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

ITEM: 1.2
(ID # 13169)
MEETING DATE:
Tuesday, September 01, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 180023 and ADOPT the Mitigated Negative Declaration – Applicant: Beyond Food Mart – Third Supervisorial District – Southwest Area Plan – Rancho California Area Zoning District - General Plan: Commercial Office (CO) – Zoning: Scenic Highway Commercial (C-P-S) – Location: The southeast corner of Auld Road and Leon Road, north and west of Van Gaale Lane. – 1.66 acre area of a 4.16 acre parcel – REQUEST: The construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) within a proposed 7,250 square foot convenience store building with a drive-thru window and a 1,870 square foot drive-thru car wash within a 1.66 acre area of a 4.16 acre parcel and to approve Public Convenience and Necessity Findings. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above-referenced project acted on by the Planning Commission on July 15, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/5/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Jeffries, Spiegel, Perez and Hewitt
Nays:	Washington
Absent:	None
Date:	September 1, 2020
xc:	Planning

Kecia R. Harper
Clerk of the Board
By: Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:
Summary

Site Characteristics
The site is currently a 4.17 acre vacant site. The site was previously used for hay production, and shows signs of recent weed abatement. The project would be constructed on an approximate 1.66 acre portion of the northernmost section of the site. The remaining site beyond what is required for the actual project will remain vacant. Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road. The surrounding properties to the north and south are undeveloped agriculture land, where to the west is the Riverside County Southwest Justice Center and scattered single-family residences to the east.

The project was submitted to the County on October 22, 2018.

The Planning Commission considered the project on July 15, 2020. There were no public speakers. The Planning Commission adopted a Mitigated Negative Declaration for Environmental Assessment No. CEQ 180100 and approved the Public Convenience and Necessity Findings and approved Conditional Use Permit No. 180023 with a with a 4-0 vote.

The Commission added a condition limiting the car wash hours of operation to 6 a.m. to 9 p.m.

Board Action

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

Impact on Residents and Businesses
The impacts of the project have been evaluated through the public hearing process.

Additional Fiscal Information

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

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes
ATTACHMENT B. Planning Commission Staff Report Package

Jason Farin, Principal Management Analyst 8/24/2020

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
JULY 15, 2020

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel.

III. MEETING SUMMARY:

The following staff presented the subject proposal: John Hildebrand
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:
Michael Ramirez, Applicant's Representative, 760-810-8548

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez
By a vote of 4-0 (Commissioner Kroencke Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ180100; and,

APPROVED Public Convenience and Necessity Findings; and,

APPROVED Conditional Use Permit No. 180023, subject to the conditions of approval as modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact the TLMA Commission Secretary, Elizabeth Sarabia, at (951) 955-7436 or email at esarabia@rivco.org.

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
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SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** No	
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
JULY 15, 2020

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By a vote of 4-0 (Commissioner Kroencke Absent)

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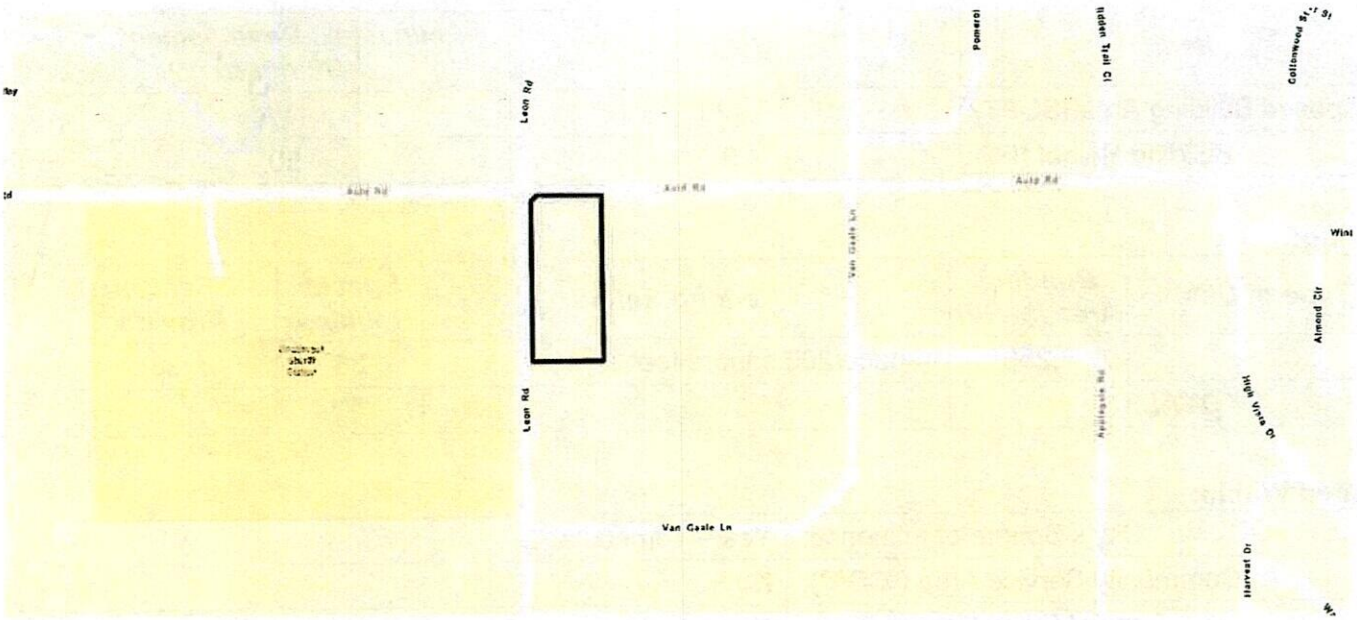


PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics
The site is currently a 4.17 acre vacant site. The site was previously used for hay production, and shows signs of recent weed abatement. The project would be constructed on an approximate 1.66 acre portion of the northernmost section of the site. The remaining site beyond what is required for the actual project will remain vacant. Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road. The surrounding properties to the north and south are undeveloped agriculture land, where to the west is the Riverside County Southwest Justice Center and scattered single-family residences to the east.

The project was submitted to the County on October 22, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgment of Riverside County. The documents were circulated for public review per the CEQA Statute and State CEQA Guidelines section 15105.

No comment letters in response to the circulated IS and MND were received to date.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Office. The Commercial Office land use designation encourages, "a variety of office uses including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses." The project is consistent with the Land Use Designation because the use is a gas station with convenience store, fast food restaurant, and car wash which will provide local and regional retail and support services to nearby businesses and residents.

   General Plan Land Use Policy LU 29.3 states, "Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity." The proposed project is compatible with this policy because it is located on the corner adjacent to the sidewalk and incorporates pedestrian access from the sidewalks.

   General Plan Land Use Policy 29.6 states, "Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors vehicular traffic, parking and operational hazards." As stated in the Mitigated Negative Declaration, the project has had a California Emissions Estimator Model (CalEEMod) study completed and it was determined to meet all South Coast Air Quality Management District standards and thresholds, a noise impact analysis and traffic impact analysis were also completed to analyze the potential impacts of the project. Any potential impacts have been reviewed within the Mitigated Negative Declaration and have been mitigated to a less than significant impact.

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

   The project is consistent with the Community Development: Commercial Office land use designation as noted previously and the project complies with all applicable General Plan policies for commercial uses. The developer has also provided onsite amenities to provide pedestrian and bicycling options for making local trips. This project is adjacent to essential transportation corridors.

2. The project site is located within the Highway 79 policy area within the Southwest Area Plan. The purpose of the Highway 79 policy area is to address transportation infrastructure capacity within the policy area and to limit residential trips in the area. This policy is applicable to residential development, and is not applicable to the proposed commercial development.

3. The project site has a zoning classification of Scenic Highway Commercial (C-P-S). Ordinance No. 348 Section 9.50 B. permits Gasoline Service Stations with concurrent sale of beer and wine for off premises consumption and car washes with the approval of a conditional use permit. Therefore, the project as approved would be consistent with this zone classification.

4. The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S) to the north, Light Agriculture (A-1) to the east, west, and south.

Entitlement Findings:

Conditional Use Permit Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. As identified in the Land Use findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Office (CD:CO) and is consistent with this designation and applicable policies of the General Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and the Mitigated Negative Declaration prepared for the project, the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise. The design of the project has been reviewed by all applicable Riverside County Departments to ensure the project would not have an adverse effect on the public's health, safety, and general welfare. Conditions of approval have been included on the project from these departments. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the Conditional Use Permit would be a commercial use to serve the surrounding area and would be compatible with existing and planned surrounding uses. The project proposes to develop the site in a manner that would allow for further logical extension of commercial uses further to the south and would not inhibit logical development of the surrounding area.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a convenience store and gas station that are inter-related on one parcel. The buildings all contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually. The project proposes development of the northern portion of the site, so the potential exists for future development to be proposed in the southern portion. The project has been conditioned that a subdivision occur prior to sale of any individual building.

Development Standards Findings:

Section 9.53 or Ordinance No. 348 provides the following development standards for the C-P-S zone:

a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The project is not located in a zone classification or particular area where a minimum lot size requirement would apply.

b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans.* The highest elevation of the building reaches 29 feet.

c. *No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348.* The highest elevation of the building reaches 29 feet.

d. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The project has been determined to require 36 spaces and 36 will be provided. Two electrical vehicle parking spaces are required with one charging station. Two accessible parking spaces for persons with disabilities are required.

e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned that no roof equipment will be visible from a minimum sight distance of 1,320 feet.

Section 18.48 provides the following development standards for the alcoholic beverage sales:

1. *A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.* A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.

2. *A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels.* A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.

3. *Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.* A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks,church, schools or nonprofit youth facilities within 600 feet the site. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, church, nonprofit youth facilities or playground.

4. *Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.* A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.

5. The following additional development standards shall apply as conditions of approval with the Advisory Notification Document to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

    a. Only beer and wine may be sold.

    b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

    c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

    d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

    e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

    f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

    g. No sale of alcoholic beverages shall be made from a drive-in window.

Other Findings

1. The project site is located within the City of Temecula Sphere of Influence. This project was provided to the City of Temecula for review and comment. No comments were received either in favor or opposition of the project.

2. The project site is located within an Airport Influence Area (AIA) boundary, (French Valley Influence Area compatibility Zone D) and is therefore subject to the Airport Land Use Commission (ALUC) review. On November 29, 2018, the ALUC Director reviewed the project and found the project to be consistent.

3. In compliance with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on November 1, 2018. Staff received requests to consult from the Pechanga on November 8, 2018, exhibits were sent on November 8, 2018, a report was provided January 30, 2019, and the Advisory Notification Document was provided March 11, 2019. The proposed Advisory Notification Document was provided, and the Tribe was notified that staff will move forward in the AB 52 process and consider consultation concluded and no subsequent response was received.

   Soboba Band of Lusieno Indians requested consultation on December 10, 2018. They were provided the Phase 1 cultural study on December 26, 2018 and a report on January 30, 2019 and the Advisory notification document on March 11, 2019. A conclusion letter was received from Soboba on March 12, 2019.

   Pala Tribal Historic Preservation Office turned down a request to consult on January 4, 2019. Morongo Band of Mission Indians turned down a request to consult on December 5, 2018, whereby consultation was concluded.

   Based on the above, AB 52 consultation has been concluded and impacts are considered less than significant.

4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

5. The project site is located or partially located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of $500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a high fire area or a state or local responsibility area and is not subject to the requirements of Government Code section 66474.02.

Public Convenience and Necessity

Currently there are six (6) alcohol beverage control licenses permitted in Census Tract 432.47. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to seven (7). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is five (5). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction (County of Riverside) that the jurisdiction agrees with the increase beyond the limit for the census tract. The

acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations and as detailed in the findings.

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:

a. The sale of alcohol at this convenience store will be a public convenience. The subject property proposes to sell beer and wine for off-premises consumption for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time as shopping at the convenience store or using the gas station.

b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a convenience store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.

c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store with minimal area allocated to beer and wine sales. A public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

d. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from the public.

The site is located within the City of Temecula Sphere of Influence. The City was notified of this proposal and no letters of comment have been received.

APPEAL INFORMATION

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

RCO No. 348, Section 18.26 Permit Applications

F. PROCEESING BEFORE THE BOARD OF SUPERVISORS.

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant of an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

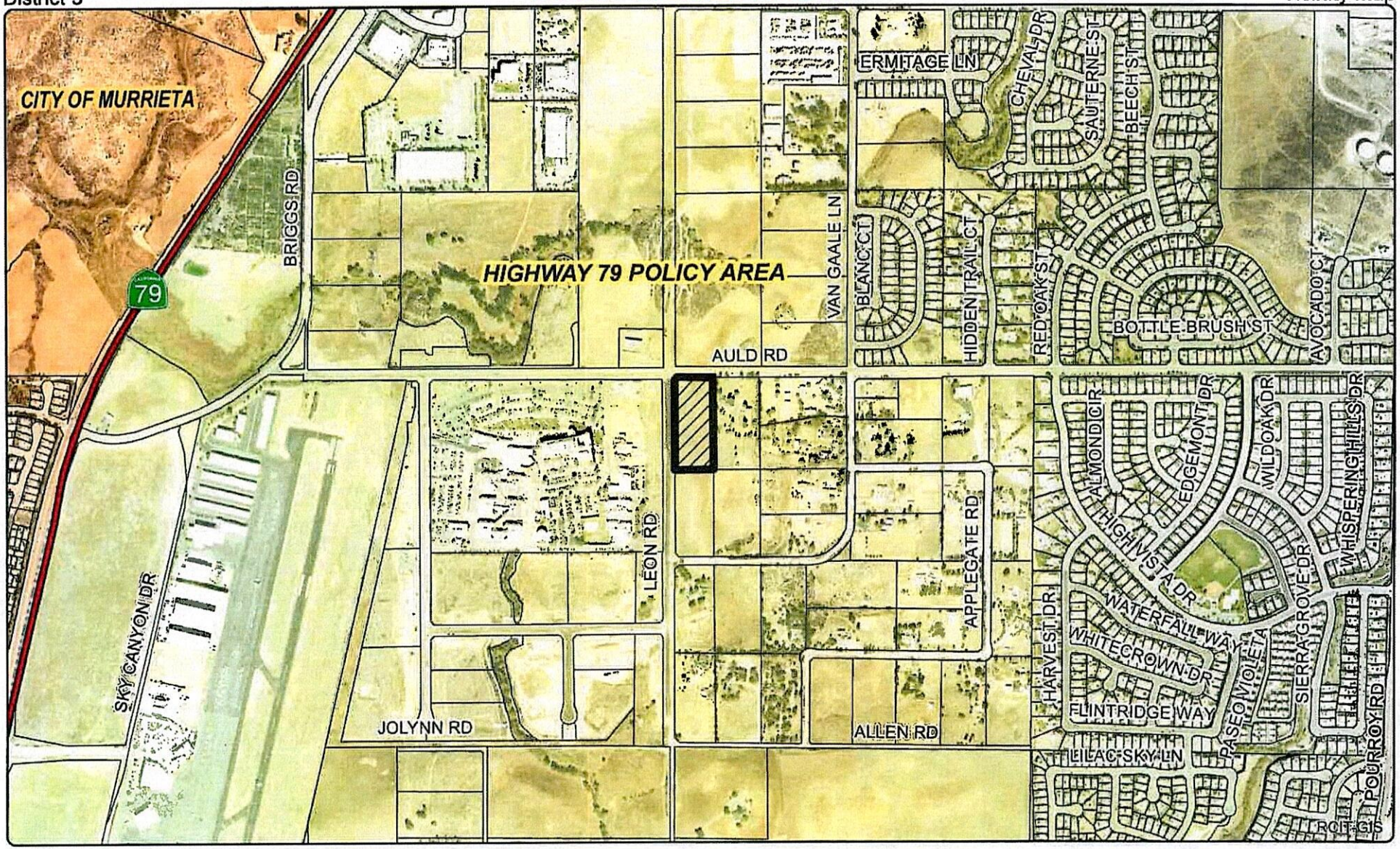
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180023

