade. Notice the sewer stands are far above grade.

Project Grading

"The site has been previously mass graded to a relatively flat pad. Site grading will require approximately 8,500 cubic yards of cut and 8,500 cubic yards of fill. During final engineering, the grades will be adjusted to compensate for other factors: clearing and grubbing, footings, tanks, pipes, etc. All grading will be balanced onsite. No import or export of earth material is proposed" (Project Information Cajalco and Wood Commercial Project County of Riverside, Page 11).

See Geology illustration. Potential On-Site Septic Limitations area in the southern areas of commercial zone (Wood X Cajalco).

Page 16 Riverside County LMS Conditions of Approval 11/30/09

States that projects in the commercial area are to be reviewed to ensure the architectural, landscaping and overall appearance are appropriate for a rural community.

10. PLANNING. 20

MAP - SUBSEQUENT PROJECTS

RECOMMND

All projects proposed within the limits of Tentative Parcel Map No. 36124 shall be rigorously evaluated by the Land Development Team before being scheduled before the Planning Commission or any other appropriate hearing body. The first project shall be reviewed to ensure the architecture, landscaping and overall appearance are appropriate for a rural community. All subsequent projects shall be reviewed to ensure they are compatible with any earlier projects. The intent is to avoid an incompatible mix of projects that detract from the cohesiveness of the project at build out of all eight (8) parcels.

[ADDED PER PLANNING COMMISSION DATED 10/28/09]

"The commercial site can accommodate community commercial services and some institutional uses, such as churches, childcare centers, and a library." BS Specific Plan Amend 1. Section 3. Land Use Plan, Page 12).

"The sites will provide for the basic shopping needs of future residents of the project and the surrounding communities. The sites will also be available for selected and compatible

institutional uses, such as childcare center or library” BS Specific Plan Amend 1. Section 3. Land Use Plan, Page 13).

A gas station is not a compatible commercial land use for a rural residential neighborhood with animal keeping directly next door to this proposed project.

The gas pumps are situated toward the rural homes with horses and livestock in their back yards. The fueling station lighting from the canopy will have substantial light glare into the back yards of nearby homes.

Transients and prostitutes frequent gas stations and truck stops along Cajalco Road in Mead Valley. This will increase crime dramatically in the Boulder Springs neighborhoods. Bottles, cans, plastic bags, needles, drugs could easily be thrown over the block wall between the Project and adjacent homes. The easement along the northeastern portion of the project will give easy access to Boulder Springs homes.

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

SECTION 3. LAND USE PLAN

Project Description

The Boulder Springs Plan envisions a planned community, composed of single family residential land uses within an evolving suburban setting. The Specific Plan intends to coordinate the land uses in such a manner so as to produce a cohesive, unified development, through the use of comprehensive site planning and development guidelines. It should be kept in mind, however, that Cajalco Road, which is classified as an "Expressway" in the current General Plan and has been chosen as a major east-west transportation corridor, divides the property.

In addition to the primary residential land uses, the project will include an elementary school site, two parks, and two neighborhood commercial parcels. The Land Use Plan, illustrated in Figure 7, has been prepared based on an extensive market analysis, evaluation of the site's opportunities and constraints, discussions with community leaders, and a commitment by the proponent to maintain the original number of units. The project incorporates a full range of single family detached lots, complimented by open space. The commercial site can accommodate community commercial services and some institutional uses, such as churches, childcare centers, and a library. The following is a brief description of the land uses proposed in the project. A thorough description of the land uses in each Planning Area is provided in Section 11.

Residential

The residential element of the plan contains about 663 acres and consists of 1321 single-family homes to be placed on lots ranging from a minimum of 12,000 square feet to 20,000 square feet. With this mix of lot sizes, the products are intended to appeal to move-up buyers and those seeking higher-end semi-custom homes. As



**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

mentioned earlier, residential development will reflect a conventional single-family design. The overall density is 1.4 dwelling units per acre, with a total of 1321 dwelling units.

Commercial

Two Commercial Planning Areas are designated: one at the northeast corner of Wood Road and Cajalco Road; the other at Alexander Street and Cajalco. The sites will provide for the basic shopping needs of future residents of the project and the surrounding communities. The sites will also be available for selected and compatible institutional uses, such as a child care center or library.

School

An elementary school site has been planned to provide for the elementary students generated from the project. This school site consists of approximately 12 acres, and was selected by the Val Verde School District. (The original location, at the northeast quadrant of the H.B. project was not acceptable to the District.) The school would accommodate approximately 800 students.

Parks

Two neighborhood parks are provided within the community. One will be located adjacent to the elementary school. The other will be developed near the open area between Planning Areas 11 and 12. Approximately 7 acres are provided.

Open Space

A major design feature of the project is the inclusion of a significant amount of natural open space. This open space, consisting of approximately 210 acres, will include the following components:

- Preservation and enhancement of the Cajalco Creek corridor;
- Development of a multi-purpose trails, including an equestrian underpass at



Lake Mathews Community Plan Commercial. Land use located at Wood Road and Cajalco Road is designated "neighborhood commercial".

e. Category V - Commercial

1. Commercial land uses shall consist of the following designations on the LMCP Allocation Map:
 - (a) Neighborhood Commercial (15 acre) located at Wood Road and Cajalco Road.
 - i. To consist of 10 to 20 retail stores and/or professional offices.
 - (b) Rural Commercial; (2 acres) located at Gustin Road and Cajalco Road; (5 acres) located at Idaleona Road and existing Gavilan Road; (10 acres) located at Lake Mathews Drive and new alignment of Gavilan Road.
 - i. To consist of 1 to 8 retail stores and/or professional offices.
 - ii. Provide a close at hand source of convenience shopping and equestrian oriented goods to serve the local market.

136.14

The Rural Association of Mead Valley urges that this project be withdrawn because of the numerous serious concerns documented in this letter. The Project is not rural neighborhood friendly and will pose a serious threat to the Boulder Springs and surrounding neighborhoods. Crime will increase dramatically just as it has in the area surrounding a similar gas station/convenience store at Brown and Cajalco that sells alcohol.

Sincerely,

Debbie Walsh
President, RAMV

Wheeler, Timothy

From: Magee, Robert
Sent: Tuesday, May 5, 2020 1:42 PM
To: Wheeler, Timothy
Cc: Hildebrand, John
Subject: FW: Tentative ParcelMap No. 37537 and conditional use permit No. 3775

Tim,

This email should become part of the record.

Bob

From: Jeffries, Kevin <KJeffries@RIVCO.ORG>
Sent: Tuesday, May 5, 2020 1:39 PM
To: Greene, Jeffrey <JGreene@RIVCO.ORG>; Magee, Robert <RMagee@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>
Subject: Fwd: Tentative ParcelMap No. 37537 and conditional use permit No. 3775

FYI...

Sent from my iPhone

Begin forwarded message:

From: "McCormick, Mike" <MMcCormick@valverde.edu>
Date: May 5, 2020 at 1:30:36 PM PDT
To: "Jeffries, Kevin" <KJeffries@RIVCO.ORG>
Subject: Tentative ParcelMap No. 37537 and conditional use permit No. 3775

Good Afternoon,

I am emailing today to voice my opposition to this project that includes an Arco gas station in Mead Valley. I have served the communities of Mead Valley, Perris and Moreno Valley for nearly 25 years and believe this project will negatively contribute to the Mead Valley community. Additional sales of tobacco products and alcohol are not needed. The residents of Mead Valley value the rural community where they have chosen to live.

Michael R. McCormick
Superintendent
Val Verde Unified School District
951.940.6100



Wheeler, Timothy

From: Marc And Shari Micheli <casadimicheli@mac.com>
Sent: Tuesday, May 5, 2020 2:56 PM
To: Wheeler, Timothy; Jeffries, Kevin
Subject: CUP 3775

Hello Mr. Wheeler and Sup. Jeffries,
My wife and I are homeowners in the Glen Valley Farms area, and we disapprove of the plan for Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

The plan on Wood St. near Cajalco in its current form will bring unnecessary congestion to this area and negatively affect our way of life.

Please record and consider our disapproval at the Planning Commission meeting on May 6th.

Marc and Shari Micheli
17921 Cole Ave.

Wheeler, Timothy

From: Sarabia, Elizabeth
Sent: Tuesday, May 5, 2020 4:02 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy; Hildebrand, John
Subject: FW: Cajalco Square

Good afternoon Commissioners,

Please see email message below regarding CUP3775, agenda item 4.11.

Thank you,
Elizabeth

From: FERNANDO HURTADO [mailto:fhurtado971@msn.com]
Sent: Tuesday, May 5, 2020 1:25 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: RE: Cajalco Square

Good afternoon,

It has come to my attention that there are plans to build a small shopping center/strip mall on the corner of Wood Rd. and Cajalco. This is a rural area, and I would love for it to remain rural. Looking over the proposed building plans, I am appalled that these include a gasoline station. There is no need for a gasoline station in our neighborhood! There are plenty of gas stations further east on Cajalco. In fact there are at least 4 gas stations on Cajalco before one gets to the 215 fwy. Most of the gas stations are near the freeway, as they should be. There is gas station on Cajalco in Mead Valley. When driving by, I see panhandlers and vagabonds. I do NOT desire this for my neighborhood. Cajalco and Wood are located in a residential area with homes next to the empty lot where the proposed gas station is to be built. I moved to this neighborhood about four years ago because I wanted my children to get a taste of the rural lifestyle. We have many fruit trees and grow vegetables on our land. We also have goats. My children range in age from 15 to 9 months. The gasoline stations, even if one ignores the increased traffic, generate tons of pollution. The chemicals in petrol products are recognized by the state of California as carcinogenic. If I wanted to live near a gas station, I would have bought a home near one. I don't want these toxic fumes near my home, children, and pets. If gas stations were so wonderful, I would see them up and down Washington or Overlook. Interestingly, there are ZERO gas stations on Washington even all the way up to Indiana. I see plenty of open land, and I also see several nurseries. Yet there are no gas stations. I am willing to bet that in terms of population density, that area is more densely populated than the Boulder Spring/Lake Mathews area.

To my knowledge, there is a public hearing/meeting scheduled for tomorrow. I would like more details (location and time) so that I may share my views with our elected officials.

Sincerely,

Fernando Hurtado

Wheeler, Timothy

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Tuesday, May 5, 2020 5:26 PM
To: Wheeler, Timothy
Cc: Leach, Charissa; Charissa Leach; Leach, Charissa; Perez, Juan; Perez, Juan; Hildebrand, John; Supervisor Jeffries - 1st District; Jeffries, Kevin; Ketcham, Thomas; Greene, Jeffrey; Christopher SUTTON
Subject: Planning Commission May 6, 2020 Agenda Item 4.11: Cajalco Square
Attachments: Opposition Letter Submitted to Planning Comm'n, 5-5-20.pdf

Dear Mr. Wheeler:

Kindly file and distribute the attached Opposition to Agenda Item 4.11.

Sincerely,

John L. Minnella
President < RAGLM



RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS

3410 La Sierra Ave., PMB F41, Riverside, CA 92503-5272. 714/543-9005. www.facebook.com/RAGLM

May 5, 2020

Riverside County Planning Commission
Riverside County Planning Department
Attention: **Tim WHEELER**, Project Planner
County Administration Center
4080 Lemon Street, 12th Floor
Post Office Bo 1409
Riverside, California 92502-1409

via email: twheeler@rivco.org

Re: **Planning Commission Agenda of May 6, 2020, Item 4.11: Opposition;**
Tentative Parcel Map No. 37537 & Conditional Use Permit 3775;
Intent to Consider an Addendum to EIR 255

Honorable Commissioners:

1. Subject of the Request and Opposition. This Opposition responds to the Planning Department's Notice of April 14, 2020 Planning Commission Public Hearing referenced above which Notice specifically refers to the following:

REQUEST: Tentative Parcel Map No. 37537 proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross; and Parcel 4 would be 1.29 acres gross. **Conditional Use Permit No. 3775** would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

Emphasis added.

For convenience, I will hereinafter refer to the Project as "Cajalco Square".