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 04/06/2020
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

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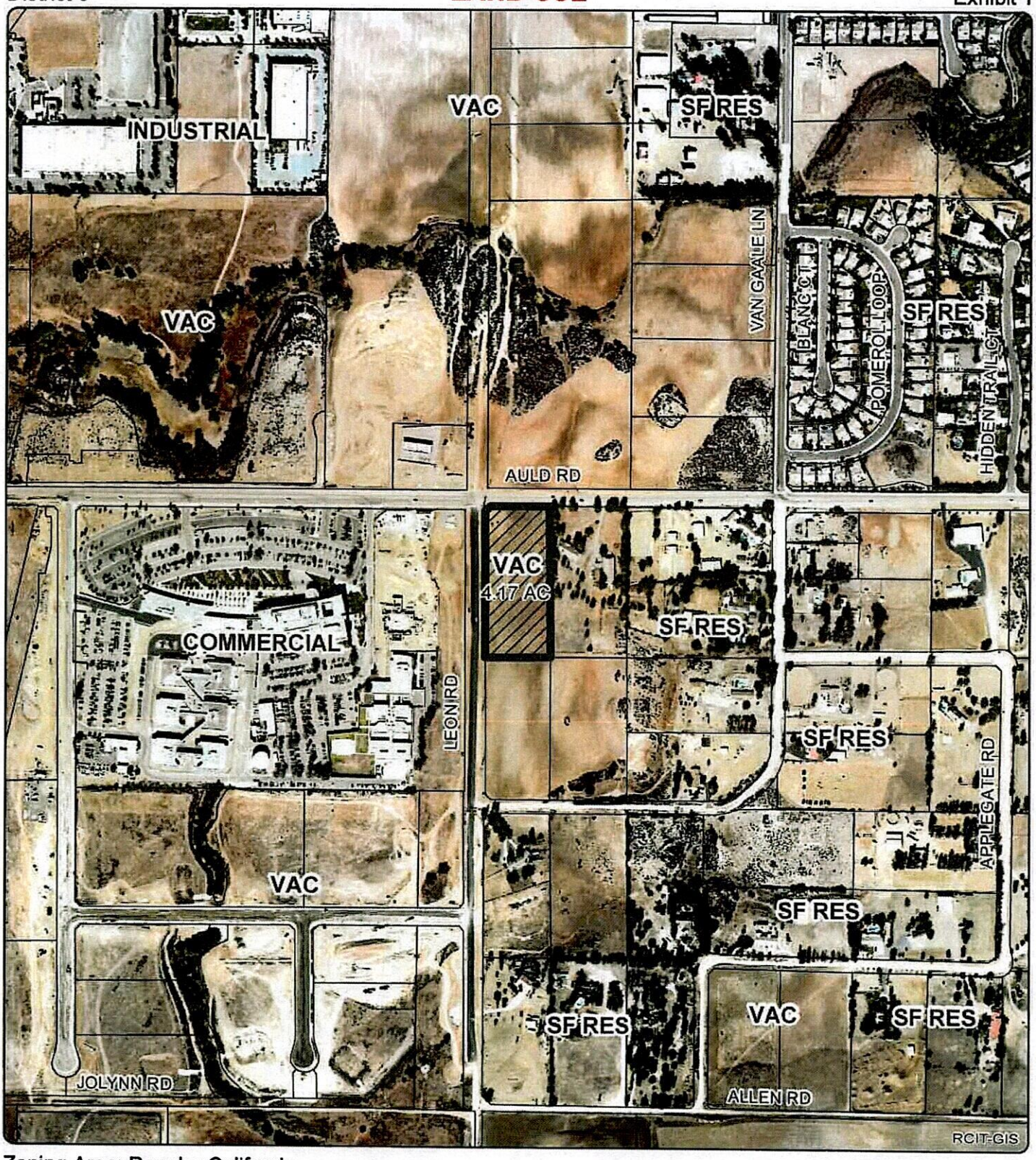
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180023

Supervisor: Washington
District 3

LAND USE

Date Drawn: 04/06/2020
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

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Feet

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

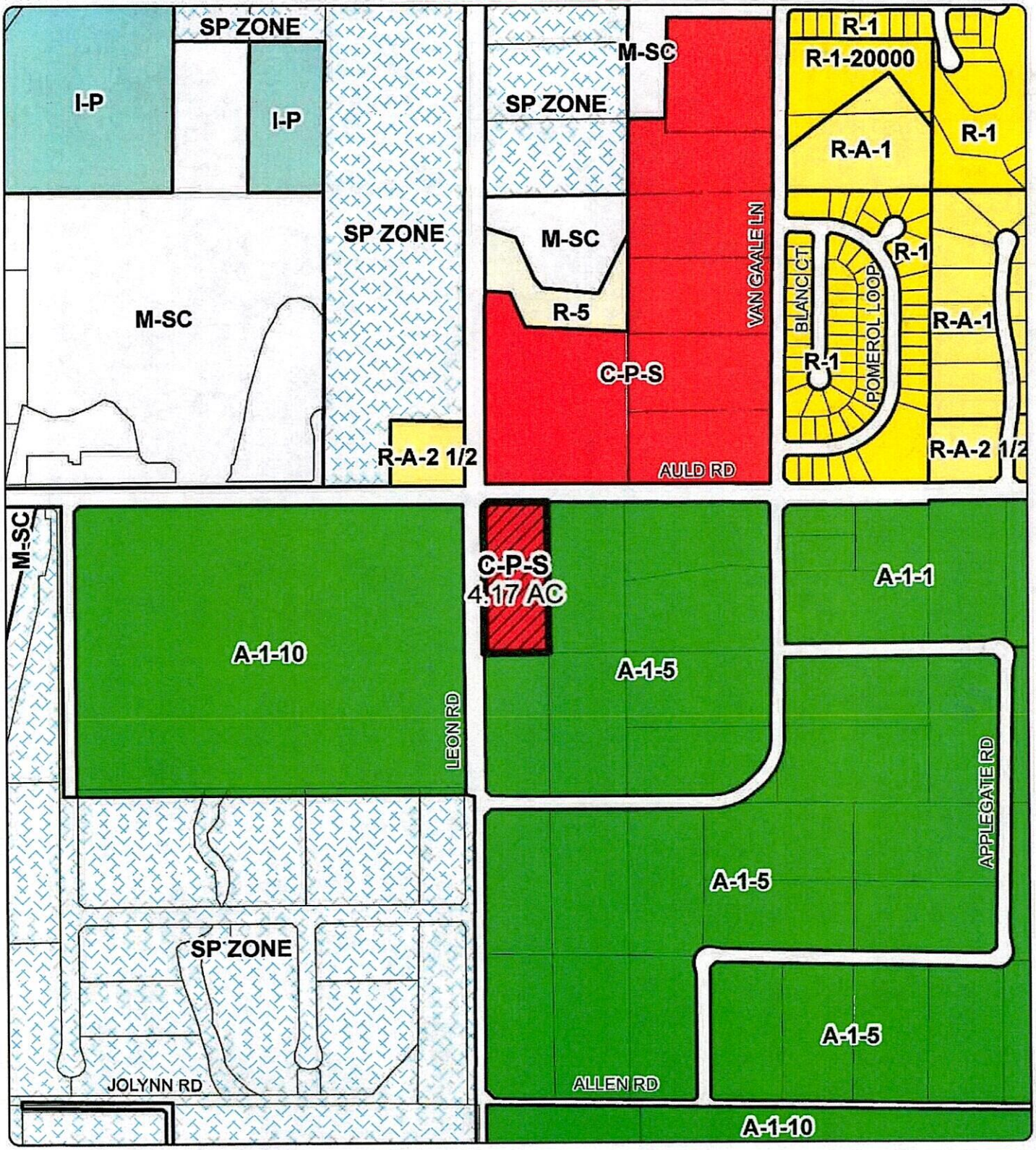
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180023

Supervisor: Washington
District 3

EXISTING ZONING

Date Drawn: 04/06/2020
Exhibit 2



Zoning Area: Rancho California

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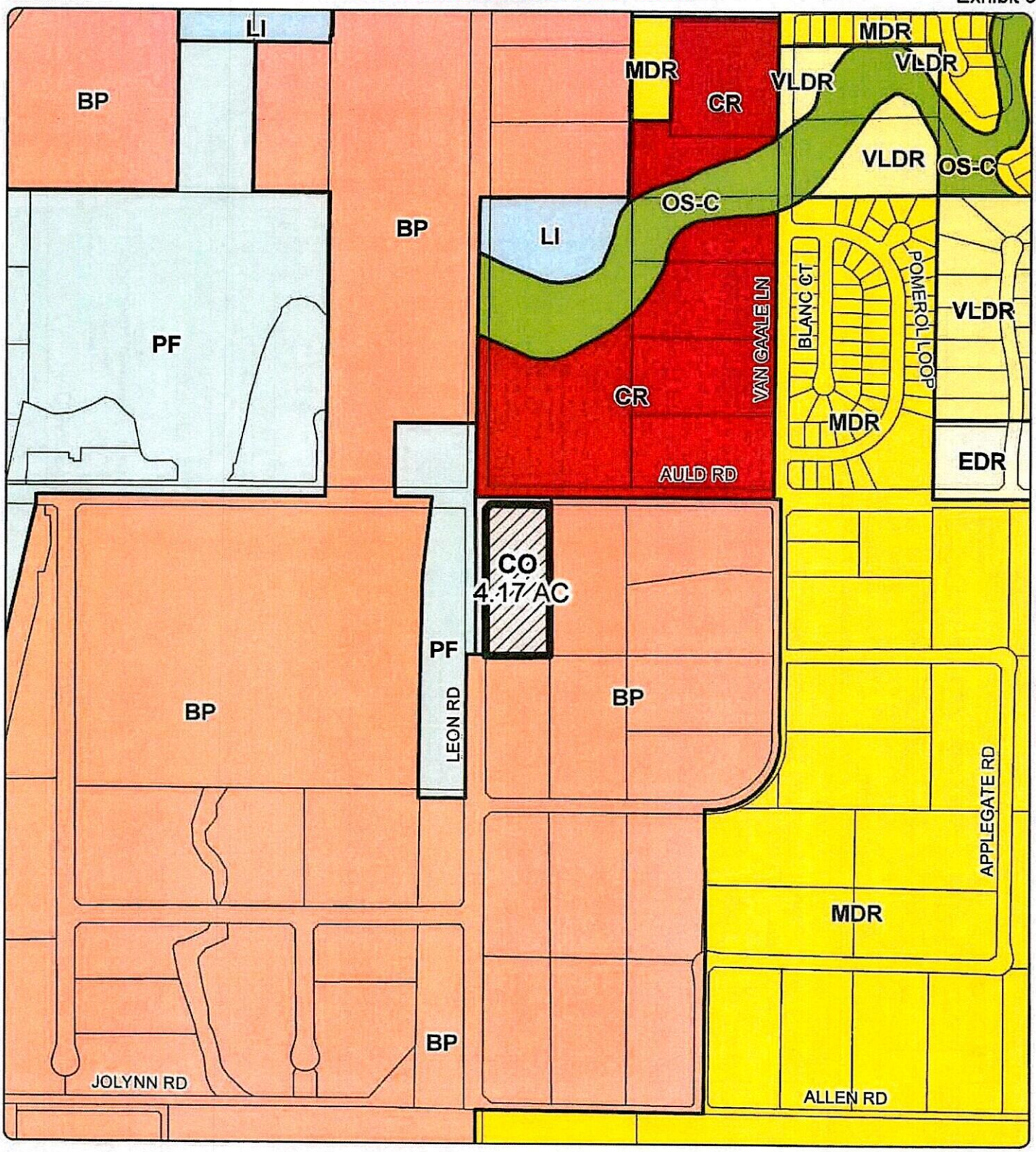
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180023

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 04/06/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 300 600 1,200
Feet