2. Purpose of this Opposition. We urge you to **Reject this Request** and to **Request Applicant to Withdraw** this project altogether based on the crucial, well-founded and virtually unanimous concerns of the Greater Lake Mathews community regarding the negative effects on our rural community the direct result of most probable

- A) significantly increased crime,
- B) importation and presence of large numbers of transients, vagrants and homeless,
- C) diminishment of local housing values,
- D) fire, explosion and hazardous waste dangers,
- E) significantly increased noise,
- F) inadequate drainage
- G) further contamination of Cajalco Creek and Lake Mathews,
- H) significantly increased air and environmental pollution,
- I) significantly increased light glare and pollution,
- J) significantly increased/major transportation/traffic safety problems,
- K) further destruction of our rural community,
- L) urbanization encouragement,
- M) destruction of dedicated and established regional trails,
- N) inappropriate and unnecessary location,
- O) taking of the quiet enjoyment of property of neighbors without just compensation,
- P) further breach of the long-standing local government contract with this community promising rural environment protection and protection and preservation of this community as a protected rural enclave;
- Q) increased danger to local schoolchildren.

Our Objection and Request is also based on

- R) the lack of due process in considering this matter;
- S) failure of the County to observe Brown Act requirements;
- T) inability of the public to meaningfully participate in the public hearing process during a pandemic when local government is discouraging them from leaving home and attending public gatherings and when remote alternatives are unavailable, unreliable and/or unrealistic;
- U) precedent setting for untrue arguments and misrepresentation that the local community has changed or is changing and available for suburbia and urbanization rezoning efforts;
- V) the conflict of interests in relying on biased Municipal Advisory Council endorsements with self-interests in promotion and approval of the Application;
- W) Planning Department
 - i) reliance on institutionally biased analysis and reports and failure to make meaningful efforts to consider and present the legitimate concerns of the local community;
 - ii) biased, demonstrated favoritism towards developers, gasoline and diesel distributors, the logistics industry operators, and related business;
 - iii) failure to solicit and present with documentation the true position of local law enforcement regarding likely crime and antisocial effects on the local community;
 - iv) failure to require that the Applicant conform to the Lake Mathews Community Plan and Specific Plan 229;

- v) failure to solicit and present with documentation the true position of local public health officials regarding likely effects on the local community;
- vi) failure to solicit and present with documentation the true financial costs of the Project to and upon the local community once in operation;

3. Present State of the Property. The subject property is presently entirely vacant and undeveloped. It is entirely free of occupants and crime. Local residents have total quiet enjoyment of their property surrounding the Project.

4. Some Basic Arguments in Opposition to this Request.

Denial of Fundamental Due Process. The California State Constitution guarantees due process of law. Among other things, that principle requires adequate, reasonable notice and opportunity to be heard regarding government actions that will affect the public. Despite that principle, this and like proposals provide the public with mere days to learn of, consider, understand and correctly respond to complicated proposals that potentially or definitely strip them of important rights and significant property, proposals that well financed applicants have had months and (as is the case here) years to plan, develop and document. Expecting lay residents of communities to quickly register their opposition to complicated proposals that will affect them amounts to taking of their property by denying them due process.

This is especially true during a pandemic when the state and local government have actively discouraged leaving home and not to attend public gatherings.

The Cajalco Square has been around for at least three years and its consideration is not an recognizable emergency. To continue with this consideration at a time when it is obvious that the public is unable to participate smacks of taking advantage of the emergency to ram the proposal through. That is not only unfair to the public; it is immoral.

Breach of Contract With Local Community. The County of Riverside has long and repeatedly promised the Greater Lake Mathews/Mead Valley community bordered by Interstate 15 and 215, State Highway 74 and the southern border of Riverside City that this enclave will be preserved and protected perpetually as a rural, equestrian area. The residents of this community have long relied on that promise repeatedly made by County officials and staff including Supervisors. Based upon those assurances, residents have purchased and invested in their homes, paid their significant taxes, and planned their lives accordingly.

In particular, promises were repeatedly made to Boulder Springs residents (SP 229) when the development was being first considered and sold that the commercial area referred to herein would consist of rural neighborhood commercial "...to consist of ... retail stores and/or professional offices" compatible with the rural community.

Despite such assurances, the Planning Commission is now urged by the Planning Department to approve this major project that will fundamentally impact and change the local area from its wilderness, undeveloped, rural state to a local center of unnecessary, intrusive, and unwanted

businesses. That Department incredulously finds no significant impact on our presently quiet community and corner parcel.

Allowing the development of Cajalco Square where nothing presently exists obviously impacts our community as all our residents agree and will irrevocably change the community forever. Nearly 10 acres will be developed, with 279 parking spaces and high vehicle traffic businesses. Such an enterprise is not "rural" and "equestrian"; it is suburban at best and the community knows it. From HB Ranch, the Lake Mathews Community Plan and the current SP229 Boulder Springs, this commercial area has been designated Rural Neighborhood Commercial. If approved, a simple CUP can and likely will eventually add truck diesel pumps at a later date.

Fundamental and Irrevocable Impacts on the Local Community.

Make no mistake about the nature of this Project should it be approved by this Commission and our Board of Supervisors and proceed to construction and completion: IT WILL FUNDAMENTALLY AND IRREVERSIBLY CHANGE THE VERY UNIQUE AND PROTECTED NATURE OF GREATER LAKE MATHEWS. Approval of Cajalco Square will be the justification for similar projects throughout our protected enclave, the argument being that the community is changing or has changed as many in the Planning Department would like us to assume. Rather than the undeveloped, rural area we still are, we will become merely another urban extension of Riverside city, Perris, Moreno Valley, and Corona.

Transformation of scenic Cajalco Road will result with the appearance of massive monument signs for Cajalco Square and many additional business enterprises that will be encouraged by this step to locate nearby.

Development of the northern portion of the vacant property will also be encouraged, doubling the unrural effect of this project. While undeveloped, that open space will become a haven for idling diesel tractor trucks.

Noise from this project will affect the local community daily and needlessly and only contribute to and encourage more noise pollution.

Light from the project will transform the area from total darkness and encourage more and more light.

Crime, presently virtually **non-existent** at this location, will increase dramatically; and the existing easement will allow easy access to Boulder Springs neighborhoods for undesirables. Criminals will throw bottles, cans, trash, needles and more over the fences of adjacent homes where children play, and livestock live. The area surrounding a similar gas station/convenience stores at Brown and Cajalco and at Wood and Van Buren is an example of the increased crime. Unlike other areas of Mead Valley and Lake Mathews, the Boulder Springs neighborhoods do not have fenced in front yards and will be an easy target for criminal activity.

Property values in Boulder Springs will decrease dramatically causing the County a significant drop in property tax assessments and receipts.

Drainage is now and will continue to be a major problem at the site because the water table at that location is too high for occupation.

Water pollution of Lake Mathews will be a constant danger.

Air pollution from fuel and exhaust fumes and substantially increased vehicle activity at the site will dramatically increase.

Traffic safety will be jeopardized and the side streets within Boulder Springs will suffer increased road use and traffic.

5. Planning Commission Responsibility. What is the responsibility of the County Planning Commission here? The accommodation only of the desires of a large landowner and gas station developer who will change our community, move on, leave the community with the negative consequences? Or the protection of the existing community of thousands who demand rejection of such self-serving action.

The Commission exists to consider what is in the best interest of **the community too**, not of a landowner and developer. Here the community has clearly and consistently demonstrated its opposition to this kind of development. Its opinion should and must be respected and followed.

6. Conclusion. Once changed by the presence of this Project, our community cannot return to its rural nature. The future will only be more and more accommodation to those who see Greater Lake Mathews and Mead Valley as prime targets for new development contrary to the promised protection upon which the community has always relied.

Based on the arguments above and previously presented in opposition to Cajalco Square we again respectfully urge the Planning Commission to deny this application and have the Applicant withdraw this ill-considered, massively intrusive project and deny his Application. I can assure you that approving the Application will result in the institution and prosecution of costly litigation by the community.

Respectfully submitted,

**FOR THE BOARD OF DIRECTORS OF
THE RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC.**


John L. Minnella
President

JLM:bs
Cc

Wheeler, Timothy

From: Colleen Kiemele <colleenkiemele@gmail.com>
Sent: Tuesday, May 5, 2020 6:40 PM
To: Wheeler, Timothy
Subject: Cajalco Square Project
Attachments: Cajalco Square Opposition Letter_1.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wheeler,
Please find attached a letter regarding the "Cajalco Square Project" located at Wood Road and Cajalco Road in Perris. Please do not hesitate to contact me regarding any questions or concerns. Thank you for your time.

Sincerely,
Colleen Kiemele

Colleen Kiemele

19199 Bridlewood Road
Perris, CA 92570
(951) 780-2526
colleenkiemele@gmail.com

5th May 2020

Tim Wheeler

Riverside County Planning Commission Dept.
P. O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Wheeler,

I am writing this letter in opposition of the "Cajalco Square Project," which is also known as Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775 located on the corner of Wood Road and Cajalco Road in Perris.

I am against this project for many reasons. I moved my young family to Boulder Springs in April 2010 in search of a neighborhood similar to the neighborhood that I grew up in in Woodcrest. Boulder Springs boasted lot sizes that are half an acre or larger and are zoned for horses. There were plans for a Val Verde Unified School District elementary school to be on the corner of Wood Road and Cajalco Road. The sign was there when I moved in and it was one of the selling points for my family. However, somewhere along the way, the plans were changed without allowing the residents to have any say. It seems that this pattern is continuing.

I am against the proposed plans for Cajalco Square due to many reasons. I moved to a rural area because I want to live further away from the "benefits" of society. I do not want to live near a gas station and/or fast food restaurants. I do not want to live near the toxic fumes and carcinogens that will come from a gas station so close to my home. There are plenty of gas stations along Cajalco Road, thus another one is not necessary at this location. I do not want the problems that are sure to follow if a convenience store selling beer and wine opens in this location. Violent crime is sure to increase in our area due to the close proximity.

I am appalled to hear that the County Planning Department "has determined that the above-referenced project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR." I am not sure what "significant effect" means to you, but I can think of many

unwelcome “benefits” that this project will bring including increased pollution, and not just air pollution from the exhaust of the increased traffic and the diesel tankers used to refill the underground storage tanks. There will also be an increased amount of light pollution and noise pollution, which will impact our rural lifestyle significantly at all hours of the day. This will have a negative effect on our sleep. Not to mention that we will no longer be able to stargaze from our own backyard, as we currently can. Yes, stargazing is important to me and my family. It is amazing how much better the stargazing is at my house than just down Wood Road in crowded Orangecrest due to all of the light pollution. There will also be an increase in crime. I did not buy a house here so that I would have to worry about criminals hopping a wall to get into my yard. There will be an increase in homeless and transients because now they will have another place to panhandle. This project will have a significant negative effect on the environment and the environment is MY NEIGHBORHOOD, so I am concerned.

I am shocked that this project is even on the agenda to be discussed tomorrow due to the severe COVID-19 restrictions that are still in place. This will severely limit the ability of residents to voice their opposition due to limiting the number of residents allowed to attend and/or speak. I understand that there was also an option to sign up to participate via Zoom. However, that information was not sent in a timely manner, again, further limiting input by those most affected by this project. Unfortunately, it seems that this would not be an oversight, but a strategic move in order to push this project forward against the best interest of the residents affected.

I would respectfully ask that the Planning Commission reject any changes to zoning concerning this parcel and reject the current plans to the “Cajalco Square” project. This project just does not fit in with the rural lifestyle that local residents have chosen by purchasing homes in this area. Thank you for your time.

Sincerely,

Colleen Kiemele

Wheeler, Timothy

To: ktenney@tencocc.com; Jeffries, Kevin; Sarabia, Elizabeth
Subject: RE: Tentative Parcel Map No. 37537 & Conditional Use Permit 3775

Ms. Tenney,

I will add this additional email information to my Memorandum.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TOGETHER, Everybody Counts!



IECounts.org www.IECOUNTS.org

How are we doing? [Click the Link and tell us](#)

From: ktenney@tencocc.com [mailto:ktenney@tencocc.com]
Sent: Wednesday, May 6, 2020 8:38 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: RE: Tentative Parcel Map No. 37537 & Conditional Use Permit 3775

Can I also add that our neighborhood does not have sidewalks, when our families, kids and pets; take walks or play in the front yard (which is a lot) it is mostly in the street. Adding a Gas Station to our community would invite a lot of strangers into the area who are unaware of this and could cause accidents and an unsafe environment for our families to enjoy the neighborhood, or let our kids play outside.