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

CONCEPTUAL GRADING & DRAINAGE PLAN

FRENCH VALLEY, COUNTY OF RIVERSIDE

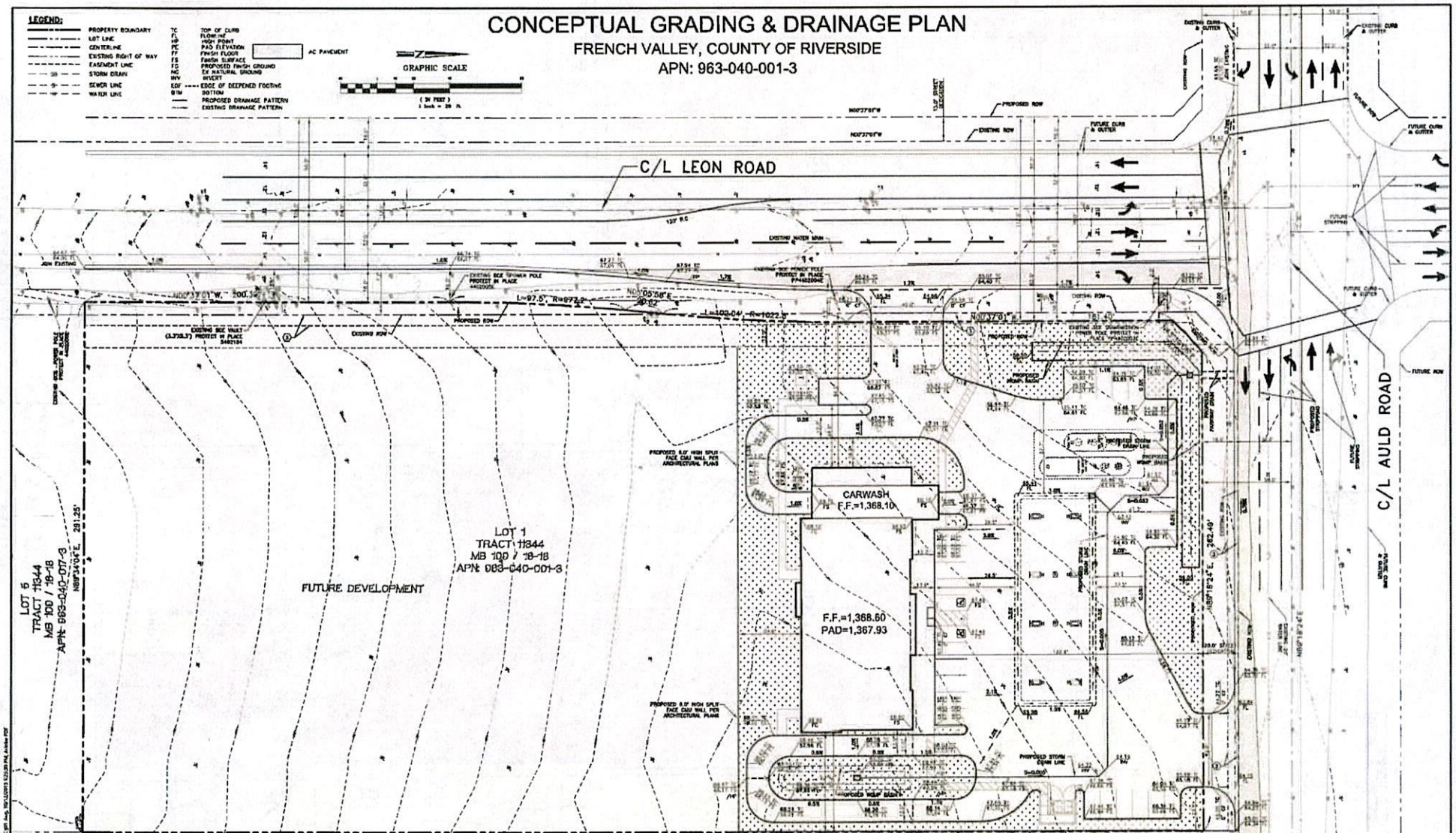
APN: 963-040-001-3

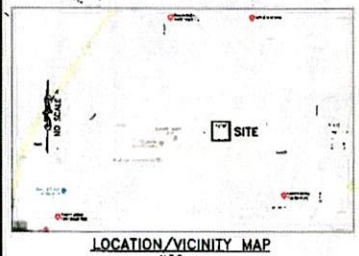
LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE
- EXISTING RIGHT OF WAY
- EASEMENT LINE
- STORM DRAIN
- SEWER LINE
- WATER LINE
- TC TOP OF CURB
- FL FLOW INF
- HP HIGH POINT
- PE PAD ELEVATION
- FF FINISH FLOOR
- FS FINISH SURFACE
- FG PROPOSED FINISH GROUND
- NG EX NATURAL GROUND
- INV INVERT
- EOF EDGE OF DEEPENED FOOTING
- BTM BOTTOM
- PROPOSED DRAINAGE PATTERN
- EXISTING DRAINAGE PATTERN
- AC PAVEMENT

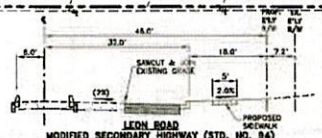
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

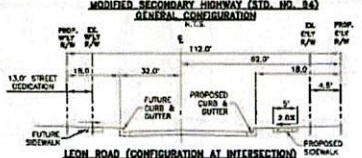




LOCATION/VICINITY MAP
N.T.S.



LEON ROAD
MODIFIED SECONDARY HIGHWAY (STD. NO. 94)
GENERAL CONFIGURATION
N.T.S.



LEON ROAD (CONFIGURATION AT INTERSECTION)
MODIFIED SECONDARY HIGHWAY (STD. NO. 94)
N.T.S.

LEGAL DESCRIPTION:

LOT 1 OF TRACT 11344, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 100, PAGES 16-18 OF MAPS, RIVERSIDE COUNTY RECORDS.

APN: 963-040-001-3

BASIS OF BEARINGS:

THE BEARING IS BASED ON CENTERLINE OF AULD ROAD A S89°18'24" E PER TRACT MAP NO. 11344 MB 100/16-18.

BENCH MARK:

DESIGNATION	Z311
NGVD	NGVD29
QUAD (YEAR)	(2015)
ELEVATION	1,335.33'
DESCRIPTION:	DOWN 0.4 FEET, NORTHWEST QUADRANT OF INTERSECTION OLD SCHOOL ROAD (DIRT) AND BRIGGS ROAD (DIRT). 77.5 FEET NORTHWEST OF SIGN. TRANSMISSION POLE #4431977E. 5 FEET EASTERLY OF GATE POLE #2090679C. 5 FEET

TITLE REPORT

A PRELIMINARY TITLE REPORT WAS PREPARED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO. NCS-838883-2NT, DATED DECEMBER 06, 2016

SCHEDULE B EXCEPTION

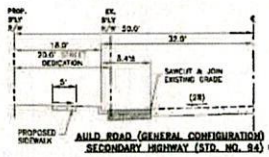
3. AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC OR COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 2, 1977 AS INSTRUMENT NO. 218841 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON CO.
AFFECTS: AS DESCRIBED THEREIN

7. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 2007 AS INSTRUMENT NO. 2007-0522127 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

8. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 4, 2008 AS INSTRUMENT NO. 2008-0155386 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



AULD ROAD (GENERAL CONFIGURATION)
SECONDARY HIGHWAY (STD. NO. 94) N.T.S.

EARTHWORK

EXCAVATION (CUT)	-60 CY
FILL	-65 CY
SHRINKAGE (-10%)	+15 CY
NET IMPORT	+20 CY

EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY, AND ARE BASED UPON THE PLAN ELEVATIONS SHOWN AND THE GROUND ELEVATIONS WHICH EXISTED AT THE TIME OF THE TOPOGRAPHIC SURVEY.

COUNTY OF RIVERSIDE
CALIFORNIA

W&W Land Design Consultants, Inc
Civil Engineering • Subdivision • Land Planning
3230 E. FOOTHILL BLVD., SUITE E, UPLAND, CA 91786
TEL: (909) 608-7110 • FAX: (909) 946-1327

PREPARED UNDER THE SUPERVISION OF:
10-11-2016
DATE

CONCEPTUAL GRADING & DRAINAGE PLAN
NEW CAR WASH & GAS STATION
NEC OF AULD ROAD AND LEON ROAD, FRENCH VALLEY, CA

DRAWING NO.	PROJECT NO.	
XXXX	1730	SHEET 1 OF 1 SHEETS

Colors & Materials

1	CEMENT BOARD SIDING	VINTAGE WOOD, NICHIHA OR EQUAL COLOR: ESPRESSO
2	ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
3	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
4	GLASS/ALUM STOREFRONT	CLEAR ANDOZIED
5	METAL COPING	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
6	ALUMINUM PERFORATED METAL PANEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
7	GLASS CURTAIN WALL	CLEAR GLASS
8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
9	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
10	GLASS CURTAIN WALL	FROSTED GLASS
11	3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
12	GLASS/ALUM WINDOW	CLEAR GLASS/CLEAR ANDOZIED
13	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
14	METAL DOOR AND FRAME	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1 (METALLIC)
15	WALL PLANTERS	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7588 STOLEN KISS-275-C1
16	WALL PLANTERS	SHERWIN WILLIAMS, COLOR: SW7588 STOLEN KISS-275-C1
17	LAP SIDING	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7040 SMOKEHOUSE 249-C6

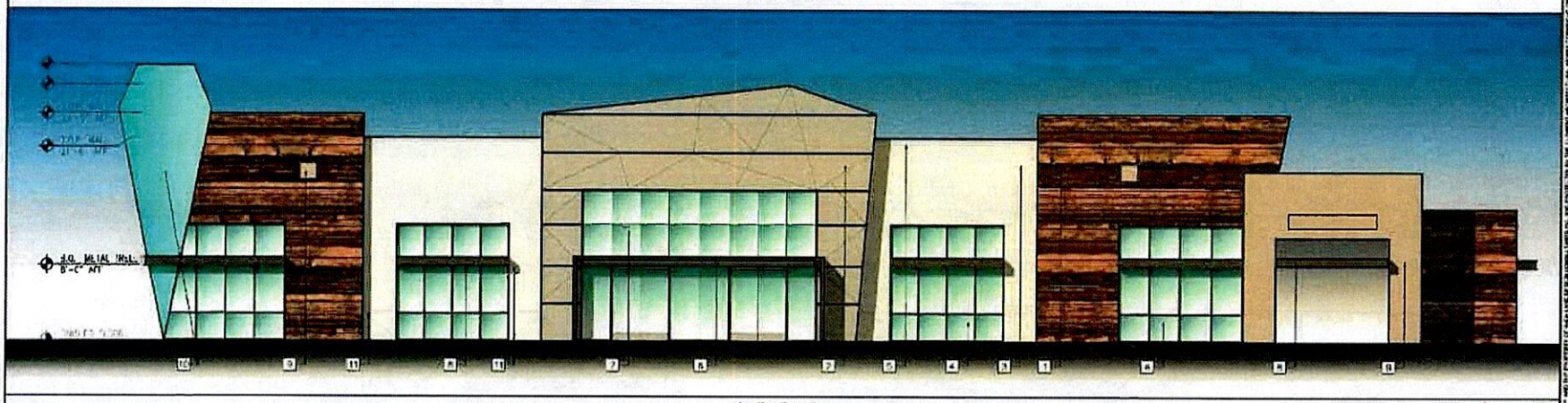
CEMENT SIDING BOARD
NICHIHA OR EQUAL
COLOR: SHADOW

SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1

SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2

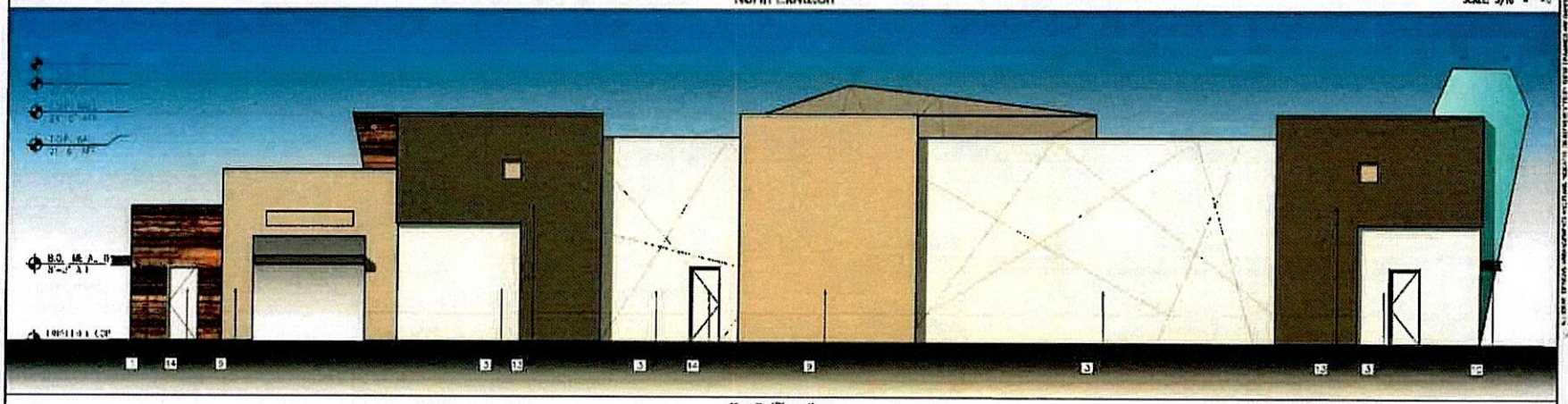
SHERWIN-WILLIAMS
COLOR: SW 7040
SMOKEHOUSE
249-C6

GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2



North Elevation

SCALE: 3/16" = 1'-0"



South Elevation

SCALE: 3/16" = 1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

NEW GAS STATION, C STORE WITH DRIVE THRU & CARWASH TUNNEL

SE CORNER OF AUTO RD & LEON RD.
FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

SATER BROS
4300 EDISON AVE.
CHINO, CA 91710

PROPOSED ELEVATIONS
(C-STORE AND CAR WASH)

DRAWN BY TL
SUPERVISED BY TI
CHECKED BY TL
PLAN CHECK
PERMIT SET
BID SET

REVISIONS

A 3.01

OF SHEETS

SHEET

Colors & Materials

1	CEMENT BOARD SIDING	VINTAGE WOOD, NICHIHA OR EQUAL COLOR: ESPRESSO
2	ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
3	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
4	GLASS/ALUM STOREFRONT	CLEAR ANODIZED
5	METAL COPING	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
6	ALUMINUM PERFORATED METAL PANEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
7	GLASS CURTAIN WALL	CLEAR GLASS
8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
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15	WALL PLANTERS	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
16	WALL PLANTERS	SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
17	LAP SIDING	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7040 SMOKEHOUSE 249-C6

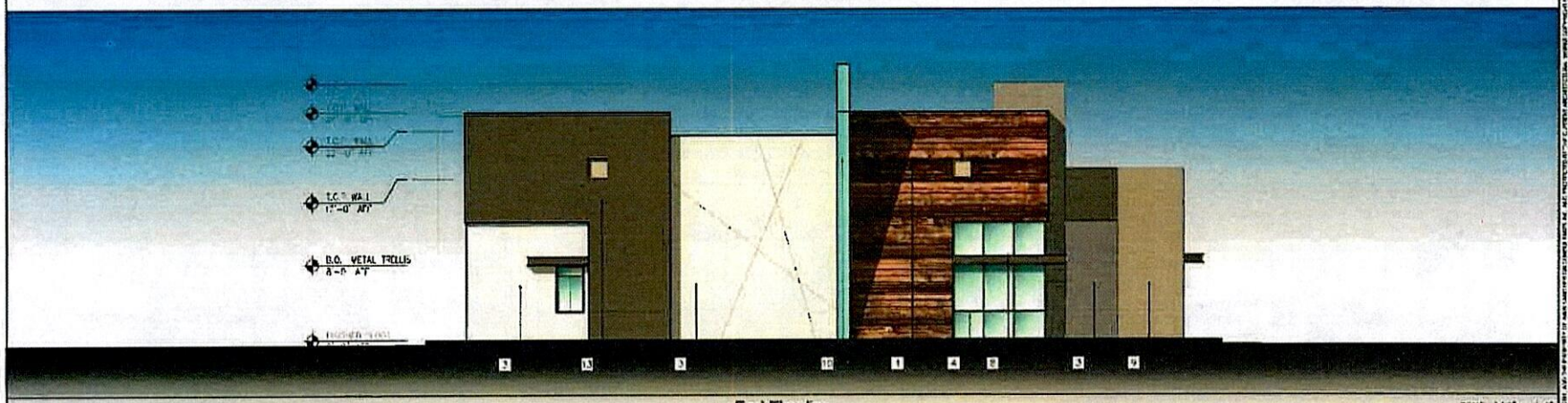
CEMENT SIDING BOARD
NICHIHA OR EQUAL
COLOR: SHADOW

SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1

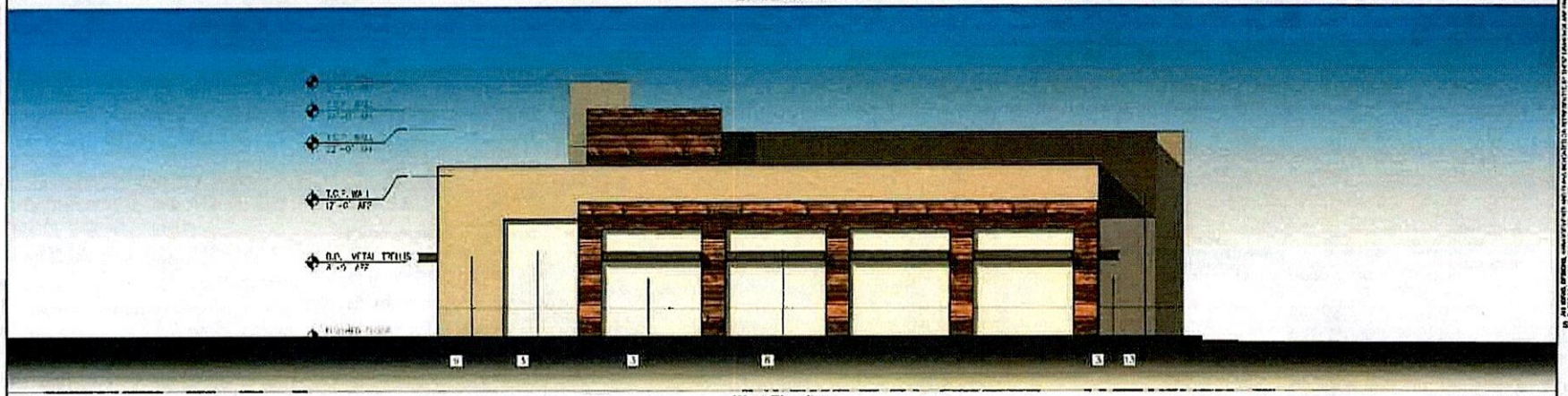
SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2

SHERWIN-WILLIAMS
COLOR: SW 7040
SMOKEHOUSE
249-C6

GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2



East Elevation



West Elevation

SCALE: 3/16" = 1'-0"

WRW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W FOOTHILL BLVD, STE 1, UPLAND, CA 91786
PHONE: (909) 623-7158 FAX: (909) 948-1137

PROJECT: NEW GAS STATION, C-STORE WITH DRIVE THRU & CARWASH TUNNEL

ADDRESS: SE CORNER OF MILD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS
4320 EDISON AVE.
CHINO, CA 91710

SHEET TITLE: PROPOSED ELEVATIONS (C-STORE AND CAR WASH)

KEY MAP

SEAL/STAMP

JOB NO
DRAWN BY: TL
SUPERVISED BY: TL
CHECKED BY: TL
FINAL CHECK / /
INITIAL SET
2ND SET

REVISIONS
PLANNING SUBMITTAL 07/24/2018

SHEET NO:

A 3.02

OF SHEETS

S H E E T

New Development of A Gas Station, C-Store W/ Drive Thru and Carwash Tunnel

SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE

Planning Dept. Notes

1. HAZARDOUS MATERIALS BRANCH: FOR THE GAS STATION, PRIOR TO ISSUANCE OF A BUILDING AND SAFETY PERMIT, UNDERGROUND STORAGE TANKS AND HANDLING OF ANY HAZARDOUS MATERIALS / WASTES WILL BE REVIEWED BY HMMB TO ENSURE COMPLIANCE WITH APPLICABLE CALIFORNIA HEALTH AND SAFETY CODES, ORDINANCE AND OTHER REGULATIONS. AN ANNUAL OPERATING PERMIT WILL BE REQUIRED.

2. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE HAZARDOUS MATERIALS DIVISION PRIOR TO THE INSTALLATION OF THE UNDERGROUND STORAGE TANK (UST) SYSTEM. CONTACT THE HAZARDOUS MATERIALS MANAGEMENT BRANCH (HMMB) AT (951) 358-5055 FOR APPLICATION AND REQUIREMENTS.

3. HAZARDOUS MATERIALS ARE NOT ACCEPTED AT RIVERSIDE COUNTY LANDFILLS. IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES, ANY HAZARDOUS WASTE GENERATED IN ASSOCIATION WITH THE PROJECT SHALL BE DISPOSED OF AT A PERMITTED HAZARDOUS WASTE DISPOSAL FACILITY. HAZARDOUS WASTE MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, BATTERIES, OIL, ASBESTOS, AND SOLVENTS. FOR FURTHER INFORMATION REGARDING THE DETERMINATION, TRANSPORT, AND DISPOSAL OF HAZARDOUS WASTE, PLEASE CONTACT THE RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, ENVIRONMENTAL PROTECTION AND OVERSIGHT DIVISION.

4. AB 341 FOCUSES ON INCREASED COMMERCIAL WASTE RECYCLING AS A METHOD TO REDUCE GREENHOUSE GAS (GHG) EMISSIONS. THE REGULATION REQUIRES BUSINESS AND ORGANIZATIONS THAT GENERATE FOUR OR MORE CUBIC YARDS OF WASTE WEEK TO RECYCLE. A BUSINESS SHALL TAKE AT LEAST ONE OF THE FOLLOWING ACTIONS IN ORDER TO REUSE, RECYCLE, COMPOST, OR OTHERWISE DIVERT COMMERCIAL SOLID WASTE FROM DISPOSAL:

   A. SOURCE SEPARATE RECYCLABLE AND / OR COMPOSTABLE MATERIAL FROM SOLID WASTE AND DONATE OR SELF-HAUL THE MATERIAL TO RECYCLING FACILITIES.

   B. SUBSCRIBE TO A RECYCLING SERVICE WITH WASTE HAULER.

   C. PROVIDE RECYCLING SERVICE TO TENANTS.

   D. DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA CODE OF REGULATIONS TITLE 14.

5. AB 1826 (EFFECTIVE APRIL 1, 2016) REQUIRES BUSINESSES THAT GENERATE 8 CUBIC YARDS OR MORE OF ORGANIC WASTE PER WEEK TO ARRANGE FOR ORGANIC WASTE RECYCLING SERVICES. THE THRESHOLD AMOUNT OF ORGANIC WASTE GENERATED REQUIRING COMPLIANCE BY BUSINESSES IS REDUCED IN SUBSEQUENT YEARS. BUSINESSES SUBJECT TO AB 1826 SHALL TAKE IT AT LEAST ONE OF THE FOLLOWING ACTIONS IN ORDER TO DIVERT ORGANIC WASTE FROM DISPOSAL:

   A. SOURCE SEPARATE ORGANIC MATERIAL FROM ALL OTHER RECYCLABLES AND DONATE OR SELF-HAUL TO A PERMITTED ORGANIC WASTE PROCESSING FACILITY.

   B. ENTER INTO A CONTRACT OR WORK AGREEMENT WITH GARDENING OR LANDSCAPING SERVICE PROVIDER OR REFUSE HAULER TO ENSURE THE WASTE GENERATED FROM THOSE SERVICES MEET THE REQUIREMENTS OF AB 1826.

Reference Notes

1. (E) PROPERTY LINES.
2. PROPOSED PROPERTY LINES
3. DOTTED AREA INDICATED STREET DEDICATION AREA.
4. (E) CONC. CURB AND GUTTER TO REMAIN.
5. REMOVE & DISPOSE (E) CONC. CURB AND GUTTER.
6. (N) CONC. CURB AND GUTTER, SEE CIVIL PLAN.
7. (E) EASEMENT, SEE CIVIL PLAN.
8. (E) POWER POLE & GUY WIRE TO REMAIN.
9. (E) UTILITY TO REMAIN.
10. RELOCATE (E) UTILITY, SEE CIVIL PLAN.
11. (E) FIRE HYDRANT.
12. (N) LOCATION OF FIRE HYDRANT.
13. (E) DRIVEWAY APPROACH TO REMAIN.
14. (N) DRIVEWAY APPROACH, SEE CIVIL PLAN.
15. LANDSCAPE AREA.
16. CONC. PAVED SIDEWALK.
17. TRANSFORMER PAD.
18. TRASH ENCLOSURE W/ ROOF, SEE 5/A1.02
19. HEALY TANK.
20. VACUUM @ 4 LOCATIONS.
21. AIR / WATER TOWER.
22. 111' x 39' CANOPY.
23. MPD PUMP @ 8 LOCATIONS.
24. UNDERGROUND STORAGE TANKS.
25. MONUMENT SIGN.
26. ACCESSIBLE PARKING @ 2 LOCATIONS.
27. ACCESSIBLE RAMP.
28. 4'-0" WIDE PATH OF TRAVEL.
29. LOADING / UNLOADING.
30. BIKE RACK PER CITY'S STANDARD.
31. TRASH RECEPTACLE.
32. 26'-0" WIDE FIRE LANE.
33. SHEET OF FLOW, SEE GRADING PLAN.
34. WQMP BASIN, SEE GRADING PLAN.
35. PROJECT MONU SIGN BY OTHERS
36. GREASE INTERCEPTOR
37. CLARIFIER
38. 6'-0" HT. SPLIT FACE CMU WALL W/ PAINT FINISH TO MATCH BUILDING.
39. POLE MOUNTED LIGHT FIXTURE.
40. WALL MOUNTED EXTERIOR LIGHT FIXTURE.
41. (E) SINGLE STORY SINGLE FAMILY HOUSE (NOT A PART).
42. SHEET OF FLOW.
43. RELOCATE (E) SIGN, SEE CIVIL PLAN.

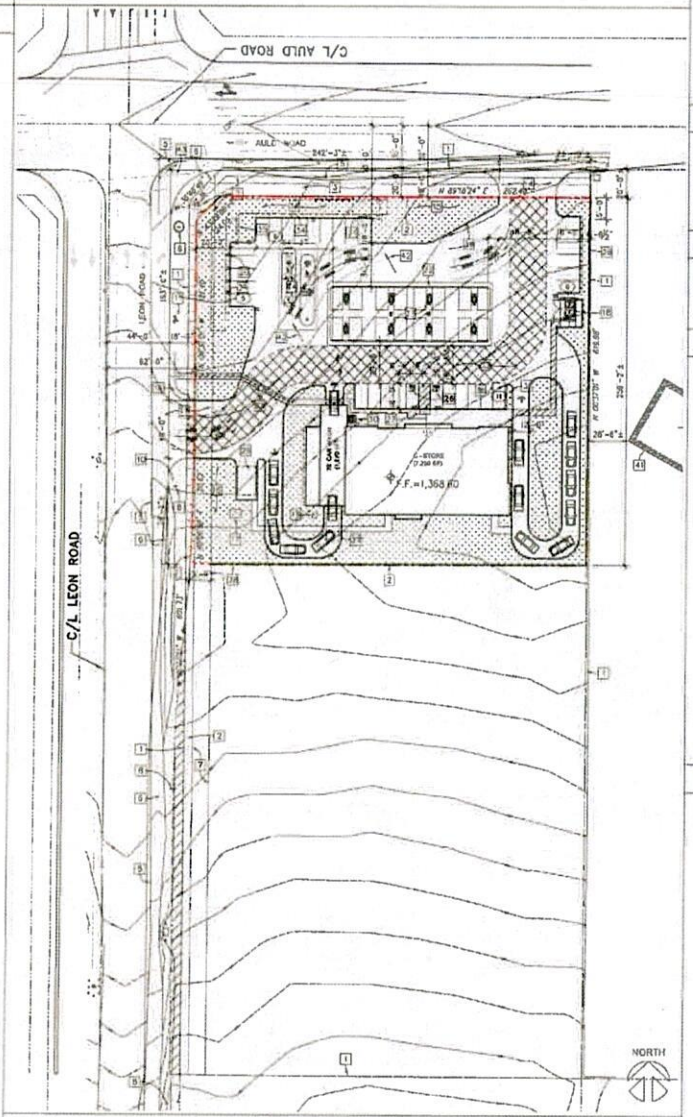
Project Directory

OWNER:
SATER BROS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465-4101
FAX: (909) 606-6839

ARCHITECT & CIVIL ENGINEER:
WINSTON LIU, P.E.
TOM LAU, A.I.A.
W&W LAND DESIGN CONSULTANTS
2335 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 608-7118
FAX: (909) 946-1137

ELECTRICAL ENGINEER:
CHENCO ENGINEERING, INC.
CHARLES CHEN, P.E.
1721 W. GARVEY AVE., SUITE C,
ALHAMBRA, CA 91803
TEL.: (626) 576-2546
FAX.: (626) 576-0453

LANDSCAPE ARCHITECT:
PHUMAY LANDSCAPE ARCHITECT
PHUMAY
1937 W. 5TH ST.,
UPLAND, CA 91786
TEL.: (909) 373-1959
FAX.: (909) 373-1958



Proposed Site Plan

SCALE: 1" = 40'-0"

Vicinity Map

N. T. S.

Legal Description

APN# 963 040 001 3

LEGAL:
LOT 1 OF TRACT 11,344, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON THE FILE IN BOOK 109, PAGES 16-18 OF MAPS, COUNTY OF RIVERSIDE

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH CANOPY, UNDERGROUND STORAGE TANKS, A GAS STATION WITH THRU DRIVE AND CARWASH.

Project Data

PROJECT ADDRESS	SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, CA 92563 COUNTY OF RIVERSIDE
APN#	963 040 001 3
ZONING	COMMERCIAL
CONSTRUCTION TYPE	VA
OCCUPANCY	A2, B & M
LOT SIZE (GROSS)	181,324± S.F. (4.16± ACRE)
LOT SIZE (NET)	169,063± S.F. (3.88± ACRE) AFTER DEDICATION (12,241± S.F.)
SITE AREA (NET)	72,280± S.F. (1.66± ACRE) AFTER SUBDIVIDED
BUILDING AREA	7,250 S.F. (C-STORE), 1,870 S.F. (CARWASH TUNNEL & EQUIPMENT ROOM)
BUILDING HEIGHT	29'-0"

PARKING REQUIREMENT	REQUIRED	PROVIDED
7,050 S.F. (1/ 250)	28 STALLS	36 STALLS
LOADING/UNLOADING	1 STALL	1 STALL

COVERAGE	8.36%
LANDSCAPE AREA	11,441 S.F.