Kayla Tenney
ktenney@tencocc.com
(866)272-1451 x 113
(951)744-0095



This e-mail is intended for the sole and exclusive use of employees, customers, and dealers of Tenco Construction Co., and is not intended for any other purpose. It may contain proprietary or otherwise confidential information. In the event you are not a proper recipient of this e-mail, such information has been inadvertently transmitted. The unauthorized disclosure or use of such information is prohibited by Tenco Construction Co. Thank you for your cooperation and assistance.

----- Original Message -----

Subject: RE: Tentative Parcel Map No. 37537 & Conditional Use Permit 3775

From: "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>

Date: Wed, May 06, 2020 8:25 am

To: Tenco <ktenney@tencocc.com>, "Jeffries, Kevin" <KJeffries@RIVCO.ORG>, "Sarabia, Elizabeth" <ESarabia@RIVCO.ORG>

Kayla Tenney,

Thank you for your email in regards to Agenda Item 4.11 for Planning Commission hearing on May 6, 2020. I will make sure it is provided to the Planning Commissioners at the hearing.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
www.IECounts.org

How are we doing? Click the Link and tell us

-----Original Message-----

From: Tenco [<mailto:ktenney@tencocc.com>]

Sent: Tuesday, May 5, 2020 8:56 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>

Subject: Tentative Parcel Map No. 37537 & Conditional Use Permit 3775

May 5, 2020

Riverside County Planning Commission

Riverside County Planning Department

Attention: Tim WHEELER, Project Planner

County Administration Center

4080 Lemon Street, 12th Floor

Post Office Box 1409

Riverside, California 92502-1409 via email: twheeler@rivco.org

Re: Planning Commission Agenda of May 6, 2020, Item 4.11: Opposition;

Tentative Parcel Map No. 37537 & Conditional Use Permit 3775;

Intent to Consider an Addendum to EIR 255

Honorable Commissioners:

1. Subject of the Request and Opposition. This Opposition responds to the Planning Department's Notice of April 14, 2020 Planning Commission Public Hearing referenced above which Notice specifically refers to the following:

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Emphasis added.

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- A) significantly increased crime,**
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M) destruction of dedicated and established regional trails,

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Our Objection and Request is also based on

R) the lack of due process in considering this matter;

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T) inability of the public to meaningfully participate in the public hearing process during a pandemic when local government is discouraging them from leaving home and attending public gatherings and when remote alternatives are unavailable, unreliable and/or unrealistic;

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i) reliance on institutionally biased analysis and reports and failure to make meaningful efforts to consider and present the legitimate concerns of the local community;

ii) biased, demonstrated favoritism towards developers, gasoline and diesel distributors, the logistics industry operators, and related business;

iii) failure to solicit and present with documentation the true position of local law enforcement regarding likely crime and antisocial effects on the local community;

iv) failure to require that the Applicant conform to the Lake Mathews Community Plan and Specific Plan 229;

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In particular, promises were repeatedly made to Boulder Springs residents (SP 229) when the development was being first considered and sold that the commercial area referred to herein would consist of rural neighborhood commercial "...to consist of ... retail stores and/or professional offices" compatible with the rural community.

Despite such assurances, the Planning Commission is now urged by the Planning Department to approve this major project that will fundamentally impact and change the local area from its wilderness, undeveloped, rural state to a local center of unnecessary, intrusive, and unwanted businesses. That Department incredulously finds no significant impact on our presently quiet community and corner parcel.

Allowing the development of Cajalco Square where nothing presently exists obviously impacts our community as all our residents agree and will irrevocably change the community forever. Nearly 10 acres will be developed, with 279 parking spaces and high vehicle traffic businesses. Such an enterprise is not "rural" and "equestrian"; it is suburban at best and the community knows it. From HB Ranch, the Lake Mathews Community Plan and the current SP229 Boulder Springs, this commercial area has been designated Rural Neighborhood Commercial. If approved, a simple CUP can and likely will eventually add truck diesel pumps at a later date.

Fundamental and Irrevocable Impacts on the Local Community.

Make no mistake about the nature of this Project should it be approved by this Commission and our Board of Supervisors and proceed to construction and completion: **IT WILL FUNDAMENTALLY AND IRREVERSIBLY CHANGE THE VERY UNIQUE AND PROTECTED NATURE OF GREATER LAKE MATHEWS.** Approval of Cajalco Square will be the justification for similar projects throughout our protected enclave, the argument being that the community is changing or has changed as many in the Planning Department would like us to assume. Rather than the undeveloped, rural area we still are, we will become merely another urban extension of Riverside city, Perris, Moreno Valley, and Corona.

Transformation of scenic Cajalco Road will result with the appearance of massive monument signs for Cajalco Square and many additional business enterprises that will be encouraged by this step to locate nearby.

Development of the northern portion of the vacant property will also be encouraged, doubling the unrural effect of this project. While undeveloped, that open space will become a haven for idling

diesel tractor trucks.

Noise from this project will affect the local community daily and needlessly and only contribute to and encourage more noise pollution.

Light from the project will transform the area from total darkness and encourage more and more light.

Crime, presently virtually non-existent at this location, will increase dramatically; and the existing easement will allow easy access to Boulder Springs neighborhoods for undesirables. Criminals will throw bottles, cans, trash, needles and more over the fences of adjacent homes where children play, and livestock live. The area surrounding a similar gas station/convenience stores at Brown and Cajalco and at Wood and Van Buren is an example of the increased crime. Unlike other areas of Mead Valley and Lake Mathews, the Boulder Springs neighborhoods do not have fenced in front yards and will be an easy target for criminal activity.

Property values in Boulder Springs will decrease dramatically causing the County a significant drop in property tax assessments and receipts.

Drainage is now and will continue to be a major problem at the site because the water table at that location is too high for occupation.

Water pollution of Lake Mathews will be a constant danger.

Air pollution from fuel and exhaust fumes and substantially increased vehicle activity at the site will dramatically increase.

Traffic safety will be jeopardized and the side streets within Boulder Springs will suffer increased road use and traffic.

5. Planning Commission Responsibility. What is the responsibility of the County Planning Commission here? The accommodation only of the desires of a large landowner and gas station developer who will change our community, move on, leave the community with the negative consequences? Or the protection of the existing community of thousands who demand rejection of such self-serving action.

The Commission exists to consider what is in the best interest of the community too, not of a landowner and developer. Here the community has clearly and consistently demonstrated its opposition to this kind of development. Its opinion should and must be respected and followed.

6. Conclusion. Once changed by the presence of this Project, our community cannot return to its rural nature. The future will only be more and more accommodation to those who see Greater Lake Mathews and Mead Valley as prime targets for new development contrary to the promised protection upon which the community has always relied.

Based on the arguments above and previously presented in opposition to Cajalco Square we again respectfully urge the Planning Commission to deny this application and have the Applicant withdraw this ill-considered, massively intrusive project and deny his Application. I can assure you that approving the Application will result in the institution and prosecution of costly litigation by the community.

Respectfully submitted,

FOR THE BOARD OF DIRECTORS OF

THE RESIDENTS ASSOCIATION OF

GREATER LAKE MATHEWS, INC.

Kayla Tenney
Tenco Construction
Office Manager
(866)272-1451 x 113
(951)744-0095
ktenney@tenco.com

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Wheeler, Timothy

From: Robert Quiroz <robt.quiroz@sbcglobal.net>
Sent: Wednesday, May 6, 2020 12:31 AM
To: Wheeler, Timothy
Subject: Cajalco/ Wood Development

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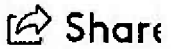
I am a concerned resident adjacent to proposed Cajalco/Wood Development. This development will have major consequences with our housing tract and surrounding area.

- 1) Rural Environment: This would bring more traffic to our rural area for which it was designated for!
- 2) Pollution: This will bring more pollution in form of traffic noise, air pollution from more cars, more light, more trash, and environmental pollution to our wildlife in our surrounding community.
- 3) Crime: We have seen an increase in crime, home burglary within our residential housing tract and auto thefts. We are starting to see more graffiti and property damage to our horse trail fencing. More residents are having to put security cameras due to suspicious vehicles and vagrants who do not reside in our community.
- 4) Sell of Alcohol: Will lead to more crime, homeless transients roaming our residential areas, drunk driving and more accidents.
- 5) Property Values: Will decline due to increased crime, drug trafficking, home less vagrants, noise and air pollution !!

This development will only bring more harm than good to our residential rural community!! This was the reason everyone moved away from high traffic areas due to its rural country living. It will just bring more of the bad things than good!! This area is not a good location for this kind of development!! Please keep our area RURAL as designated for!!

Concerned Resident !!

Steve Quiroz
Sent from my iPhone



4.11

NEQ Cajalco Rd - Cajalco Square

0.92 Acres of Commercial Land in Perris, CA

Commercial Land / California / Perris / NEQ Cajalco Rd, Perris, CA 92570



ABOUT NEQ CAJALCO RD, PERRIS, CA 92570

Price	Upon Request	Property Type	Land
Sale Type	Investment	Property	Commercial



Brian Bielatowicz

951-445-4515

Contact



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0.92 Acres of Commercial Land in Perris, CA

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Lot

Lot Size 0.92 AC

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Marketing Brochure/Flyer



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951-445-4515



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Invoice text: NOH - Appeal on CUP3775, TPM No. 37537, Addendum to EIR2!

*TMA-Planning
Item 2.3 of 7/14/20*

Place by: Hannah Lumanauw

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Publication(s): The Press-Enterprise

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Ad Desc.: NOH - Appeal on CUP3775. TPM No. 37537, Addendum to

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF A CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP IN THE LAKE MATHEWS/WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

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The Planning Commission approved the above project and adopted **Addendum No. 1 to Environmental Impact Report No. 255 (EIR255)** on May 6, 2020. An Appeal was filed within 10 days of the Planning Commission's decision in writing. The project, in its entirety, will now be heard before the Board of Supervisors at the above mentioned date.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2018 Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise, 6/23

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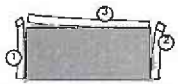
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Kecia Harper, Clerk of the Board

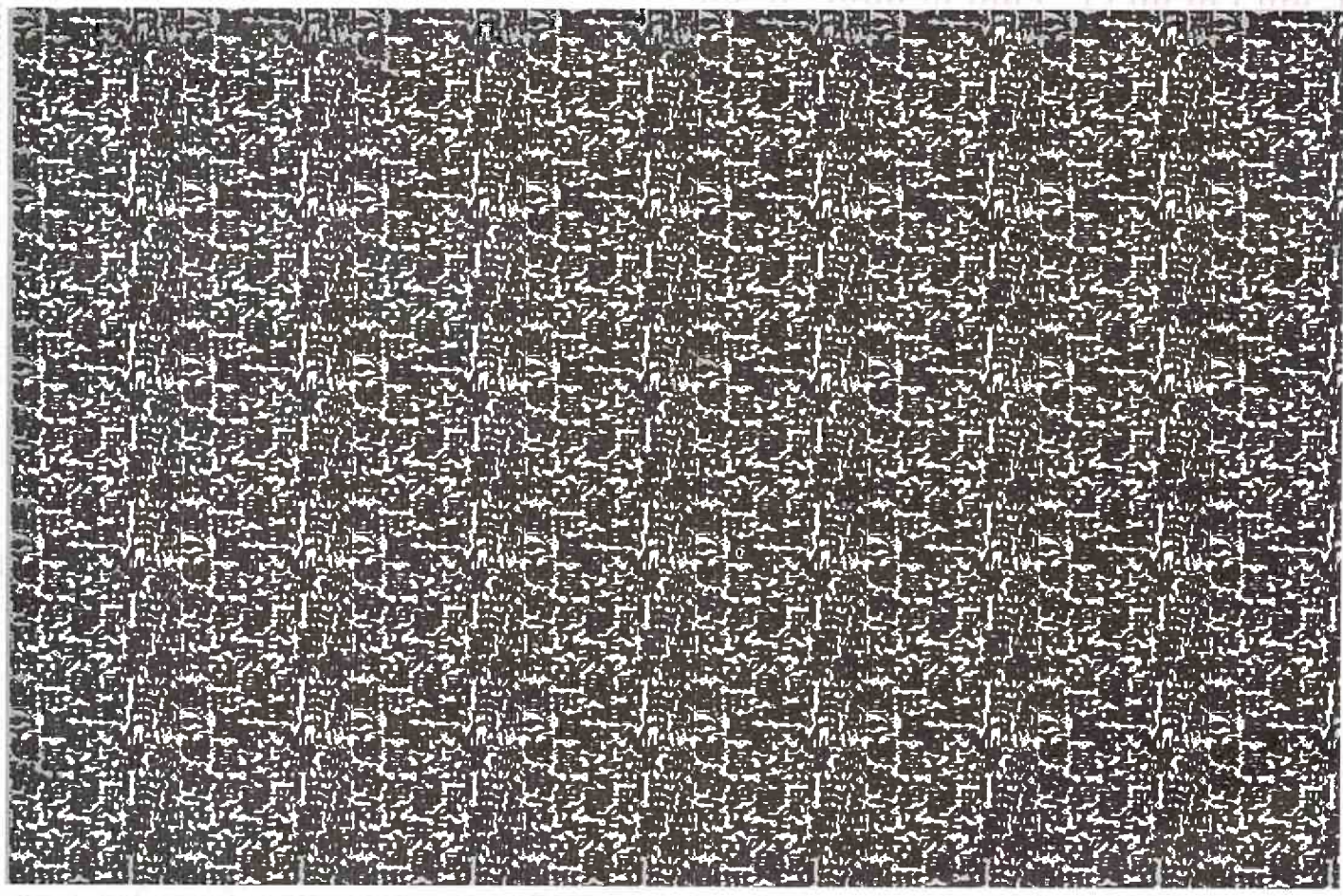
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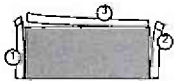
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Dated: June 18, 2020