Legend

- PATH OF TRAVEL
- (E) FIRE HYDRANT & CONNECTION
- PROPOSED FIRE HYDRANT & CONNECTION

Stacking Exhibit (10/25/18)
ZAP 1085 FV18 FAA REVIEW

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW GAS STATION, C-STORE WITH CARWASH TUNNEL

ADDRESS: SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS, 4300 EDISON AVE, CHINO, CA 91710

SHEET TITLE: CONCEPTUAL SITE PLAN (EXHIBIT - 03)

KEY MAP

SEAL/STAMP

JOB NO.	
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	/ /
PERMIT SET	/ /
BID SET	/ /

REVISIONS

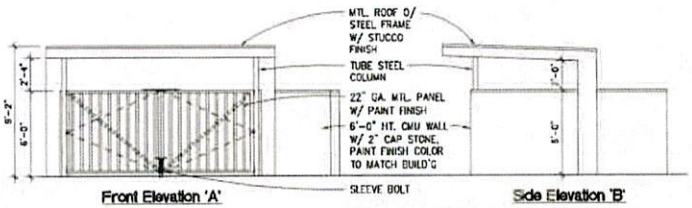
- PLANNING SUBMITTAL 07/24/2018
- PLANNING RE-SUBMITTAL 02/08/2019
- PLANNING RE-SUBMITTAL 10/14/2019

SHEET NO:

A 1.01(3)

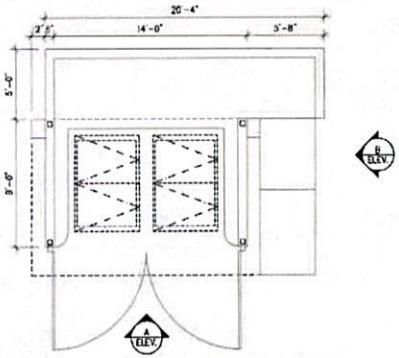
OF SHEETS

SHEET



Front Elevation 'A'

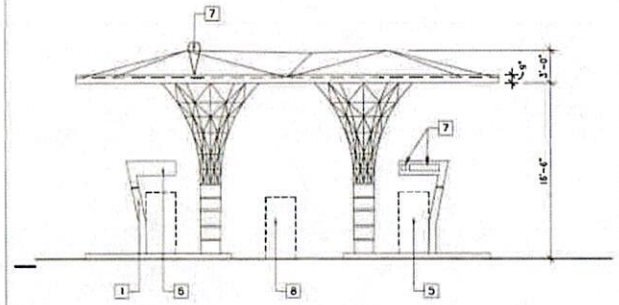
Side Elevation 'B'



Plan

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

5 Proposed Trash Enclosure (Plan & Elevations)

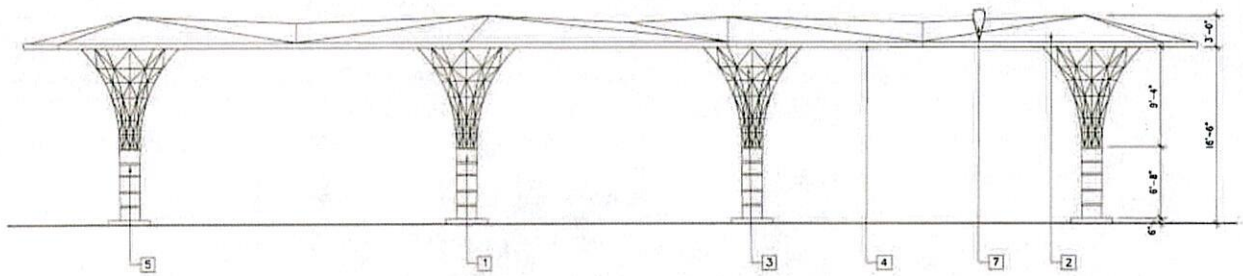


1 Proposed East/West Canopy Elevation

SCALE: 3/16" = 1'-0"

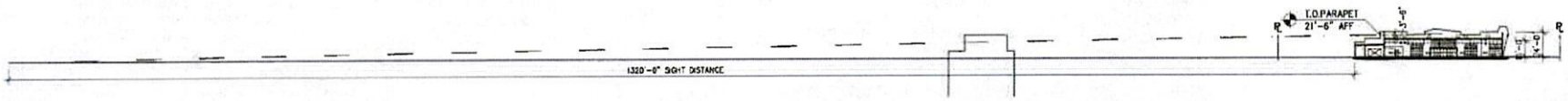
Colors & Materials

1	PERFORATED METAL PANEL	GRAINGER OR EQUAL, 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
2	ALUM SHEET METAL	MOZ DESIGN OR EQUAL, HANDCRAFTED GRAINS PATTERN: KELP
3	ACRYLIC WITH METAL FRAME - BACK LITED	
4	LED LIGHT STRIP	
5	MPD UNITS	
6	PUMP MARKER WITH LED LIGHT	
7	SIGNAGE BY OTHERS	
8	PIC UNITS	



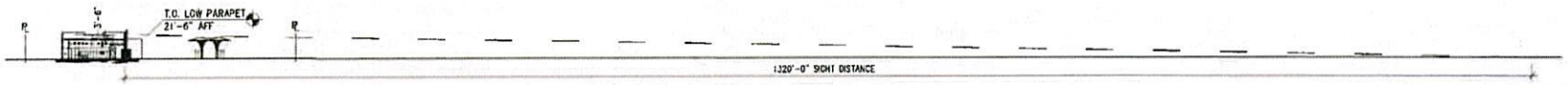
2 Proposed North/South Canopy Elevation

SCALE: 3/16" = 1'-0"



3 Line of Sight Diagram (East & West)

SCALE: 3/16" = 1'-0"



4 Line of Sight Diagram (North & South)

SCALE: 3/16" = 1'-0"

WAW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7188 FAX: (909) 946-1137

PROJECT: NEW GAS STATION, C-STORE WITH CARWASH TUNNEL

ADDRESS: SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS
4300 EDISON AVE.,
CHINO, CA 91710

SHEET TITLE: PROPOSED CANOPY ELEVATIONS (GAS STATION), LINE OF SIGHT DIAGRAM (ROOFTOP EQUIPMENT)

KEY MAP

SEAL/STAMP

JOB NO.	
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	/ /
PERMIT SET	/ /
BID SET	/ /

REVISIONS

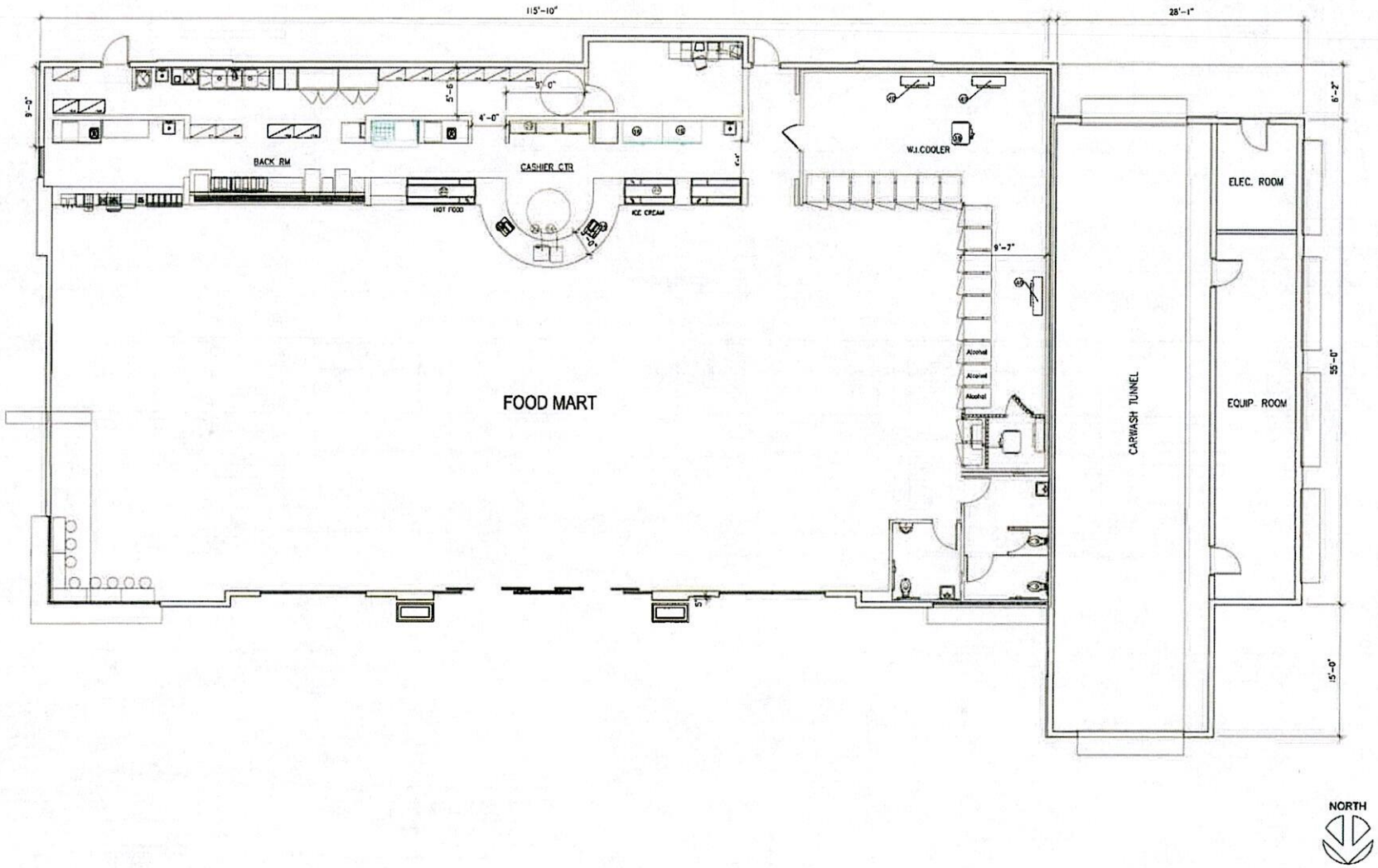
- PLANNING SUBMITTAL 07/24/2018
- PLANNING RE-SUBMITTAL 02/06/2019
- PLANNING RE-SUBMITTAL 10/14/2019

SHEET NO.

A 1.02

OF SHEETS

S H E E T



Proposed Floor Plan

SCALE: 3/16" = 1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: NEW GAS STATION, C-STORE WITH CARWASH TUNNEL

ADDRESS: SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS
4320 EDISON AVE.,
CHINO, CA 91710

SHEET TITLE: FLOOR PLAN (C-STORE AND CAR WASH)

KEY MAP

SEAL/STAMP

JOB NO.
DRAWN BY: TL
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK
PERMIT SET
BID SET

REVISIONS
PLANNING SUBMITTAL 07/24/2018
PLANNING RE-SUBMITTAL 02/08/2019
PLANNING RE-SUBMITTAL 10/14/2019

SHEET NO:

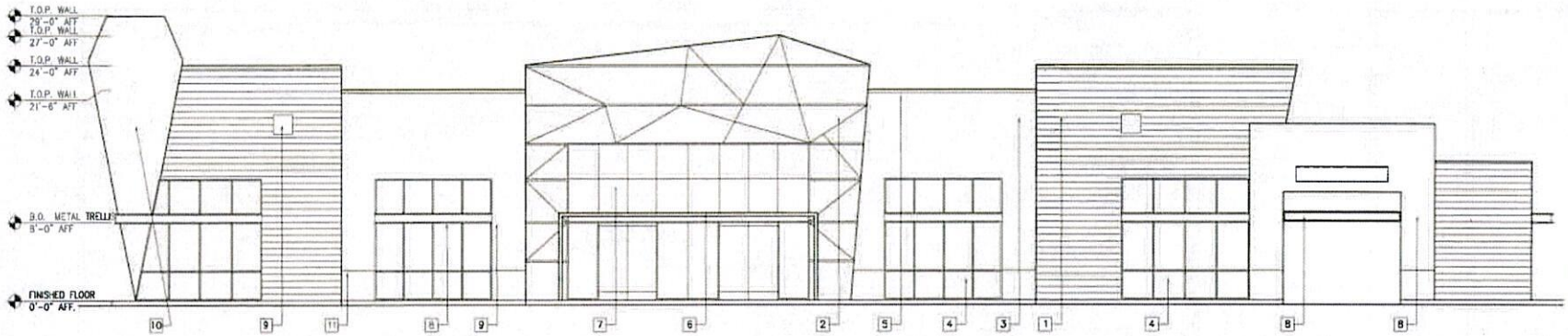
A 2.01

OF SHEETS

SHEET

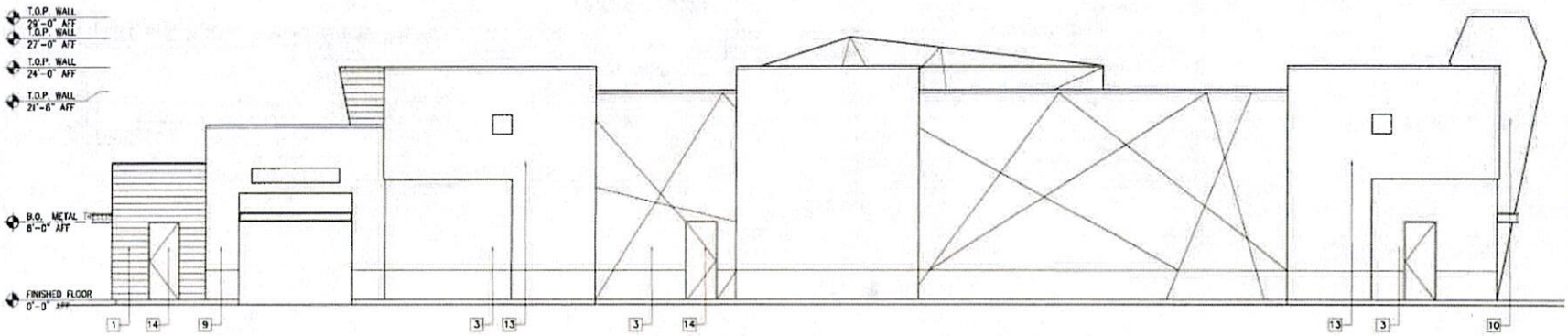
Colors & Materials

1	CEMENT BOARD SIDING	VINTAGE WOOD, NICHIHA OR EQUAL COLOR: ESPRESSO
2	ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
3	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
4	GLASS/ALUM STOREFRONT	CLEAR ANODIZED
5	METAL COPING	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
6	ALUMINUM PERFORATED METAL PANEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
7	GLASS CURTAIN WALL	CLEAR GLASS
8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
9	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
10	GLASS CURTAIN WALL	FROSTED GLASS
11	3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
12	GLASS/ALUM WINDOW	CLEAR GLASS/CLEAR ANODIZED
13	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
14	METAL DOOR AND FRAME	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1 (METALLIC)
15	WALL PLANTERS	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
16	WALL PLANTERS	SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
17	LAP SIDING	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7040 SMOKEHOUSE 249-C6



North Elevation

SCALE: 3/16" = 1'-0"



South Elevation

SCALE: 3/16" = 1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 609-7118 FAX: (909) 946-1137

PROJECT: NEW GAS STATION, C-STORE WITH CARWASH TUNNEL

ADDRESS: SE CORNER OF AUTO RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS. 4300 EDISON AVE. CHINO, CA 91710

SHEET TITLE: PROPOSED ELEVATIONS (C-STORE AND CAR WASH)

KEY MAP

SEAL/STAMP

JOB NO.	
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	/ /
PERMIT SET	/ /
BID SET	/ /

REVISIONS

- PLANNING SUBMITTAL 07/24/2018
- PLANNING RE-SUBMITTAL 02/08/2019
- PLANNING RE-SUBMITTAL 10/14/2019

SHEET NO.