Kecia Harper, Clerk of the Board

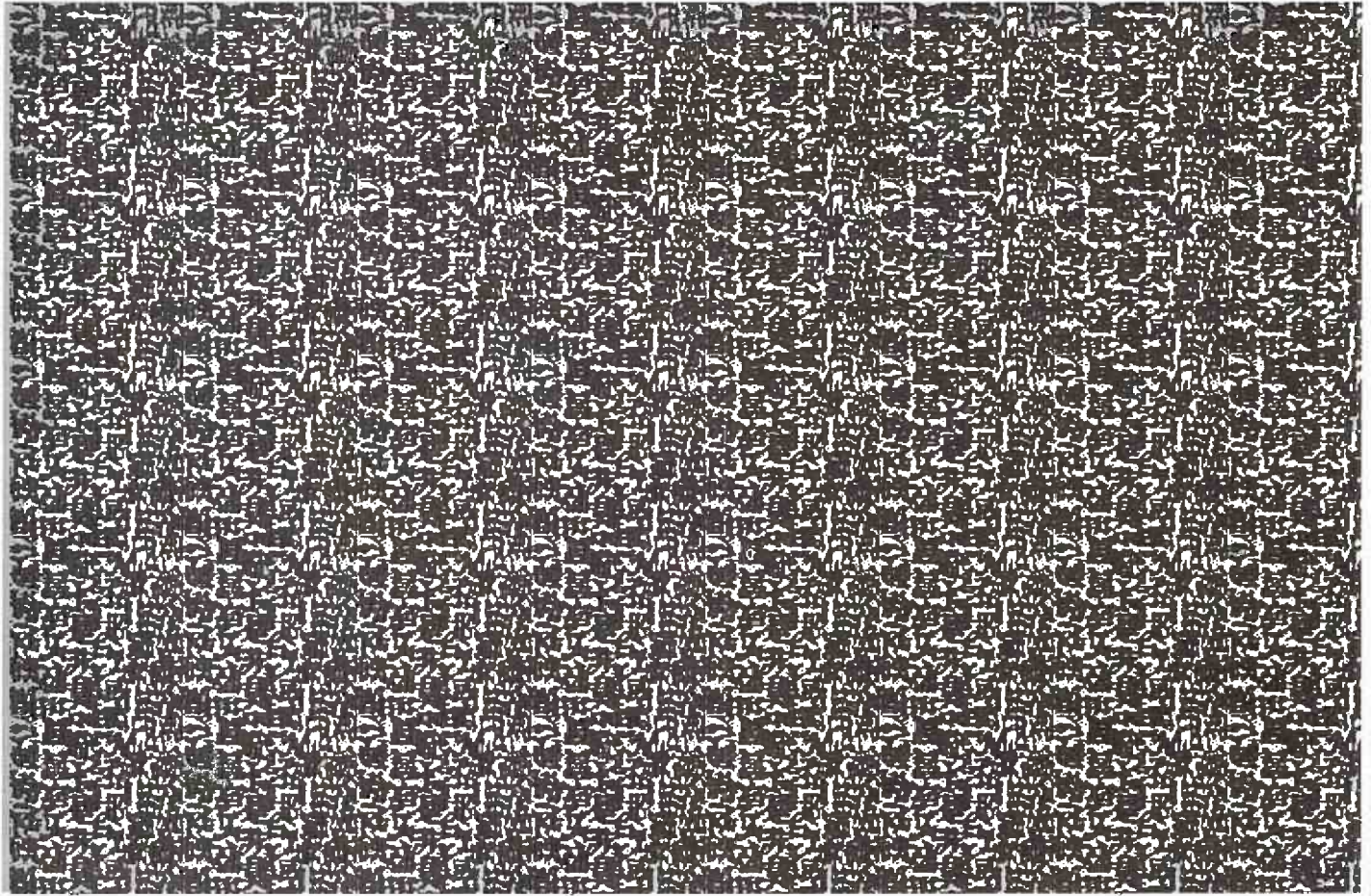
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2020

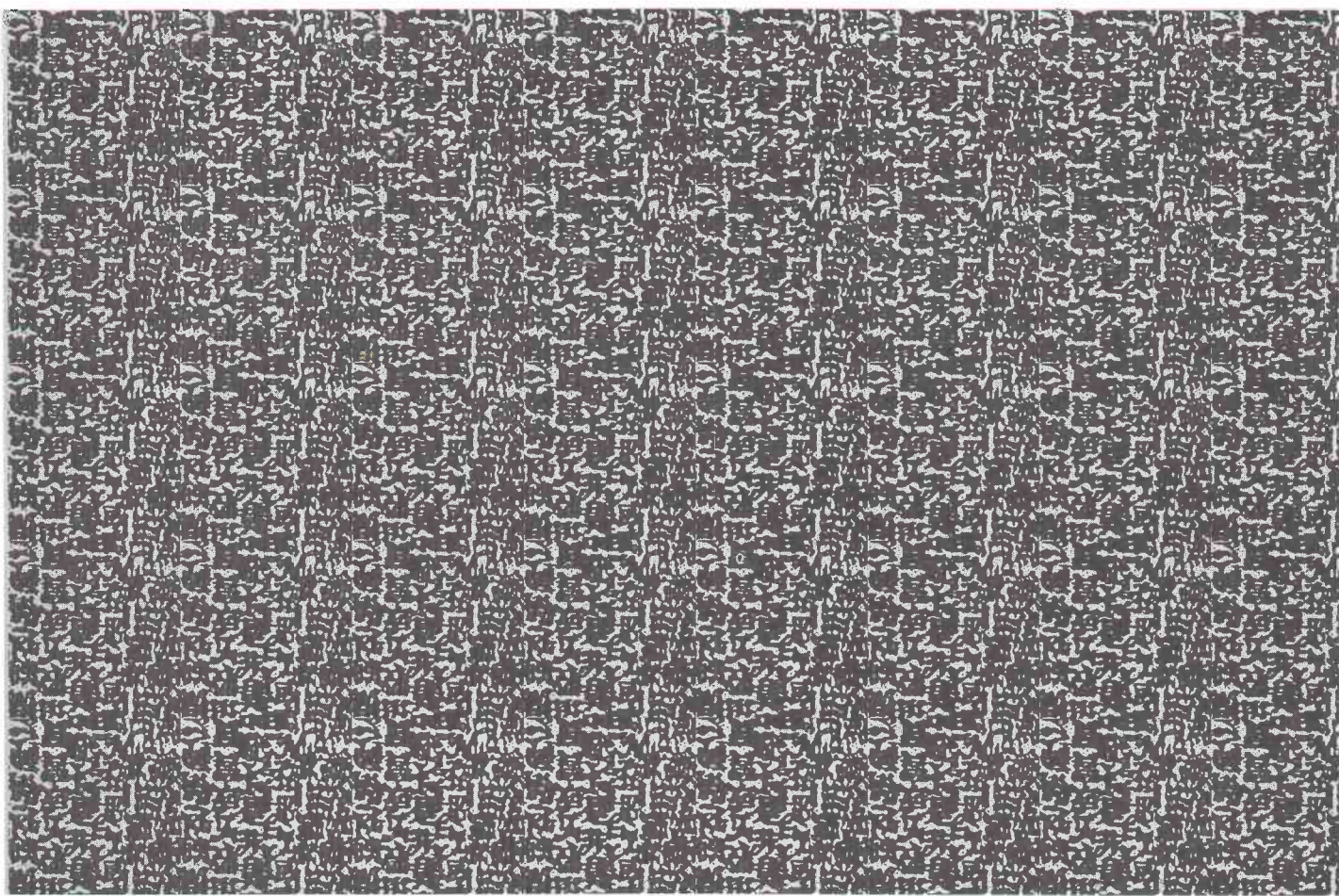
Kecia Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

REMOVE SIDE EDGES FIRST
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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION




Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES

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RIVERSIDE CA 92570

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**ICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN APPEAL OF A CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP IN THE
LAKE MATHEWS/WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the appeal on the Planning Commission's approval of **Conditional Use Permit No. 3775**, which consists of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. – APN(s): 321-130-053 thru 055, and 060. **Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. The project is located North of Cajalco Road, east of Wood Road, south of Carpinus Drive in the First Supervisorial District.

The Planning Commission approved the above project and adopted **Addendum No. 1 to Environmental Impact Report No. 255 (EIR255)** on May 6, 2020. An Appeal was filed within 10 days of the Planning Commission's decision in writing. The project, in its entirety, will now be heard before the Board of Supervisors at the above mentioned date.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER III, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2020

Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

PSEMPV

* 57179

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OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2020

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: Appeal of CUP3775, TPM No. 37537, Addendum to EIR255

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, June 23, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 25, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Appeal of CUP3775, TPM No. 37537, Addendum to EIR255

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 14, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 25, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 25, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

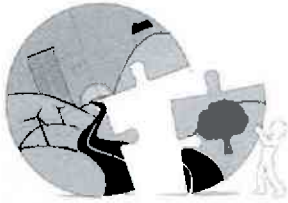
Appeal of CUP3775, TPM No. 37537, Addendum to EIR255

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 14, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw
Hannah Lumanauw

DATE: June 25, 2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

REQUEST FOR APPEAL

Request Date: May 12, 2020

PAID
DATE: 05/18/20
AMOUNT: \$983.28
REC'D BY: Sue Maxwell
via Tim Wheeler

PROJECT/PLAN INFORMATION:

Project/Plan Number(s): **CUP3775 TPM No 37537, Addendum to EIR No. 255 (EIR255)**
List all concurrent projects/plans

Name of Advisory Agency's decision being appealed: **County Planning Commission**

Date of the decision or action: **May 6, 2020**

APPELLANT INFORMATION

Appellant Contact:

Contact Person: **John** **L** **MINNELLA**
First Name Middle Name Last Name

E-mail Address: **drjminnella@yahoo.com; minnellalaw@sbcglobal.net**

Mailing Address: **1820** **East Seventeenth Street**
Street Number Street Name Unit or Suite

Santa Ana **Californ** **92705-8604**
City State Zip Code

Daytime Phone No.: **714-543-9005** Mobile Phone No.: **714-574-5911**

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

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"

MT 12644
6/23/20
2020-5-146631

REQUEST FOR APPEAL

APPEAL REQUEST:

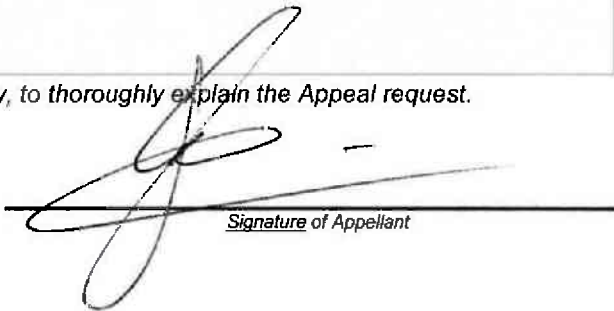
Please provide a brief, but concise, explanation of the Appeal request.

Please see the attached.

Check this box and attach additional pages, if necessary, to thoroughly explain the Appeal request.

John L. MINNELLA +

Printed Name of Appellant



Signature of Appellant

May 12, 2020 +

Date Signed

APPEAL PROCESSING PROCEDURES

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Minor Temporary Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of the Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.

REQUEST FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Extension of Time for Land Division (not vesting map) 	
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for the original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Request for Appeal form.
2. All appropriate Appeal filing fees.
 (Consisting of the base appeal fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

**John L. MINNELLA, Appellant/Opponent of Commission Approval
Attachment to REQUEST FOR APPEAL
Planning Commission Agenda of May 6, 2020, Item 4.11:
Tentative Parcel Map No. 37537 and
Conditional Use Permit No. 3775
Addendum to Environmental Impact Report No. 255 (EIR255)**

**BASES FOR APPEAL OF RIVERSIDE COUNTY PLANNING COMMISSION
DECISION OF MAY 6, 2020 TO THE RIVERSIDE COUNTY BOARD OF
SUPERVISORS**

For convenience, the Applicant Cajalco Square Project will hereinafter be referred to as “Cajalco Square” or “the Project”.

The Riverside County Planning Commission on May 6, 2020 approved the Project by a 4 to 1 vote. The Riverside County Board of Supervisors is urged to **Reverse** that approval and **Reject** the Applicant’s Project altogether based on the crucial, well-founded and virtually unanimous concerns of the Greater Lake Mathews populace regarding the Project’s negative effects on our rural community.

Bases for Appeal:

- 1) Failure to Provide Adequate Notices and Consequent Denial of Due Process of Law, Files No(s). TPM37537 and CUP03775 Planning Commission Staff Report dated May 6, 2020. Environmental Review and Findings. Page 6 of the Staff Report states that the EIR was noticed February 27, 2020 for a 20-day review and yet no one from the public on the mailing list was ever notified that the EIR review of this project was available until **after** the review period was over. That is clearly a CEQA violation.
- 2) The probability of significantly increased crime at a site with virtually zero crime at present and the failure to solicit, present and consider the view and opinion of local law enforcement regarding anticipated crime.
- 3) The probability of a significant increase in the numbers of transients, vagrants and homeless congregating in the immediate area of and encouraged by the Project, and the failure to solicit, present, and consider the view and opinion of local social service agencies regarding that likelihood.
- 4) The probability of a significant diminishment of local housing values in the immediate area of and the result of by the Project; the failure to solicit, present, and consider the view and opinion of real estate professionals regarding that likelihood; and the consequent taking of property without due process of law and without just compensation for the taking.

- 5) The probability of a significant increase in fire, explosion, and hazardous waste dangers to the community, and the failure to solicit, present, and consider the view and opinion of local fire, hazardous wastes, explosives, and environmental protection agencies regarding that likelihood.
- 6) The probability of a significant and unreasonable increase in noise level to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 7) The probability of a significant, inadequate and unreasonable drainage problems at and near the Project site endangering the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 8) The probability of a significant and unreasonable danger of contamination of Cajalco Creek, the Lake Mathews Reservoir, and the local water table, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 9) The probability of a significant and unreasonable increase in air and environmental pollution of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 10) The probability of a significant and unreasonable increase in light pollution and glare level to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 11) The probability of a significant and unreasonable increase in major traffic safety and transportation problems to the disturbance of the community, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood.
- 12) The encouragement by unelected, uninformed, non-resident urban planners and bureaucrats without regard to the expressed opposition and wishes of the local community of further, relentless urbanization encroachment and efforts upon and against what has been long been promised and known as and dedicated to the preservation of a quiet, rural, equestrian, and simple community to the manifest disturbance, displeasure, destruction and objection of the community.
- 13) Failure to include the Regional Trail in the Project, the consequent destruction of dedicated and established regional trails across the Project site, and the failure to solicit, present, and consider the view and opinion of recognized experts regarding that likelihood. Plot Plan, Road Improvements, EIR, and all other elements of the Project failed to analyze and include the Regional Trail. The Regional Trail is part of the General Plan Circulation Element. The Regional Trail along the eastern portion of Wood Road must be included in the project plans, description, analysis, EIR, staff report.
- 14) The taking of the quiet enjoyment of the property of neighbors without just compensation..

15) The failure to adequately consider the inappropriateness and unnecessary of this Project at such a location, and the failure to solicit, present, and consider the view and opinion of recognized experts of the subject of rural community preservation.

16) The probability of significant increase in dangers to local schoolchildren of substantially increased traffic from the proposed and intended operation of a convenience store and refueling operation with alcoholic, smoking and gambling products and other presently unknown tenants; and the failure to solicit, present and consider the views and opinions of local educators, parents, professionals and others regarding that likelihood.

17) The further breach of the long-standing local government contract with this community promising rural environment protection and protection and preservation of this community as a protected rural enclave.

18) The failure of the County to observe Brown Act requirements by conducting the Planning Commission hearing on May 6, 2020 under emergency, novel and surprise pandemic conditions causing non-participation of the public many of whom were ordered by the same County Government to not leave their homes and to not attend public gatherings and when remote alternatives are unavailable, unreliable and/or unrealistic.

19) Misrepresenting that the local community has changed or is changing and wants and is available for suburbia and urbanization rezoning efforts.

20) Relying on biased Municipal Advisory Council ("MAC") endorsements by MAC members with self-interests in promotion and approval of the Project and thus having a conflict of interest yet having voted to approve (rather than abstaining) the Application anyway.

21) At least one Planning Commissioner with a conflict of interest having voted to approve the Project rather than abstaining.

22) The institutional pro-urbanization bias of the Riverside County Planning Department and the Riverside County Planning Commission in their

i) reliance on institutionally biased analysis and reports and failure to make meaningful efforts to consider and present the legitimate concerns of the local rural community;

ii) biased, demonstrated favoritism towards developers, gasoline and diesel fuel retail distributors, the logistics industry operators, and related businesses;

iii) failure to solicit and present with documentation the true position of local law enforcement regarding likely crime and antisocial effects on the local community;

iv) failure to require that the Applicant conform to and abide by the Lake Mathews Community Plan and Specific Plan 229;

v) failure to solicit and present with documentation the true position of local public health officials regarding likely effects on the local community;

vi) failure to solicit and present with documentation the true financial costs of the Project to and upon the local community once in operation;

23) The failure of the Planning Commission to continue the matter to consider the effects of realtor efforts announced after the Planning Department Staff Report to sell adjacent property not considered in the Environmental Impact Report.

24) Failure to contact, solicit, present and consider the Sheriff's Department, California Highway Patrol, Metropolitan Water District, City of Riverside, Val Verde School District and other entities for review of this project for any recommended changes and concerns

A handwritten signature in black ink, appearing to be a stylized 'J' followed by a horizontal line and a small flourish.

— APPEAL MAILING LIST —

321110020
SAND HAVEN PINES INC
18800 CAJALCO RD
PERRIS CA 92570

321120016
GENUS L P
12671 HIGH BLUFF NO 150
SAN DIEGO CA 92130

321130053
B&C LAND BOULDER
341 W 2ND ST NO 1
SAN BERNARDINO CA 92401

321140003
O C CALLERY INC
PO BOX 1987
PERRIS CA 92572

321140035
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

321501008
COLLEEN KIEMELE
19199 BRIDLEWOOD RD
PERRIS CA 92570

321502001
JERRY & JULIA BUILDERS
PO BOX 1136
LAKE ELSINORE CA 92531

321510001
RAYMOND J. ROMERO
19295 SILVER SUMMIT CIR
PERRIS CA 92570

321510002
LUCRECIA MORENO
19277 SILVER SUMMIT CIR
PERRIS CA 92570

321510003
EDWARD J. GOMEZ
19259 SILVER SUMMIT CIR
PERRIS CA 92570

321510004
MANUEL JESUS PAT
19241 SILVER SUMMIT CIR
PERRIS CA 92570

321510005
ERIK JACOBUS
19223 SILVER SUMMIT CIR
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321510006
JOAQUIN AGUILAR
19238 SILVER SUMMIT CIR
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321510007
KEITH D. GODDARD
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800 N HAVEN AVE STE 300
ONTARIO CA 91764

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KATHY BOYER
19313 SILVER SUMMIT CIR
PERRIS CA 92570

321520002
JANIECE EDWA
19331 SILVER SUMMIT CIR
PERRIS CA 92570

321520003
JOSE A. GONZALEZ
19349 SILVER SUMMIT CIR
PERRIS CA 92570

321520004
DAVID WEST
19367 SILVER SUMMIT CIR
PERRIS CA 92570

321520005
JASON HAND
19385 SILVER SUMMIT CIR
PERRIS CA 92570

321520006
ERISA RODRIGUEZ
19173 ROCKY SUMMIT DR
PERRIS CA 92570

321520007
ANTONIO A. SIMOES
19191 ROCKY SUMMIT DR
PERRIS CA 92570

321520008
LYDIA GONZALEZ
19209 ROCKY SUMMIT DR
PERRIS CA 92570

321520009
JESUS SALVADOR MELGOZA
19227 ROCKY SUMMIT DR
PERRIS CA 92570

321521001
RUDOLFO TREVINO
19181 BRIDLEWOOD RD
PERRIS CA 92570

321521002
JASON GARDNER
19364 SILVER SUMMIT CIR
PERRIS CA 92570

321521003
RYAN JASON ROQUES
19382 SILVER SUMMIT CIR
PERRIS CA 92570

321521004
MANUEL O. OJEDA
19224 ROCKY SUMMIT DR
PERRIS CA 92570

Cajalco Square, LP
139 Radio Road
Corona, CA 92879

J&T Management
Attn: Claudia Grajeda
139 Radio Road
Corona, CA 92879

Debbie Walsh
P.O. Box 2244
Perris, CA 92572

B&C Land – Boulder Springs, LLC
341 West 2nd Street, #1
San Bernardino, CA 92401
Attn: Wood & Cajalco project (CUP03775)

John L. Minnella, Esquire
1820 East Seventeenth Street
Santa Ana, CA 92705-8604

John L. Minnella
19464 Killdeer Court
Lake Mathews, CA 92570

Nancy Varela
19031 Avenue C
Perris, CA 92570

Laurie Sabo-Salem
19120 Sterling Hill Ln.
Perris, CA 92570

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

JoAnn Eldred
19569 Rocky Summit Dr.
Perris, CA 92570

Annette Sapiano
18888 Priceless Road
Perris, CA 92570

Margaret Lindou
18540 Malkoha Street
Perris, CA 92570

Anjanette Anzaldi
18535 Granite Avenue
Riverside, CA 92508

Jerry and Ann Grell
19828 Smith Road
Lake Mathews, CA 92570

Steven Krause
16995 Rocky Glen Road
Lake Mathews, CA 92570-7441

Jodi Montano
16661 Multiview Drive
Perris, CA 92570

Carol Garland
16080 Multiview Drive
Perris, CA 92570

Captain Philip West
19173 Rocky Summit Dr.
Perris, CA 92570

Consortium for Early Learning Services
Attn: Andrea Del Valle
21250 Box Springs Road, Ste. 113
Moreno Valley, CA 92557

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

2020 AUG -3 PM 12: 04

Receipt #: 20-198061

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 06/25/2020

County Agency of Filing: RIVERSIDE Document No: E-202000720

Project Title: NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT 3775 (EIR255)

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1071

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: U. Sandral Deputy

Notes:

7/14/20 21.3
2020-8-147451

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF A CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP IN THE LAKE MATHEWS/WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 14, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the appeal on the Planning Commission's approval of **Conditional Use Permit No. 3775**, which consists of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. - APN(s): 321-130-053 thru 055, and 060. **Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. The project is located North of Cajalco Road, east of Wood Road, south of Carpinus Drive in the First Supervisorial District.