A 3.01

OF SHEETS

SHEET

Colors & Materials

1	CEMENT BOARD SIDING	VINTAGE WOOD, NICHIHA OR EQUAL COLOR: ESPRESSO	
2	ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	
3	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	
4	GLASS/ALUM STOREFRONT	CLEAR ANODIZED	
5	METAL COPING	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	
6	ALUMINUM PERFORATED METAL PANEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	
7	GLASS CURTAIN WALL	CLEAR GLASS	
8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	
9	STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	
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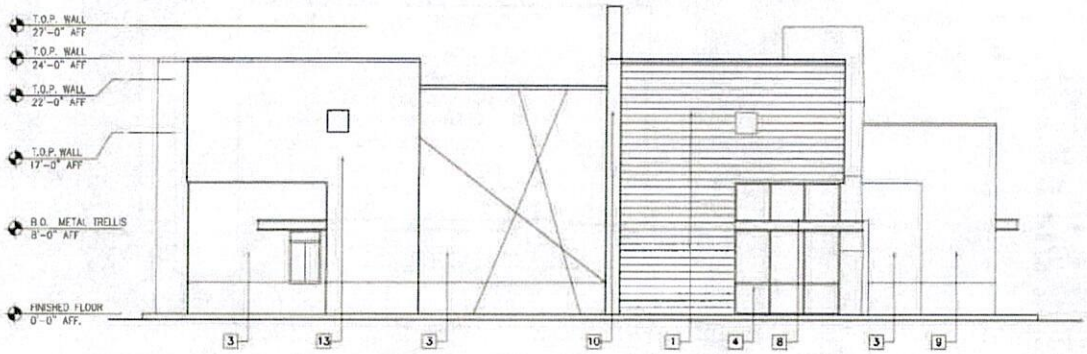
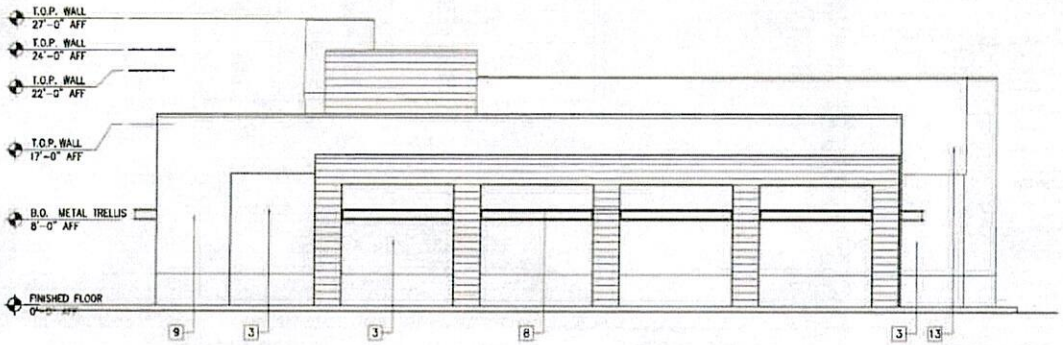


East Elevation

SCALE: 3/16" = 1'-0"



West Elevation

SCALE: 3/16" = 1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 606-7418 FAX: (909) 946-1137

PROJECT: NEW GAS STATION, C-STORE WITH CARWASH TUNNEL

ADDRESS: SE CORNER OF AULD RD. & LEON RD., FRENCH VALLEY, COUNTY OF RIVERSIDE, CA

CLIENT: SATER BROS
4200 EDISON AVE.
CHINO, CA 91710

SHEET TITLE: PROPOSED ELEVATIONS (C-STORE AND CAR WASH)

KEY MAP

SEAL/STAMP

JOB NO.	
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	/ /
PERMIT SET	/ /
BID SET	/ /

REVISIONS

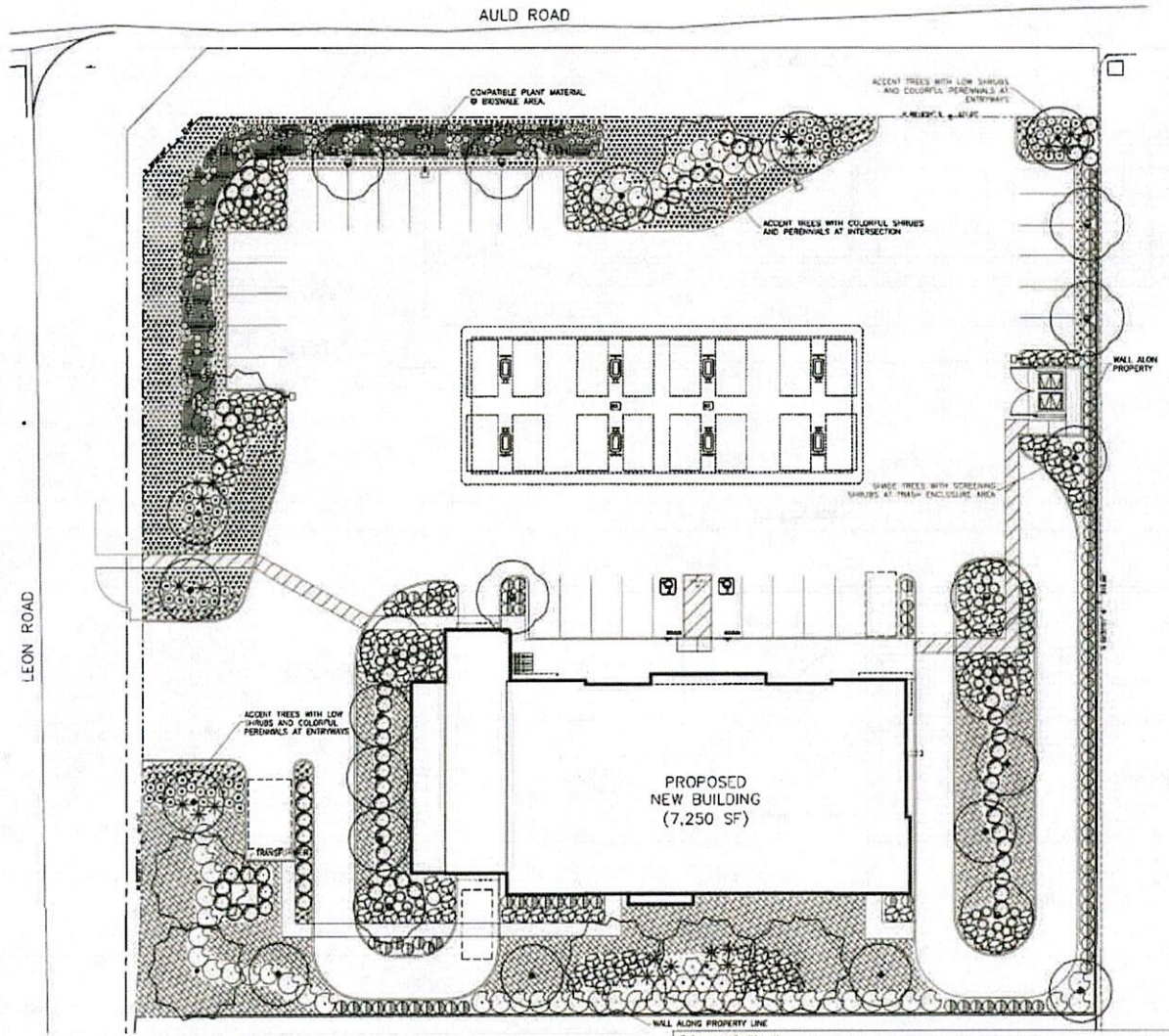
1. PLANNING SUBMITTAL 07/24/2018
2. PLANNING RE-SUBMITTAL 02/06/2019
3. PLANNING RE-SUBMITTAL 10/14/2019

SHEET NO:

A 3.02

OF SHEETS

SHEET



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS FACTOR
	TREES			
	Chilopa tashkentensis	Chilopa	24" box	Low
	Pinus halepensis	Aleppo Pine	24" box	Low
	Prosopis x 'AZT'	Thornless Chileon Mesq.	24" box	Low
	SHRUBS			
	Agave attenuata	Foxtail Agave	5 gal	Low
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	Low
	Leucophyllum f. 'Compacta'	Compact Texas Ranger	5 gal	Low
	Grevillea noelii	Noell's Grevillea	5 gal	Low
	PERENNIALS			
	Anigozanthos f. 'Big Red'	Kangaroo Paw	5 gal	Low
	Hesperaloe parvifolia	Red Yucca	1 gal	Low
	Penstemon heterophyllus	Foothill Penstemon	1 gal	Low
	Salvia greggii	Autumn Sage	1 gal	Low
	GROUNDCOVERS			
	Lantana montevidensis	Trailing Lantana	1 gal	Low
	Myoporum parvifolium	Prostrate Myoporum	flats	Low
	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	flats	Low
	Provide 3" layer of mulch			
	BIOSWALE			
	Carex panea	Meadow Sedge	1 gal	Medium
	Dianella t. 'Variegata'	Variegated Flax Lily	1 gal	Medium
	Juncus patens	Gray Rush	1 gal	Medium

Legal Description

APN# 963 040 001 3

LEGAL:
LOT 1 OF TRACT 11,344, IN THE COUNTY OF RIVERSIDE, STATE OF CALFORNIA, AS SHOWN BY MAP ON THE FILE IN BOOK 109, PAGES 16-18 OF MAPS, COUNTY OF RIVERSIDE

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH CANOPY, UNDERGROUND STORAGE TANKS, A GAS STATION WITH THRU DRIVE AND CARWASH.

Project Directory

OWNER:
SATER BROS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465-4101
FAX: (909) 606-6839

ARCHITECT & CIVIL ENGINEER:
WINSTON UU, P.E.
TOM LAU, A.I.A.
W&W LAND DESIGN CONSULTANTS
2333 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 608-7118
FAX: (909) 948-1137

ELECTRICAL ENGINEER:
CHENCO ENGINEERING, INC.
CHARLES CHEN, P.E.
1721 W. GARVEY AVE., SUITE C,
ALHAMBRA, CA 91803
TEL.: (626) 576-2646
FAX.: (626) 576-0453

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
PHILMAY
1937 W. 9TH ST.,
UPLAND, CA 91786
TEL.: (909) 373-1959
FAX.: (909) 373-1958

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
Total MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62) = Gallons per year for LA+SLA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA=	56.7	x	0.45	x	19,836	x	0.62	=	313,752 Gal./Year
Total MAWA =					19,836			=	313,752 Gal./ Year

Estimated Applied Water Use
EAWU = ETo x KL x LA x 0.62 x IE = Gallons per year

where:
EAWU = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
KL = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU (See definition in Appendix E for example IE percentages)

IME = Irrigation Management Efficiency (65%)
DU = Distribution Uniformity of irrigation head

Kl = Ks x Kd x Kmc
Ks = species factor (range = 0.1-0.9) (see WUCOLS list for values)
Kd = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges)
Kmc = microclimate factor (range = 0.5-1.4) (see WUCOLS)

EAWU Calculation

	ETo		KL		LA		Conversion		IE		EAWU (Gallons per year)
Low Water Using Shrubs	56.7	x	0.1	x	17,836	x	0.62	=	0.81	=	77,406.00
Medium Water Using Shrubs (Bioswale)	56.7	x	0.4	x	2,000	x	0.62	=	0.81	=	34,720.00
Total EAWU =					19,836					=	112,126.00 Gal./ Year

0' 16' 32' 40' 48'

N

REVISIONS	BY
10-03-2019	L.G.

PHIL MAY LANDSCAPE ARCHITECT
1937 West 9th Street
Upland, CA 91786
Phone: 909 373 1959
Fax: 909 373 1958
pmay@philmaydesign.com
www.philmaydesign.com

PRELIMINARY LANDSCAPE PLAN

GAS STATION, CONVINIENCE STORE & GAS STATION
MURRIETA, CA
COUNTY OF RIVERSIDE

DRAWN L.G.
CHECKED P.M.
DATE 12-05-2018
SCALE 1/16"=1'-0"
JOB NO. 18067
SHEET L-1

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP180023

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

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

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: June 10, 2020

Applicant/Project Sponsor: Beyond Food mart Date Submitted: 10/22/2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Brett Dawson Date: June 10, 2020

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: CEQ180100 ZCFG

FOR COUNTY CLERK'S USE ONLY

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Conditional Use Permit No. 180023

Lead Agency: County of Riverside - TLMA Planning
Contact Person: Brett Dawson
Mailing Address: 4080 Lemon Street
Phone: (951) 955-0314
City: Riverside
Zip: 92508
County: Riverside

Project Location: County: Riverside
City/Nearest Community: French Valley
Cross Streets: Van Gaale Lane, Auld Road and Leon Road
Zip Code: 92563
Longitude/Latitude (degrees, minutes and seconds): 33 ° 34 ' 59.2 " N / 117 ° 07 ' 04.7 " W Total Acres: 4.16
Assessor's Parcel No.: 963-040-001
Section: 8 Twp.: T7S Range: R2W Base: SBBM
Within 2 Miles: State Hwy #: 79
Waterways: N/A
Airports: N/A
Railways: N/A
Schools: N/A

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: _____

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☒ Commercial: Sq.ft. 7,250 Acres 1.66 Employees 12
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☒ Other: gasoline service station w/ sale of beer/wine (type 20 license)

Project Issues Discussed in Document:

- ☐ Aesthetic/Visual
- ☐ Agricultural Land
- ☐ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☐ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☐ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☐ Vegetation
- ☐ Water Quality
- ☐ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☐ Growth Inducement
- ☐ Land Use
- ☐ Cumulative Effects
- ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Community Development: Commercial Office (CD-CO); Zoning: Scenic Highway Commercial (C-P-S)

Project Description: *(please use a separate page if necessary)*

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel. - APN: 963-040-001

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 8
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, June 15, 2020 Ending Date Tuesday, July 14, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Lilburn Corporation
Address: 1905 Business Center Drive
City/State/Zip: San Bernardino, CA 92408
Contact: Natalie P. Patty
Phone: (909) 890-1818

Applicant: Beyond Food Mart
Address: 4300 Edison Avenue
City/State/Zip: Chino, Ca 91710
Phone:

Signature of Lead Agency Representative: **Date:** June 10, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel. - APN: 963-040-001

Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit No. 180023 - CEQ180100

Lead Agency: Riverside County Planning Department

Contact Name: Brett Dawson

Email: BDawson@RIVCO.ORG Phone Number: (951) 955-0972

Project Location: French Valley (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel. - APN: 963-040-001

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

On July 26, 2018, a MSHCP Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. The Project Site is located within the MSHCP Conservation Area. Additionally, the Project Site is located within the Riverside County HCP fee area for Stephen's kangaroo rat. Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required. Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of BMPs as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible.

The Proposed Project is not anticipated to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5. In the event of an unanticipated find, Mitigation Measures CR-1 through CR-3 shall be implemented to avoid potential impacts to cultural resources.

The Proposed Project is anticipated to generate a net total of 2,464 trips. With implementation of Mitigation Measures TRAN-1 through TRAN-5 in the Initial Study and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict with a plan, ordinance, or policy addressing circulation systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy at this time.

Provide a list of the responsible or trustee agencies for the project.

SCAQMD
21865 Copley Drive
Diamond Bar CA 91765-4178

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP180023

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

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

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: June 10, 2020

Applicant/Project Sponsor: Beyond Food mart Date Submitted: 10/22/2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Brett Dawson Date: June 10, 2020

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: CEQ180100 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 180100
Project Case Type (s) and Number(s): CUP 180023
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Beyond Food Mart
Applicant's Address: 4300 Edison Avenue, Chino, CA 91710

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 180023 is a proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) within a proposed 7,250 square foot convenience store building with, drive thru restaurant, and a 1,870 square foot drive thru car wash within a 1.66 area of a 4.16 acre parcel.

The approximate 4.1616-acre Project Site is located at the southeast corner of Leon Road and Auld Road in the unincorporated community of French Valley within the County of Riverside (APN: 963-040-001) (see Figure 1 Regional Location Map and Figure 2 Vicinity Map). The current land use designation of the Project Site is Commercial Office. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,329 square-foot canopy within the northern portion of the site, and the convenience store with carwash and drive-thru would be located on the southern portion of the site.