The Planning Commission approved the above project and adopted **Addendum No. 1 to Environmental Impact Report No. 255 (EIR255)** on May 6, 2020. An Appeal was filed within 10 days of the Planning Commission's decision in writing. The project, in its entirety, will now be heard before the Board of Supervisors at the above mentioned date.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER III, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

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

If you challenge the above item in court, you may be limited to raising raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors at, or prior to, the public hearing. Be advised that a consideration of all public comment, written and oral, the Board of Super the project and/or the related environmental document. Accordingly, the design or improvements, or any properties or lands within the boundaries c other than specifically proposed.

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000720
06/25/2020 10:26 AM Fee: \$ 0.00
Page 1 of 1

Removed JUL 30 2020 By Deputy



Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 18, 2018

Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



ASSESSOR-COUNTY CLERK-RECORDER
P O BOX 751
RIVERSIDE CA 92502-0751

Handwritten signature: [Illegible]

RVSD COUNTY CLERK OF THE BOARD
P O BOX 1147
RIVERSIDE CA 92502-1147

FVI-SHB 92502



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CLERK/BOARD OF SUPERVISORS

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02 4W
0000348240 JUL 31 2020

From: Maxwell, Sue

Sent: Monday, July 13, 2020 11:15 AM

To: George Johnson (GAJohnson@RIVCO.ORG) <GAJohnson@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Cc: Perez, Juan <JCPEREZ@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>

Subject: July 14 2020 Item No 21.3 Public Comment Appeal of Cajalco Square Project (Jerry and Ann Grell)

Good morning,

Forwarding email and reply received via COB for July 14, 2020 Item No 21.3.

Will be included with Agenda back-up.

With best regards,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



TOGETHER, Everybody Counts!



IECounts.org

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Sent: Monday, July 13, 2020 8:52 AM

To: Jerry Grell <jgrell@dslextreme.com>

Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; COB <COB@RIVCO.ORG>; drjminnella <drjminnella@yahoo.com>; COB <COB@RIVCO.ORG>

Subject: RE: Support of the Planning Commission Appeal of the Cajalco Square Project

Mr. & Mrs. Grell,

Thank you for your email in regards to Agenda Item 21.3 for the Board of Supervisors Meeting on July 14, 2020. I will make sure it is provided to the Board of Supervisors at the meeting.

Kind Regards,

Tim Wheeler

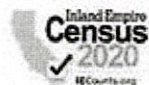
Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

TOGETHER, Everybody Counts!



www.IECOUNTS.org

From: Jerry Grell <jgrell@dslextreme.com>

Sent: Sunday, July 12, 2020 10:21 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; COB <COB@RIVCO.ORG>; drjminnella <drjminnella@yahoo.com>; COB <COB@RIVCO.ORG>

Subject: Support of the Planning Commission Appeal of the Cajalco Square Project

Please read the attached letter expressing our support of the appeal of the Cajalco Square Project and the reasons we are opposed to the project.

Thank You

Jerry and Ann Grell

7/14/20 21.3

BEFORE YOU VOTE - PLEASE READ.

Date: July 12, 2020

To: Mr. Tim Wheeler

Riverside County Planning Commission Planning Commission

Riverside County, CA

CC Supervisor Jefferies Riverside County CA

Clerk of the Board Riverside County CA

Reference: Appeal on Tentative Parcel Map No: 37537

Conditional Use Permit No. 3775 – Application: Cajalco Square.

This letter is being written to express our **support for the appeal** of the decision by the planning commissions decision to approve the Cajalco Square project and express our **opposition** to the “Cajalco Square Project”.

I will try to be brief – bullet form where possible.

1. ***Problem attending the meetings*** – COVID-19 restrictions make it too difficult for interested parties to attend.
 - a. ***Poor cellular coverage for that area does not allow for “all” people in the area to attend the meeting.***
 - b. ***Video*** transmissions in the Lake Mathews Hills area are unreliable due to poor quality internet and phone reception.
 - c. ***Older residents*** are not always computer savvy
 - d. ***Only allow 2 minutes to speak*** and you cannot give your time to another speaker.

2. ***DECIDE to Protected Rural Areas*** – (a gray area)
 - a. The plan has **no considerations for the Riverside County trails system** and adding it to the Cajalco frontage would be dangerous to all people who walk, Jog, and ride horses on the existing trail system. Two (2) equestrian locations were approved (East and South of the project and without trails – ***NO CONNECTION!***

- d. WEAKENING OF CAJALCO ROAD – underground drainage.
- e. DRAINAGE PONDS not functioning well. 58" (?) diameter – direct into Cajalco Creek (See Flood Control Department).
 - i. **High** water table (Smith x Cajalco) – 7 feet – documented by Transportation department.- full length of Cajalco Rd. Lincoln Electric installed the existing traffic Light.



SW corner
of subject
property.

*Water
accumulation
10 days after
rain.*

Photo
3/14/2020

- ii. **Sandy Loam** soil is shallow with bed rock underneath. Loam is 12 – 24 feet below surface.
- iii. **Granite layer** solid 12 – 24 feet under loam.
- iv. Further **contamination** of private wells – from **Runoff!** and **structures**
- v. Private wells and water source Cajalco Creek and Valley – Our records are available to you for examination.

Metropolitan Water District Issues.

- a. LAKE MATHEWS – Of Major Importance and Responsibility to Riverside County.
- b. Ground water is High – Very (Won't support construction at Wood Rd).
- c. Ground Water Contamination (Tank or Connection Failure)
- d. Too close to Blue Line Stream – See Federal Laws.
- e. Cajalco Creek - Major Tributary to Lake Mathews owned by Metropolitan Water District. – Riverside County Responsibility

- f. Many minor underground streams in area of project and several Artesian (seasonal) + El Nino year rains.
- g. **Alexander Holding Ponds NEVER COMPLETED** (Tetemer & Kewit – Pacific Construction) – Call Ann Grell for explanation & documents.

Proximity to Housing and Schools- *too close* and has **existing entrances** into the Boulder Springs housing.

Lights

Noise

Crime, etc.

Loitering – *homeless, Addicts, etc.*

Drainage – **Contamination**

Resident not happy about Alcohol sales.



East side of subject property. *Boulder Springs development with 2 entrances into housing from property.*
Photo 3/14/2020

You are representatives of the people of this county – most do your “due diligence” in doing your job in which you were appointed – not to private concerns, officials, or financing.

Thank you for your service and very thoughtful consideration the appeal!

Ask Questions! Travel and Look!

SAVE OUR RURAL AREAS – Appeal the decision.

Yours Respectfully,

Jerry and Ann Grell

19828 Smith Rd

Lake Mathews CA 9257

Residents since 1972

951 780-2919

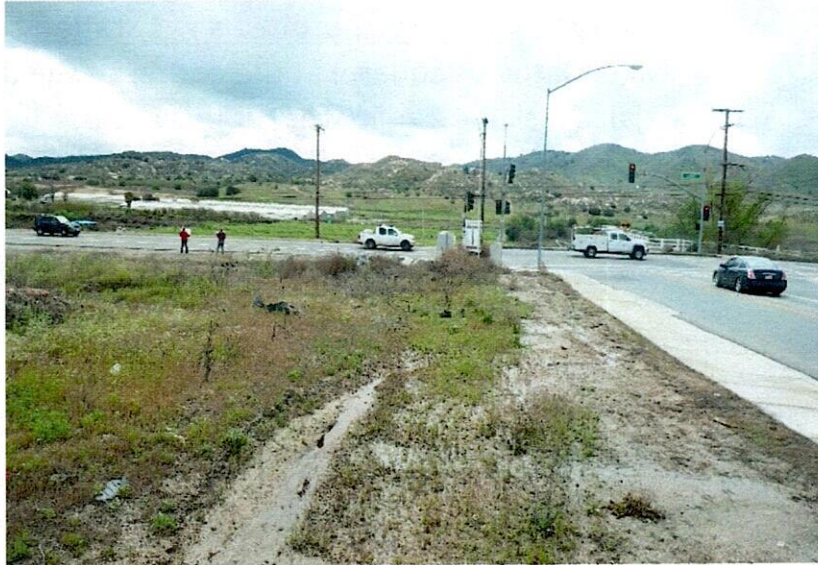
- b. Do we want to turn into this area into another Orange County.
 - i. The local residents who live in the local area are opposed to this project and **support the appeal of Cajalco Sauare project**. They already have an adequate number of gas stations/convience stores within a short distance from the proposed development.
 - 1. **County has already approved a gas station complex** (Lake Mathews Square) at the corner of Gustin and Cajalco less the 1 mile west of this project.
 - 2. This is the **Wrong Project – Wrong Location –** and does not address Riverside County Laws! **Poor Drainage – (Documented)**.
- c. Open area that accumulates runoff.



SW corner of subject property. Photo 3/14/2020

- 3. **Traffic** will be an issue as access from Wood Road is a single lane.
 - a. Protect Lake Mathews and fragile county roads - **NEVER constructed** for such heavy weight and traffic volume.

- b. Please reconsider **bringing back RED LIGHT Cameras** – NOT enough CHP and Sheriffs to support the area.
- c. Opens onto a 1 lane Road that can't handle what it has now.
- d. *?Another Traffic Light? Impossible because too close to existing one and on a downhill slope.*



SW corner of subject property showing existing signal and rural area.

Photo
3/14/2020

- 4. **Air Quality** – One of the **worst in the nation**.
- 5. **Noise** – Levels **VERY High** – especially in Valleys like Cajalco.
- 6. **Water Quality** - Possibility of **Contamination** (litigation?)
- 7. **Underground Water Movement** - Two(2) Blue Line streams.
 - a. CAJALCO CREEK and WOOD ROAD STREAM - **Blue Line Streams** (Federal controlled)
 - b. CAJALCO VALLEY – watershed **7451 Sq. Miles**
 - c. ARTESIANS - several in area – one under Wood Road.

**Report in support of the appeal of the Riverside County Planning
Commission approval of the Cajalco Square Project, Conditional use
Permit #3775, on May 6, 2020**

Summary of Report and Findings.

The intent of this report is to show several contrary statements and documents that I feel warrant the reversal of the Planning Commission's approval of the Cajalco Square Development.

This report is based on the spoken statements and documents presented by all parties during the Planning Commission Meeting, documents not presented during the meeting, internet research and my personal findings.

This report is not intended to be a personal attack on any one person, speaker, Commissioner, or presenter.

I apologize for not being at the appeal hearing in person. At the time of this meeting I hope to be out of state for a long delayed and long overdue vacation with family.

Ronald "Jake" Somers
Gavilan Hills, Ca.
jakes222@verizon.net
July, 2020

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2020 JUL - 8 PM 1:40

MT 12644
7/14/20 21.3
2020-7-146833

A very large portion of this report is based during the spoken statement given by the developer. The entire hearing was recorded and is available to the general public via the internet at:

<https://riversidecountyca.igmp2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2379>

During this report I make reference to the time stamp on the video at which time I make reference to a statement.

The developer has used several names that I can associate to him:

Hagop Raymond Kofdarali

AKA Jack Kofdarali

AKA Ray (Raymond) Kofdarali

AKA Raymond Hagop Kofdarali

For the purpose of this report I will use the name given the planning meeting, Jack Kofdarali.

At time stamp 1:28:00 T.M.L.A. Project Planner Tim Wheeler addresses the Planning Commission on agenda item #4.11 and makes a presentation concerning the project.

At time stamp 1:40:05 Commissioner Thornhill (D3) asks questions about the buffering between the existing home and the proposed project. There is some Q&A between Commissioner Thornhill and Tim Wheeler. The slope behind the property behind 19173 Rocky Summit Drive is part of the discussion

At time stamp 1:43:48 Commissioner Leonard (D2) asks about the slope and Mr. Wheeler presents a photo similar to Attachment #1.

Attachment #2 shows the block wall looking south from the existing easement. The photo shows an approximately 6 foot tall block wall along the rear of the existing residences.

Attachment #3 shows the block wall at "grade" level, Attachment #1 being the EXCEPTION. See Attachment #4

Attachment #5 is a Google Earth map (I like it too) of the residences with the addresses added. It also clearly shows two story homes and residences with spas and gazebos being built in the back part of the adjoining properties. I am more concerned with delivery truck traffic invading their privacy than I am of the views they will have of their commercial neighbors. The proposed trees will need to be very dense to block the view from both sides. Which then brings up the concern, who is going to trim, maintain and clean up the trees that will naturally invade the adjoining back yards. Another concern is the proposed trees are Aleppo Pines, a species not native to North America.

Attachment #6 is to clarify a statement Mr. Wheeler made at 1:45:39 as to what the easement is constructed of. Looking east to west, it is not asphalt, but gravel. There is little if any landscaping in this easement.

At 1:49:25 the Applicant, Mr. Jack Kofdarali begins his presentation. At this time the 10 minute timer begins to run (visible in the video.)

Mr. Jack Kofdarali talks for several minutes about the original elevations and plot plans and the many changes that have taken place.

At the 1:56:44 mark he speaks about the down lighting, that it won't bleed out into the neighborhood. He also mentions that for security reasons it will be very bright. There is no mention of the effect of the light pollution and it's impact on the Mt. Palomar Observatory. See: <https://www.astro.caltech.edu/palomar/community/lightpollution.html>

At 1:57:57 Mr. Jack Kofdarali begins to speak about alcohol sales. He mentions he has never been ticketed and has won awards. In my research I was not able to locate any Calif A.B.C. violations associated with the multitude of corporations, LLC's, names and front companies that he is an officer or president of, or under any of his aliases.

Mr. Jack Kofdarali also mentions at 1:58:40 that he self imposes many restrictions, one of them being "no single beer sales." On May 17, 2020 I drove to the Irvine Arco Station he speaks about during his statements to the board. I purchased a large "Rolling Rock" beer (Attachments #7 & #8) from his single beer display case, Attachment #9.

At 1:58:58 the 10 minute timer alerts that there are 30 seconds left, and stops. The stopping of the timer allows Mr. Jack Kofdarali to speak for almost ten extra minutes.

At 2:00:00 Mr. Jack Kofdarali begins to address the concerns the Commissioners and public might have.

At 2:02:57 he mentions that his is a small, local family business. A quote from Attachment #10, copied from his Facebook page: "J&T Business Management, Inc. manages over 30 service stations throughout California, including those owned by other franchisees and third parties. J&T's management team and back-office operation is second to none. By managing a large portfolio of stations, J&T is able to leverage its resources to maximize revenues and control costs at each site."

See Attachment #10.

At 2:03:04 Mr. Jack Kofdarali talks about the 24 cameras and 24 hour security surveillance system and that if any illegal activity is taking place, his staff will remove the persons immediately.

This sounds good, but is unrealistic. For a video surveillance system to be effective, it must be monitored 24/7. The HUGE difference between monitoring and surveillance is that monitoring tells you what is happening now, surveillance only tells you has happened in the past.

Along with monitoring, there must be trained personnel to respond when an incident is occurring. At no time does Mr. Jack Kofdarali speak about his staff being trained in the laws of arrest, self defense or other state mandated training. Much more on this subject is discussed during the Commissioners question and answer period. Compare his methods to that of casinos.

At 2:05:50 Mr. Jack Kofdarali states that his company owns and operates their own stores; his Facebook page states differently. See Attachment #10.

Several times during his presentation, Mr. Jack Kofdarali presented several ways that he would be a "Good Neighbor." These included no loitering, no after hour sales, no graffiti, and so on. All of the "good neighbor" things he hopes to accomplish are actually mandated by California Alcohol Beverage Control as a condition for him to receive an off site beer and wine license. See Attachment #11.

Mr. Jack Kofdarali concludes his presentation at 2:06:21. At this time the question and answer period between the Commissioners and Mr. Jack Kofdarali begins.

Commissioner Leonard (D2) asks about the slope again (Attachment #1.) Mr. Jack Kofdarali responds that there is a "pretty large elevation between ours and the residences" giving the impression that this elevation was typical of the site, not the exception. See Attachments #1-#5

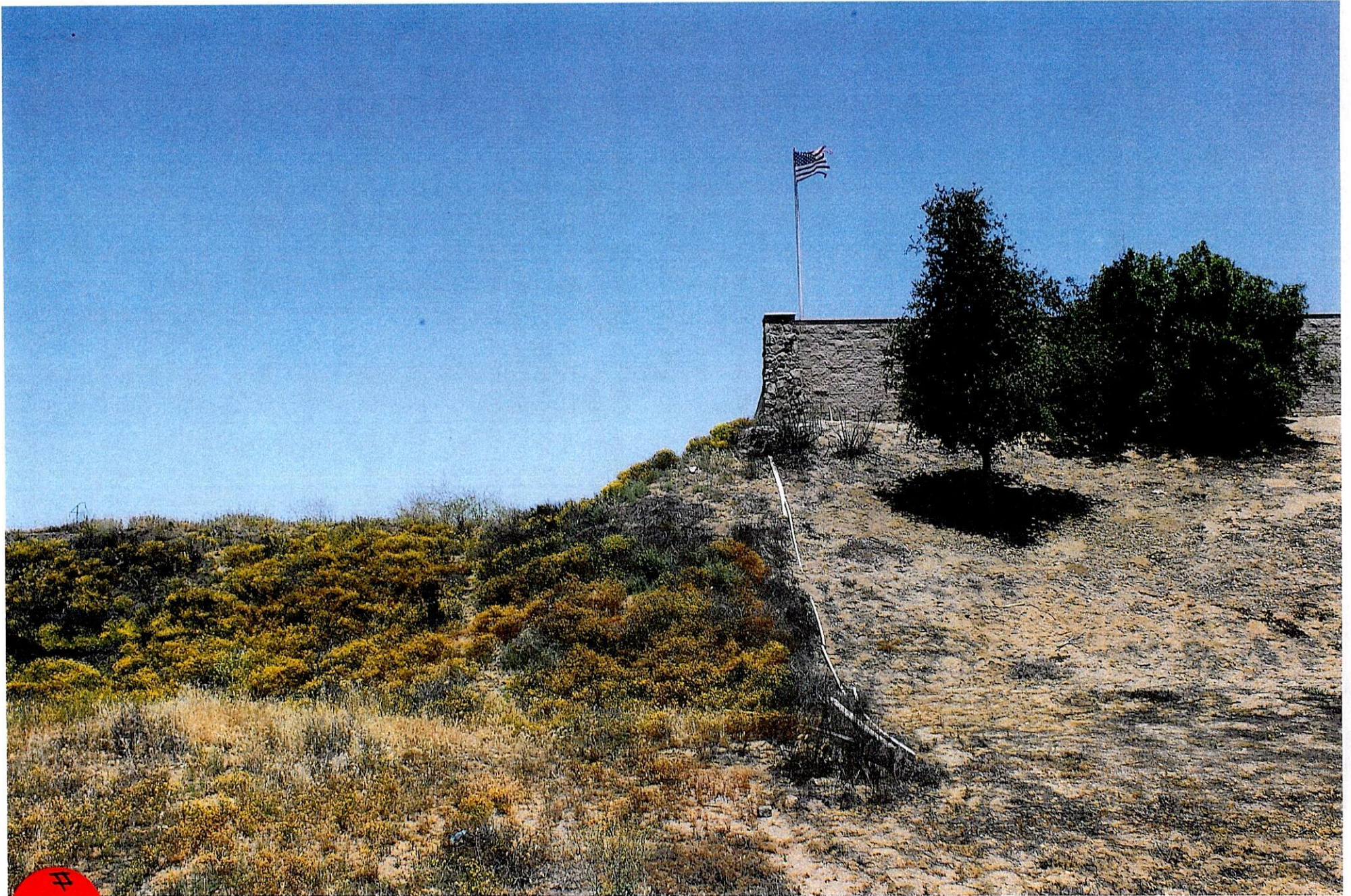
At 2:14:30 Commissioner Eric Kroencke (D5) spoke with the project civil engineer Don Burke. During further discussion, the civil engineer reaffirms that the level of the grading will be 12 feet from the top of the block wall, give or take a foot. Again, please review Attachments #1-#5

Question and answers between the Commissioners and applicant ended at 2:17:05.

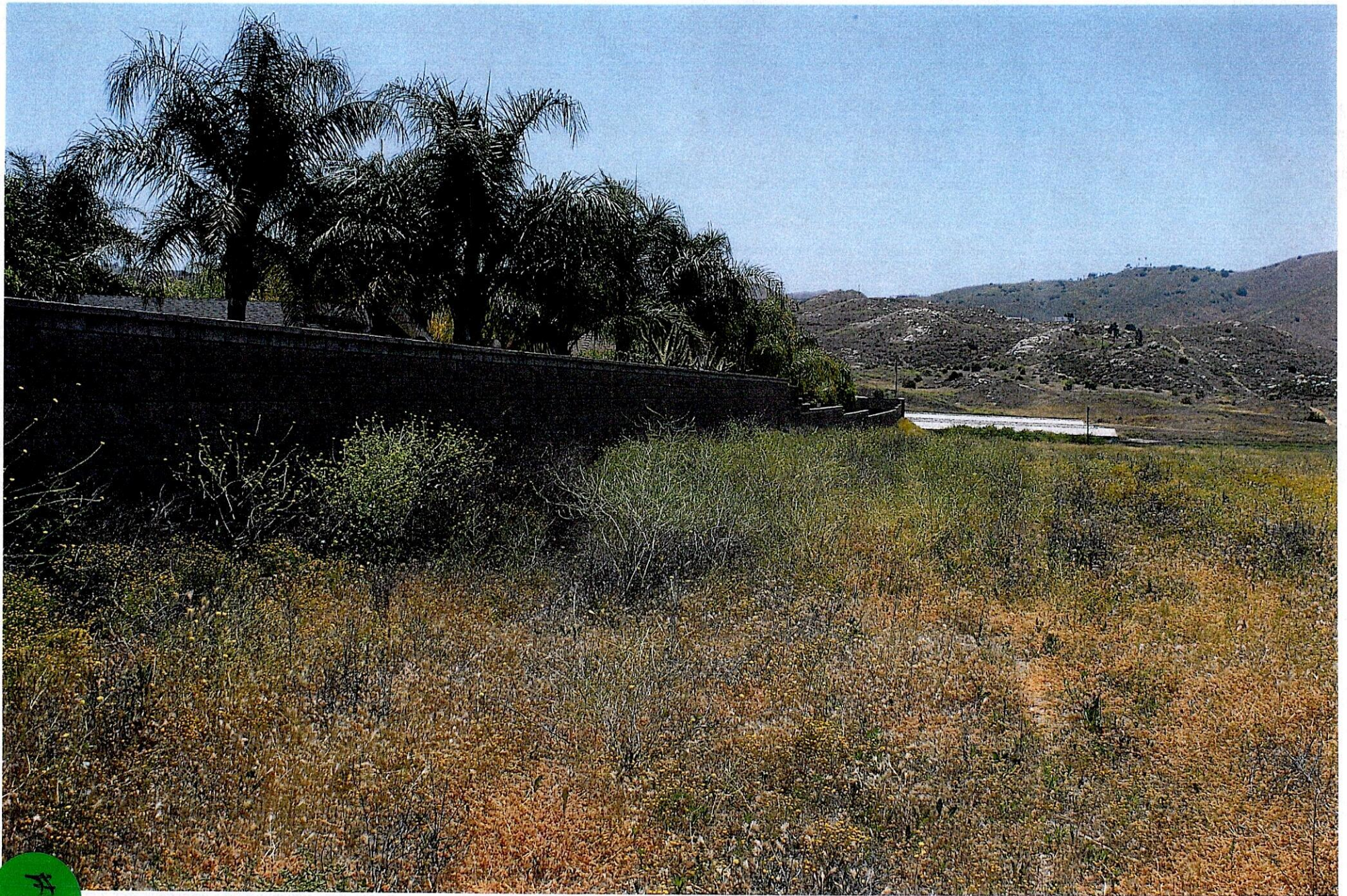
Dr. John Minnella, President of RAGLM, began speaking at 2:19:10 and presented his position and that of the RAGLM Board and members. Dr. Minnella was allowed to speak a total of 6 minutes because another speaker donated their time to him. Dr. Minnella's time was up at 2:25:07 and as he continued to speak his microphone was turned off 4 seconds later. This is in sharp contrast to the applicant who was allowed to speak as long as he wanted without his microphone being turned off, long after his 10 minutes were up.