The Project would be constructed on an approximate 1.66-acre portion of a 4.1616-acres site and the remaining 2.67-acres would remain vacant. Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road (see Figure 3 Site Plan). The Project would include landscaping and a total of 36 parking spaces including two handicap accessible spaces and one designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project also includes a bioretention basin with a storm water retention volume of 3,000 cubic-feet (CF) and would be located near the northwest corner of the Project Site. The Project is planned to operate 24 hours a day, seven days a week, and will include 12 full-time employees. No car wash and/or vacuums operations are allowed between the nighttime hours of 10:00 PM and 7:00 AM.

This Initial Study addresses the potential impacts of the proposed gas station and convenience store with drive thru for food pick up and an attached carwash project ("Proposed Project"), including the associated discretionary actions and approvals required to implement the Proposed Project, as well as all subsequent construction and operation activities.

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

B. Total Project Area:

Residential Acres:	**Lots:**	**Units:**	**Projected No. of Residents:**
Commercial Acres: 4.166	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 7,250 Convenience store, 1,870 carwash tunnel and equipment room	**Est. No. of Employees:** 12
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other:			

C. Assessor's Parcel No(s): 963-040-001

Street References:

D. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 2 West, Section 8 Northwest, SBB&M

E. Brief description of the existing environmental setting of the project site and its surroundings:

The Project Site is located south of Auld Road, east of Leon Road, and west of Van Gaale Lane (Township 7 South, Range 2 West, Section 8, USGS Bachelor Mountain, California Quadrangle, 1956). Auld Road borders the site on its northern boundary and vacant land borders the site on the south. Other surrounding land uses include vacant land to the north, scattered single-family residential to the east, and public facilities to the approximately 4.16-acre site is composed of a single parcel (APN 963-040-001).

The Project Site has been disturbed by past human activities over the last several decades due to previous agricultural activities (hay production), and the site shows signs of recent weed abatement. The Project Site is relatively flat with an elevation of about 1,370 feet mean sea level. The Project Site slopes primarily from south to north and is located within an area of the French Valley in Riverside County that has been developed or disturbed over the last few decades. The surrounding properties to the north and south are undeveloped agriculture land, while to the west is the Riverside County Southwest Justice Center and scattered single-family residences occur to the east.

The soils at the Project Site are composed mainly of Buchenau silt loam (89%) and Bosanko clay (10.9%) and Yokohl loam (0.1%). Each of the soil series are well drained and have moderately rapid permeability.

The Project Site is vacant and previously supported agricultural uses (e.g. cultivation of hay). Current on-site vegetation is limited and includes: brome grasses (*Bromus*, sp.), lamb's quarters (*Chenopodium album*), heliotrope (*Heliotropium* sp.), Mustard (*Brassica spp.*) Fiddlenecks (*Amsinckia spp.*), dove weed (*Eremocarpus setigerus*), and goldfields

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Commercial Office (CO) and Business Park (BP)

2. **Circulation:** The Proposed Project is located in the Highway 79 Policy Area. The Proposed Project has adequate circulation to and within the Project Site and is therefore consistent with the Circulation Element of the General Plan. The Proposed Project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The Proposed Project meets all relevant Multipurpose Open Space policies.

4. **Safety:** The Proposed Project is not located in a floodplain or a fault zone. The Proposed Project is in an area designated as having low liquefaction, but susceptible to subsidence. The proposed project meets all other applicable Safety element policies.

5. **Noise:** The Proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the Proposed Project meets all applicable Noise element policies and is anticipated to have a less than significant noise impact.

6. **Housing:** No housing is proposed.

7. **Air Quality:** The Proposed Project is located within the South Coast Air Basin. According to the California Emissions Estimator Model (CalEEMod) version 2016.3.2., the Proposed Project is anticipated to meet all South Coast Air Quality Management District (SCADQMD) standards and thresholds.

8. **Healthy Communities:** The Proposed Project meets all applicable Healthy Community element policies. The Proposed Project would include the construction of bike racks to promote biking and to provide cyclists using the bike lanes along Auld Road with a safe place to stop.

B. **General Plan Area Plan(s):** Southwest Area Plan

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

D. **Land Use Designation(s):** Commercial Office (CO)

E. **Overlay(s), if any:** Highway 79 Policy Area

F. **Policy Area(s), if any:** None

G. **Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Southwest Area Plan

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

3. **Land Use Designation(s):** Commercial Office

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Scenic Highway Commercial (C-P-S).

J. Proposed Zoning, if any: No zoning changes are included as part of the proposed project.

K. Adjacent and Surrounding Zoning: Surrounding zoning includes Light Agriculture (A-1-5) to the east, west, and south, and Scenic Highway Commercial (C-P-S) to the north.

Figure 1

Figure 2

Figure 3

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

Brett Dawson
Signature

6/10/20
Date

BRETT DAWSON
Printed Name

For:
County of Riverside

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒

Source(s): Riverside County General Plan: Southwest Area Plan, Figure 9 "Southwest Area Plan Scenic Highways"

Findings of Fact:

a) **Less Than Significant Impact.** The Riverside County General Plan, Southwest Area Plan states that three highways within the Southwest planning area have been nominated for Scenic Highway status. The portions of Interstate 215 and State Route 79 that pass through the Southwest planning area are considered Eligible Scenic Highways. Interstate 215 provides the traveler with panoramic views of agricultural lands and mountain backdrops. State Route 79 South offers views as diverse as adjacent rural horse ranches in Rancho California ("Temecula") and distant views of Palomar Mountain. Interstate 15 is designated as an Eligible State Scenic Highway as well for its distinct rural scenes in Murrieta, nearby and distant mountain views, and linkage to San Diego County's system of scenic routes. According to County of Riverside's General Plan Figure 9, Southwest Area Plan Scenic Highways of Riverside County, the Project Site is not located within a scenic highway corridor. The nearest highway to the Project Site is State Route 79, which is located approximately 0.8 miles to the west. Given the distance to State Route 79, development of the Project would not result in an impact to the Eligible Scenic Highway. Therefore, no significant adverse impacts are identified or anticipated and no

mitigation measures are required. Impacts to a scenic highway corridor would be less than significant

b) **No Impact.** The Proposed Project is located in French Valley, which is an unincorporated area of Riverside County. The Multipurpose Open Space Section of the Riverside County General Plan, Southwest Plan Area, identifies features such as Agua Tibia and the Santa Ana Mountain ranges; Murrieta, Warm Springs, and Santa Gertrudis Creeks; the richly diverse Santa Margarita River; and numerous mountains, hills, and slopes that provide open space, habitat, and recreation spaces as scenic resources. However, no historic buildings, rock outcroppings, or scenic resources occur on the Project Site or in the immediate vicinity of the site. Therefore, implementation of the Proposed Project would not damage scenic resources. No impacts are identified or anticipated and no mitigation measures are required.

c) **No Impact.** The Project Site is located on the southeast corner of Leon Road and Auld Road and occurs within an urbanized area that includes nearby development (i.e., Riverside County Southwest Justice Center) and related infrastructure (i.e. roadways). The Project Site is currently vacant and is surrounded by vacant land to the north and south, scattered single-family residences to the east, and Riverside County Southwest Justice Center to the west. Vacant land occurs to the west followed by the Riverside County Southwest Justice Center. The Proposed Project would develop 1.66 acres of a 4.16-acre site with a fueling station and convenience store with an attached drive-thru and carwash. Implementation of the Proposed Project would be consistent with the Commercial Office land use designation or Scenic Highway Commercial zone and would not conflict with the scenic quality for the area. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County Ordinance. No. 655 (Regulating Light Pollution), Riverside County General Plan: Southwest Plan Area Figure 6

Findings of Fact:

a) **Less Than Significant Impact.** The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. Riverside County Ordinance 655 has established two zones, which create a radius around the Palomar Observatory. Zone A is within a 15-mile radius of Palomar Observatory. The Project Site is approximately 21.3 miles northwest from the Palomar Observatory (according to the Google Earth measuring tool). Zone B is within a 45-mile radius of Palomar Observatory. The Project Site is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area, as shown on Figure 6 of the County of Riverside's General Plan Southwest Plan Area. The Riverside County Ordinance 655, Regulating Light Pollution restricts the use of certain lighting fixtures emitting undesirable light rays into the night sky, which may have a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory.

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

Adherence to the applicable lighting standards established by the ordinance and adherence to the County development standards would ensure no significant impact to astronomical observations at Mount Palomar would occur as a result of development of the Proposed Project. The Proposed Project would be required to adhere to County standards related to the placement and shielding of lighting fixtures. The Applicant would be required to submit an on-site lighting plan for review and approval. This on-site lighting plan requires the identification of the type, intensity, and location of each proposed on-site lighting source for track lighting. The submittal of this plan is required as evidence that the proposed on-site lighting sources would meet Riverside County lighting standards. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): On-site Inspection, Riverside County Ordinance. No. 655 (Regulating Light Pollution),

Findings of Fact:

a, b) **Less Than Significant Impact.** The development of the fueling station and convenience store with an attached drive-thru and carwash would not generate a significant amount of new light and glare when compared to the surrounding area, which includes existing lighting from commercial office development to the west (Riverside County Southwest Justice Center), scattered residential development to the east and street lights. Implementation of the Proposed Project would not introduce substantial light or glare or expose residential property to unacceptable levels of light. Shielding as required by Riverside County Ordinance No. 655, would ensure lighting is mitigated to the extent feasible and would not spill over onto adjacent properties. The Project Proponent would be required to submit an on-site lighting plan for review and approval. The on-site lighting plan requires the identification of the type, intensity, and location of each proposed on-site lighting source. The submittal of this plan is required as evidence that the proposed on-site lighting sources would meet County lighting standards.

With adherence with the Riverside County Ordinance No. 655, the Proposed Project is not anticipated to create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source(s): Riverside County General Plan: Figure OS-2 "Agricultural Resources", California Department of Conservation: California Important Farmland Finder, Department of Conservation Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3

Findings of Fact:

a) **Less Than Significant Impact.** Review of the California Department of Conservation, California Important Farmland Finder, indicates that as of 2016 the majority of the Project Site was considered as Other Lands, which is land not included in any other mapping category according to the California Department of Conservation and would not be suitable for certain agricultural use. The very west portion of the Project Site is designated as Farmland of Local Importance. Other Lands and Farmland of Local Importance are not considered Unique Farmland, or Farmland of Statewide Importance. Farmland of Local Importance is land of importance to the local economy, as defined by each county's local advisory committee and adopted by its Board of Supervisors. Farmland of Local Importance is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

For Riverside County Farmland of Local Importance includes areas with soils that would be classified as Prime and Statewide but lack available irrigation water. It also includes, lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops for Riverside County but that are not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinance as Agricultural Zones or Contracts, and lands planted to jojoba which are under cultivation and are of producing age.

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

The Project Site encompasses approximately 1.66 acres of a 4.16-acre site and is less than the County-defined Farmland of Local Importance that requires 10 acres or more of hayland. In addition, the Project Site is not an active or permanent pasture and does not produce a unique crop. Therefore, development of the Project Site would not result in the conversion of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b-d) **Less Than Significant Impact.** As shown on "Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3", the Project Site is not under a Williamson Act contract. The California Department of Conservation: California Important Farmland Finder identifies the Project Site as "Farmland of Local Importance." As previously discussed, the Project Site encompasses approximately 1.66 acres of a 4.16-acre site and is less than the County-defined Farmland of Local Importance that requires 10 acres or more of hayland. In addition, the Project Site is not an active or permanent pasture and does not produce unique crop. Review of the California Department of Conservation, California Important Farmland Finder, indicates that the property to the west of the Project Site is considered Urban and Built-Up Land. Property to the east is defined as "Other Land" which is described as land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Like the Project Site, properties immediately north and south of the Project Site are considered Farmland of Local Importance. The area north of the Project Site across from Auld Road, is not active or permanent pasture. Since development of the Project Site would be limited to approximately 1.66-acres of the 4.16-acre site and would not convert these adjacent lands to non-agricultural use. Therefore, the Proposed Project would not conflict within any agricultural zoning or agricultural uses. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

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

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

Findings of Fact:

a-c) **No Impact.** The Project Site has a land use designation of Commercial Office. There are no timber or forest lands on the Project Site or in the immediate vicinity. Additionally, Figure OS-3B: Forestry Resources Eastern Riverside County Parks, Forest, and Recreation Areas of the Riverside General Plan does not identify the Project Site as forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, the Proposed Project would not conflict with any existing zoning, cause any rezoning, or result in the loss or conversion of any forest land. No impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Air Quality Management Plan (AQMP), California Emissions Estimator Model (CalEEMod) version 2016.3.2. Health Risk Assessment, prepared by Lilburn Corp. dated December 2019.

Findings of Fact:

a) **Less than Significant Impact.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The County of Riverside designates the Project Site for Commercial Office land uses. The Project Site is located within the Scenic Highway Commercial (C-P-S) zone. The C-P-S zone

conditionally allows for service stations and convenience stores, including the sale of beer and wine for off-premises consumption. Construction of the proposed 8-island fueling station and a convenience store with an attached drive-thru for food pick-up and an attached carwash would be acceptable use. As such, the Proposed Project is a permitted use within the C-P-S Zone and the emissions associated with the Proposed Project have already been accounted for in the AQMP. Additionally, the Proposed Project does not include a General Plan Amendment (GPA) and/or Zone Change. Therefore, approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM10 and PM2.5). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

Table 1
Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	1.7	18.4	8.0	0.02	3.5	2.1
Grading	1.4	15.1	6.8	0.01	3.0	1.8
Building Construction	2.2	16.1	14.6	0.03	1.2	0.9
Paving	1.1	7.8	9.3	0.01	0.6	0.4
Architectural Coating	10.5	1.5	2.0	0.00	0.2	0.1
Highest Value (lbs/day)	**10.5**	**18.4**	**14.6**	**0.03**	**3.5**	**2.1**
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2016.3.2 Summer Emissions.
Phases do not overlap and represent the highest concentration.

Table 2
Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	1.7	18.4	8.0	0.02	3.5	2.1
Grading	1.4	15.1	6.7	0.01	3.0	1.8
Building Construction	2.2	16.1	14.4	0.03	1.2	0.9
Paving	1.1	7.8	9.2	0.01	0.6	0.4
Architectural Coating	10.5	1.5	9.2	0.01	0.2	0.1
Highest Value (lbs/day)	**10.5**	**18.4**	**14.6**	**0.03**	**3.5**	**2.1**
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2016.3.2 Winter Emissions.
Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM10 and PM2.5).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

   (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

   (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

   (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

   (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.

4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.

6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.

7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2016.3.2 defaults for gas station with convenience store and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	2.3	0.8	11.8	0.0	3.1	0.8
Totals (lbs/day)	**2.5**	**0.8**	**11.9**	**0.0**	**3.1**	**0.8**
SCAQMD Threshold	55	55	550	150	150	55
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2016.3.2 Summer Emissions.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	1.7	0.8	11.3	0.0	3.1	0.8
Totals (lbs/day)	**2.0**	**0.8**	**11.3**	**0.0**	**3.1**	**0.8**
SCAQMD Threshold	55	55	550	150	150	55
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less than Significant Impact.**

Localized Significance Threshold

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.2 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of Proposed Projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 1.66 acres and therefore the "one-acre" LSTs were utilized for analysis. The nearest sensitive receptor includes residential development located east of the Project Site; therefore, LSTs are conservatively based on an 82-foot (25-meter) distance. The Proposed Project's construction and operational emissions with the appropriate LST are presented in Table 5.