Others speakers addressed the Planning Commission.

The out come of the Planning Commission Meeting was to approve the Cajalco Square project, henceforth this appeal.



#1



#2



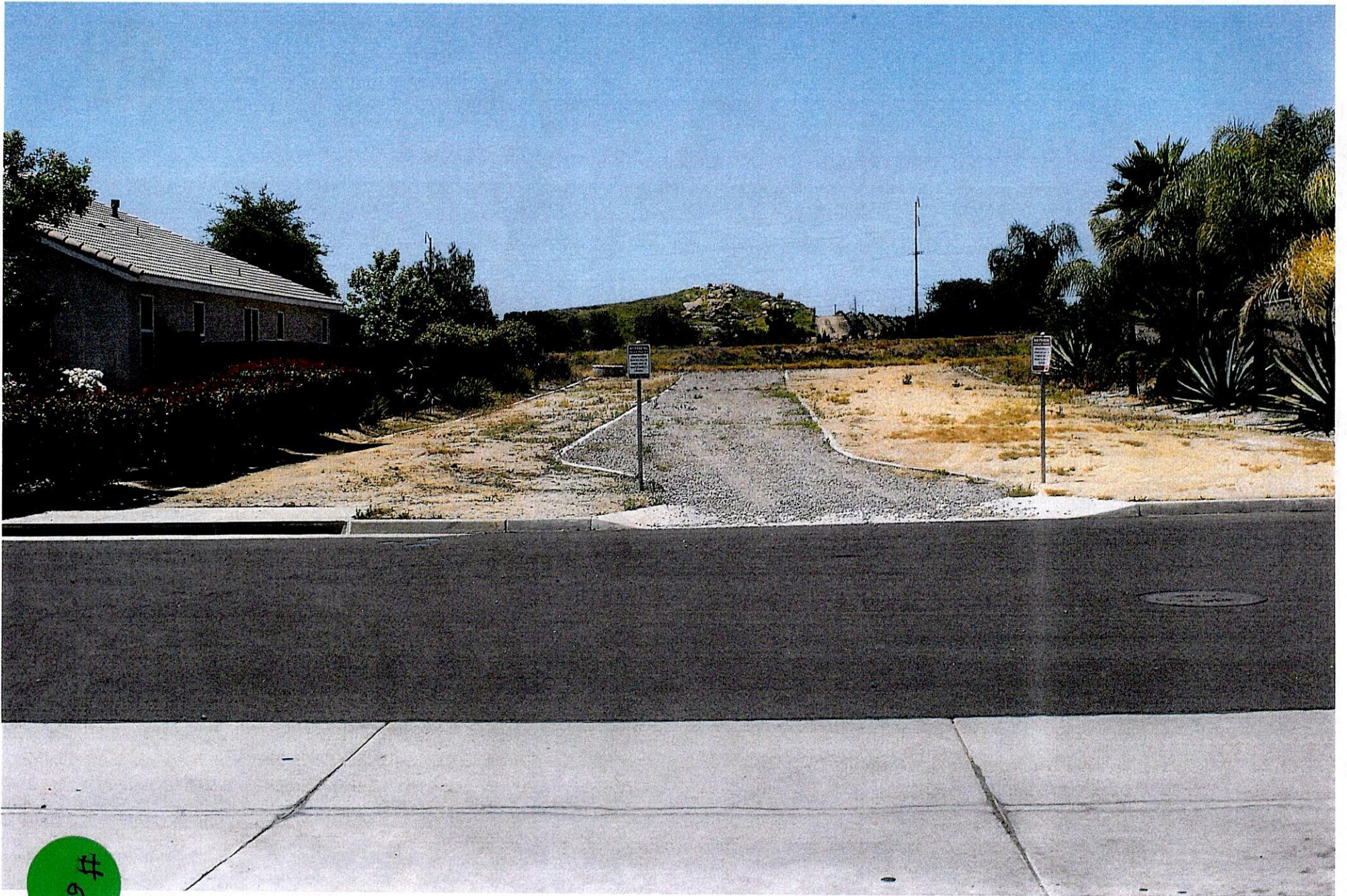
#3



井上



#5



#9



#7



#9

Copied from Mr. Jack Kofdarali Facebook page

J&T Business Management, Inc. manages over 30 service stations throughout California, including those owned by other franchisees and third parties. J&T's management team and back-office operation is second to none. By managing a large portfolio of stations, J&T is able to leverage its resources to maximize revenues and control costs at each site.

J&T also specializes in finding gas station sites and building them from the ground up. If you are contemplating building a new site or simply upgrading your current location Click here to learn how we can help with next project and view recently constructed J&T projects.

Founded by Jack Kofdarali, J&T is proud to be the prestigious recipient of numerous industry awards and a proven top operator of service stations/C-stores year after year since its inception in 1990.

Visit jntmgmt.com or email us at info@jntmgmt.com for any inquiries.



Operating Restrictions:

Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00AM and 11:00PM Sunday through Thursday and 6:00AM and 12:00AM Friday and Saturday.

All ice shall be sold at or above prevailing prices in the area and in quantities of not less than five (5) pounds per sale and should not be given away free.

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257.

The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on the most recently certified ABC-257.

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

No beer or malt beverage products shall be sold, regardless of container size, in quantities of less than six per sale, except that malt based coolers may be carried and sold in factory packaged 4 packs.

The sales of beer or malt beverages in quantities of quarts, 22 oz., 32 oz., 40 oz., or similar size containers is prohibited.

Wine shall not be sold in bottles or containers smaller than 750 ml. and wine-coolers and beer coolers must be sold in manufacturer packaged multi-unit quantities.

There shall be no coin operated or video machines maintained upon the premises at any time.

No pay phone will be maintained on the interior or exterior of the premises.

The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all person(s) on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES VIOLATORS ARE SUBJECT TO ARREST The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 48 hours of being applied.



Maxwell, Sue

From: Maxwell, Sue
Sent: Thursday, July 9, 2020 8:48 AM
To: COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Wheeler, Timothy; Hildebrand, John
Subject: July 14 2020 (MT 12644) - Support of Planning Commission Appeal for CUP 3775 (Jake Somers)
Attachments: 2020-7-146833.pdf

Good afternoon,

Five originals of the attached report were received via COB for distribution to the Board of Supervisors for the July 14, 2020 Public Hearing on CUP 3775.

A printed copy will be filed with Agenda back-up (when Item No is assigned), and originals sent to all District Supervisors.

Thank you kindly, and please stay well,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



TOGETHER, *Everybody Counts!*



Maxwell, Sue

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Saturday, July 11, 2020 8:38 AM
To: COB
Cc: Supervisor Jeffries - 1st District; Supervisor Jeffries - 1st District; District5; District2; Karen SPIEGEL; District3 Information; District 4 Supervisor V. Manuel Perez; Jeff HORSEMAN
Subject: Addition for Distribution for July 14, 2020 Bd. of Supervisors Consideration, Agenda Item 21.3
Attachments: Resolution Opposing, 5-12-20.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Harper:

Please have the attached unanimous Resolution of the Board of Education of the Val Verde Unified School District added to the July 14, 2020 Agenda Item 21.3 and distributed to the five Supervisors.

Thank you for your assistance.

John L. Minnella
President
Residents Association of
Greater Lake Mathews, Inc.
("RAGLM")

Sincerely,

J.L. MINNELLA AND ASSOCIATES/ MINNELLA ROMANO AND ASSOCIATES

[signed] Dr. John L. Minnella

California, USA address: 1820 East 17th Street, Santa Ana, California 92705-8604. Telephone: 714/543-9005; Facsimile: 714/542-2495. Email: drjminnella@yahoo.com or minnellalaw@sbcglobal.net. Affiliated offices also in: Managua, NICARAGUA (Headquarters); Port Harcourt, NIGERIA; and Phnom Penh, CAMBODIA. Website: <http://www.minnellalaw.com>.

This e-mail is confidential and may contain attorney client or otherwise privileged or private information. Unless you are an intended or authorized recipient, you may not use, copy or disclose this message or any information contained herein. If you have received this message in error, please advise us by reply email to: drjminnella@yahoo.com and/or minnellalaw@sbcglobal.net; and delete the message and any attachments. Thank you.

**Val Verde Unified School District
Perris, California 92571**

**RESOLUTION #19-20-35
APPROVAL OF OPPOSITION TO TENTATIVE PARCEL MAP NO. 37537 AND
CONDITIONAL USE PERMIT NO. 3775**

WHEREAS, on May 6, 2020 the Riverside County Planning Commission heard a proposal for the development of Cajalco Square which includes a proposed convenience store and full service Arco Station on Parcel Map No. 37537 in the Val Verde Unified School District boundaries ; and

WHEREAS, the Val Verde Unified School District Board of Education is concerned about liquor sales in proximity to Citrus Hill High School. The proposed project will be located on the same road as Citrus Hill High School approximately 1.6 miles away; and

WHEREAS, the Val Verde Unified School District Board of Education is concerned about tobacco sales in proximity to Citrus Hill High School. The proposed project will be located on the same road as Citrus Hill High School approximately 1.6 miles away; and

WHEREAS, this business needlessly duplicates identical businesses nearby. Currently, there is a full service station located on Brown and Cajalco in close proximity to the proposed location. These projects are incompatible with the rural setting that the residents of Mead Valley desire; and

WHEREAS, the Val Verde Unified School District Board of Education is concerned that any additional sales of alcohol and tobacco contribute negatively to the health and wellbeing of students and residents in the community we serve; and

WHEREAS, a proposed convenience store and full service station in this area will create greater traffic and congestion to an area that is already heavy with vehicle and foot traffic before and after school; and

WHEREAS, a proposed convenience store and a full service station in this area would needlessly bring crime and create a public nuisance at a location presently totally absent of crime. This business would create a law enforcement problem that presently does not exist in this area; and

THEREFORE BE IT RESOLVED, that on Tuesday, May 12, 2020 the Val Verde Unified School District Board of Education took action to formally oppose construction of a proposed convenience store and an ARCO Station in Cajalco Square specified in the Tentative Parcel Map No. 37537 and Conditional Use Permit No. 3775.

Passed and adopted this 12th day of May, by the following vote:

Ayes: 5

Noes: 0

Val Verde Unified School District
Board of Education


matthew serafin (May 12, 2020)


Matthew Serafin, Board President


Marla Kirkland (May 12, 2020)

Marla Kirkland, Board Vice President

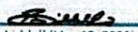
Absent: 0

Abstention: 0




Marisol Roque (Jun 19, 2020 09:07 PDT)

Marisol Roque, Board Clerk



Ty Liddell (May 13, 2020)

Ty Liddell, Board Member



Julio Gonzalez (May 15, 2020)

Julio Gonzalez, Board Member

Attest:

Michael R. McCormick

Michael R. McCormick
Superintendent and Secretary to the Board of Education

Maxwell, Sue

From: COB
Sent: Wednesday, July 15, 2020 7:11 AM
To: George Johnson (GAJohnson@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Perez, Juan; Leach, Charissa; Hildebrand, John
Subject: July 14 2020 Item 21.3 CONSTITUENT CALL for Public Comment on Calico Square (Amber Thwaites)

Good morning,

Forwarding the below notification of a phone call received via COB for the record.

With best regards,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



TOGETHER, *Everybody Counts!*



IECounts.org

From: Wagner, Lisa M <LMWAGNER@RIVCO.ORG>
Sent: Tuesday, July 14, 2020 12:45 PM
To: COB <COB@RIVCO.ORG>
Subject: CONSTITUENT CALL: Item 21.3 of July 14, 2020

Amber Thwaites of Riverside Supports the appeal and opposes the gas station proposed in item 21.3.

Thank you.

Lisa Wagner

COB Executive Assistant
Riverside County Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
Direct Phone: 951-955-1063
Reception Desk: 951-955-1069
<https://www.facebook.com/RivCoCOB/>

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