Table 5
Localized Significance Thresholds
(Pounds per Day)

Source	NOx	CO	PM10		PM2.5	
Construction Emissions (Max. from Table 1 and Table 2)	18.4	14.6	3.5		2.1	
Operational Emissions (Max. Total from Table 3 and Table 4)[1]	0.1	1.2	0.3		0.1	
Highest Value (lbs/day)	**18.4**	**14.6**	**3.5**	**0.3**	**2.1**	**0.1**
LST	162	750	4*	1†	3*	1†
Greater Than Threshold	**No**	**No**	**No**	**No**	**No**	**No**

Sources: CalEEMod.2016.3.2 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for one-acre site in SRA No. 25, distance of 25 meters.
Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.
* Construction emissions LST
† Operational emissions LST
[1] Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10 percent of mobile emissions will occur on the Project Site.

As shown in Table 5, the Proposed Project's emissions are not anticipated to exceed the thresholds for LSTs. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Health Risk Screening

A focused Health Risk Assessment (HRA) for the Proposed Project has been prepared in accordance with SCAQMD requirements for projects that include gasoline dispensing facilities. The purpose of the HRA is to address potential impacts to sensitive receptors from benzene, which is a toxic air contaminant that may be emitted during gasoline refueling operations. Such risk would be minimal as standard regulatory controls such as the SCAQMD's Rule 461 (Gasoline Transfer and Dispensing) would apply to the Proposed Project in addition to any permits required that demonstrate appropriate operational controls. Furthermore, prior to issuance of a Permit to Operate, each individual gasoline dispensing station would be required to obtain the necessary permits from SCAQMD which would identify the maximum annual throughput allowed based on specific fuel storage and dispensing equipment that is proposed by the operator.

As stated in the HRA, the nearest sensitive receptor is a single-family residence located approximately 82 feet from the proposed fueling area. Based on the established SCAQMD procedure outlined in the SCAQMD Permit Application Package "N", it is estimated that the maximum risk attributable to the proposed gasoline dispensing facilities would be 8.9 in one million for the nearest sensitive receptor and the maximum risk to workers would be 0.7 in one million, both of which are below the SCAQMD cancer threshold of 10 in one million.

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

It is concluded that the maximum cancer risk estimate at any sensitive land use in the vicinity of the Proposed Project would be 8.9 in one million and therefore the Proposed Project would not generate emissions that would cause or result in an exceedance of the applicable SCAQMD cancer threshold. Therefore, the Proposed Project would not have a significant impact with respect to health risks from the gasoline dispensing stations. Impacts are considered less than significant, and no mitigation measures are required.

d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Although, the Proposed Project does not contain uses typically associated with emission of objectionable odors, the Proposed Project is required to comply with SCAQMD Rule 461 to ensure the gasoline vapor from fueling stations are captured and SCAQMD Rule 402 to prevent occurrences of public nuisances. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of Riverside solid waste regulations. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): Riverside County General Plan Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, RCA Associates, Inc. July 2018. Riverside County General Plan.

Findings of Fact:

a-c) **Less Than Significant with Mitigation.** On July 26, 2018, a Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. (RCA). As part of the Biological Assessment, RCA conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the site. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on July 23, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The Project Site is located within the MSHCP Conservation Area. The MSHCP is intended to balance demands of the growth of the western Riverside County with the need to preserve open space and protect species of plants and animals that are threatened with extinction. Additionally, the Project Site is located within the Riverside County Habitat Conservation Plan (HCP) fee area for Stephen's kangaroo rat (Riverside County Habitat Conservation Agency, 1995). Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required.

Section 6 of the MSHCP states that all projects must be reviewed for compliance with plan policies pertaining to MSHCP Reserve Assembly Requirements (Section 6.1.1), Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2), Protection of Narrow Endemic Plant Species (Section 6.1.3), Guidelines Pertaining to the Urban/Wildlands Interface (Section 6.1.4), and Additional Survey Needs and Procedures (Section 6.3.2).

The Biological Assessment identified the presence of the following federal and state listed species: Quino checkerspot butterfly and Stephens kangaroo rat; and wildlife species of special concern including the Burrowing owl, Orange-throated whiptail lizard, Coast horned lizard, and Red-diamond rattlesnake. Special status plants identified in the Assessment included the smooth tarplant and Parry's spine flower.

Federal and State Listed Species

Stephen's kangaroo rat has been documented in the region (Occurrence #159, Bachelor Mtn. quad, California Quad, 2018), with the closest observation (1988) about 2.0 miles north of the Project Site (CNDDB, 2018). According to the CNDDB, the use of the site by the Stephen's kangaroo rat may be very infrequent given the low population levels in the region as well as the lack of any recent sightings.

It was determined that the Project Site does not support suitable habitat for the Quino Checkerspot butterfly due to recently disturbed vegetation and lack of host vegetation. Quino Checkerspot butterfly has been observed in the region (Occurrence #82, Bachelor Mtn,. California Quad) most recently in 2018), (CNDDB, 2018).However, no Checkerspot butterflies were observed during the extensive field investigations conducted on- site. It was determined that appropriate habitat is not present on site for the species due to existing site disturbance.

Wildlife Species of Special Concern and Special Status Plants

The Burrowing Owl is identified as occurring in the region with the nearest sighting (Occurrence #1281, Bachelor Mtn., California Quad, 2018) located about 0.1-miles north of the site. No owls or owl sign (whitewash, etc.) were seen during the survey. Additionally, no suitable (i.e., "occupiable") burrows were observed on the Project Site nor were any man-made structures suitable for burrowing owl nesting (rock crevices, debris piles, etc.) observed on-site. The probability of owls moving onto the Project Site in the future is low based on the results of the field investigations and the absence of any suitable burrows throughout the Project Site.

The Orange-throated whiptail lizard has been documented in the region (Occurrence #138, Bachelor Mtn., California Quad, 2018), with the closest observation (1990) about one-mile southwest of the Project Site (CNDDB, 2018). According to the CNDDB, the use of the Project Site by the orange-throated whiptail lizard may be very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Coast horned lizard has been documented in the region (Occurrence # 768, Bachelor Mtn., California Quad, 2018), with the most recent observation (2008) located approximately three miles east of the Project Site (CNDDB, 2018). According to the CNDDB, the use of the Project Site by the coast horned lizard is considered very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Red-diamond rattlesnake has been documented in the region (Occurrence #108, Bachelor Mtn, California Quad, 2018), with the most recent observation (2006) located approximately two miles north of the Project Site (CNDDB, 2018). According to the CNDDB, the use of the Project Site by the red-diamond rattlesnakes is considered very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Smooth tarplant has been observed in the region (Occurrence #52, Bachelor Mtn., California Quad, 2018), with the most recent documented sighting occurring approximately two miles south of the Project Site (CNDDB, 2018). However, no tarplants were observed during the extensive field investigations conducted on-site.

Parry's spineflowers were identified in the region (Occurrence #110, Bachelor Mtn., California Quad, 2018). The most recent documentation was recorded in 2011 (CNDDB, 2018), approximately 1.5 miles southeast of the Project Site. This particular plant species is found primarily in chaparral and cismontane woodlands but may also occur in coastal sage scrub and grassland habitat; however, no spineflower was observed during the extensive field investigations conducted at the Project Site.

Riverside fairy shrimp are known only from ephemeral pools in farmlands and similar open, flat terrain. Fairy shrimp are confined to temporary pools that fill in spring and evaporate by late spring to early summer. None of these conditions (i.e., depressions, hydric soils, etc.) were observed on-site and all soils are mapped as sandy and do not retain water. No features are present that would support fairy shrimp (i.e., standing water).

Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, RCA states that there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of the Best Management Practices (BMPs) as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. Additionally, the Project Site is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen's kangaroo rat. Therefore, possible significant adverse impacts have been identified or are anticipated and the mitigation measures (BIO-1 through BIO-3) are required as a condition of project approval, in accordance with the recommendations provided by RCA, to reduce these impacts to less than significant levels.

d) **No Impact.** According to the MSHCP (Figure 3-2: Schematic Cores and Linkages Map), there are no documented terrestrial migration corridors in the vicinity of the Project Site. The Project Site is within a moderately developed portion of the French Valley and it is not anticipated that the site is used for migration, movement or dispersal of wildlife. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

e, f) **No Impact.** Under the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby freshwater source, or areas with freshwater flow during all or a portion of the year. However, the Habitat Assessment and MSHCP Consistency Analysis states that there are no jurisdictional drainages within the Project Site. No impacts would occur.

Vernal pools are defined by the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. The Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis of the Project Site states that there is no evidence of vernal pools or other wetland features were recorded on site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. The Project Site does not support conditions suitable for the formation of vernal pools. Additionally, the soils are unsuitable for the formation of long-term ponds, and no obligate wetland perennial plant species typical of vernal pools were observed. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

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

g) **No Impact.** With implementation of the above mitigation measures for compliance with the MSHCP, the Proposed Project would not conflict with or have any adverse impact on any local policies or ordinances protecting biological resources. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation:

Mitigation Measure BIO-1:

Grading and vegetation removal activities shall be conducted outside of the nesting bird season, which is typically from February 1 through August 31. If grading and clearing activities must occur during the nesting season, a nesting bird survey shall be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions will be required. If nesting birds are observed on site, no impacts shall occur within 300 feet (500 feet for raptors) of any active nests. Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.

Mitigation Measure BIO-2:

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site in the immediate vicinity, the County Environmental Programs Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

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

Mitigation Measure BIO-3:

The site is located within the known distribution of the listed Stephens kangaroo rat and the species could potentially inhabit the site. Prior to the issuance of grading permits, the Project Proponent shall pay mitigation fees as required by the MSHCP.

CULTURAL RESOURCES Would the project:				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source(s): On-site Inspection, Cultural Resources Technical Memorandum, Rincon Consultants, Inc., October 2018.

Findings of Fact:

a, b) **No Impacts.** In October 2018, Rincon Consultants, Inc. (Rincon) completed a Cultural Resources Technical Memorandum for the Project Site. The memorandum included an archaeological records search, Native American outreach, and a field survey (available at the County offices for review). A search of the California Historical Resources Information System (CHRIS) was completed by Rincon on October 5, 2018, at the Eastern Information Center (EIC) located at the University of California, Riverside. Thirteen of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site and the Project would not negatively impact any of these resources. Therefore, development of the Proposed Project would not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5. No significant impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

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

Source(s): On-Site Inspection, Project Application Materials, Cultural Resources Technical Memorandum prepared by Rincon Consultants, October 2018.

Findings of Fact:

a, b) **Less Than Significant with Mitigation Incorporated.** A search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) located at the University of California, Riverside, was completed on October 5, 2018. The search was performed to identify all previously conducted cultural resources studies and identified cultural resources within the project site and a 0.5-mile radius surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list.

The EIC records search identified 35 cultural resource studies that have been performed within a 0.5-mile radius of the project site. Although the EIC maps indicate that three of these studies (RI-4933, RI-4934, and RI-7435) are located within the Project Site, a review of the reports indicates that RI-4933 and RI-3934 are both situated immediately north of the current Project Site at the northwest corner of the Auld and Leon road intersection. A Phase I Cultural Study (RI-7435) of the current Project Site was conducted by McKenna (2007). The study yielded no evidence of cultural resources within the project area.

A total of 14 previously recorded cultural resources have been documented within a 0.5-mile radius of the Project Site. As previously stated, 13 of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

The records search revealed no evidence of cultural resources within the Project area. Although the lack of surface evidence of prehistoric archaeological resources does not preclude their subsurface existence, no prehistoric archaeological resources were found in the area immediately adjacent to the Project Site. The Proposed Project is not anticipated to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5. In the event of an unanticipated find, Mitigation Measures CR-1 through CR-3 shall be implemented to avoid potential impacts to archeological resources.

c) **Less Than Significant with Mitigation Incorporated.** The Proposed Project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries. In the event of an unanticipated find, Mitigation Measure CR-4 shall be implemented to avoid potential impacts to archeological resources.

Mitigation:

Mitigation Measure CR-1:

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

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

Mitigation Measure CR-2:

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied:

a) Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b) If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic

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

Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

Mitigation Measure CR-3:

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Mitigation Measure CR-4:

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Monitoring: Monitoring is required as described in Mitigation Measures CR-1, CR-2 and CR-3.

ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

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

Source(s): Riverside County General Plan Figure OS-5 "Renewable Energy Resources", Riverside County Climate Action Plan ("CAP"), Southern California Gas Company-List of Communities Served, California Electric Utility Service Areas Map (https://ww2.energy.ca.gov/maps/serviceareas/Electric_Service_Areas_Detail.pdf)

Findings of Fact:

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades.

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Electricity

The Proposed Project would be serviced by Southern California Edison (SCE). SCE has developed an integrated framework called "Clean Power" and "Electrification Pathway" to fight climate change and improve air quality. It builds upon existing state policies to achieve California's environmental goals, including reducing greenhouse gases (GHG) emissions by 40 percent from 1990 levels by 2030 and by 80 percent by 2050, as well as reducing nitrogen oxides and other health-harming pollutants in areas of the state with the highest levels of air pollution by 2032.

By 2030, it calls for:

- an electric grid supplied by 80 percent carbon-free energy;
- more than 7 million electric vehicles on California roads; and
- using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings.

Natural Gas

The Project Site and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and have no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Electric powered equipment shall be implemented as development furthers. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

During operations of the Proposed Project, the use of fuel would be generated by visitors, trips by maintenance staffs, employee vehicle trips and trucks. The Proposed Project is the development of a convenience store, gas station, drive-thru and car wash. The Proposed Project is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. The fuel use related with truck (i.e., fuel and goods delivery) and vehicle trips produced by the Proposed Project would not be considered inefficient, wasteful, or unnecessary. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

a, b) **Less than Significant Impact.** The County is home to over 4,000 wind turbines generating electricity at 21 commercial wind farms in the San Gorgonio Pass area, four large-scale commercial solar facilities in the eastern desert region, six hydroelectric facilities, three biogas/fuel cell facilities associated with wastewater treatment plants and six biomass facilities utilizing landfill methane capture and operated by the County directly.

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

The Riverside County General Plan includes a Climate Action Plan (CAP). Through the CAP the County of Riverside has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment.

Construction of the Proposed Project would be temporary and limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would save fuel. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, paving, and building construction. The County's permissible hours for construction is 7:00 a.m. to 6:00 p.m. on non-holiday weekdays, including Saturdays. As on-site construction activities would be restricted between these hours, it is anticipated that the use of construction lighting would be minimal.

The State's Title 24 energy efficiency standards are widely regarded as the most advanced energy efficiency standards. These standards help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Policy OS 16.1 of the County of Riverside's General Plan reinforces the implementation and enforcement of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. The Policy also encourages establishing mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. The Proposed Project would be required by State law to comply with the Title 24 energy efficiency standards and shall abide by the CAP. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"

Findings of Fact:

While the County of Riverside is at risk from many natural and man-made hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects and can overwhelm the ability of local jurisdictions to respond.

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

Most of the movement between the plates occurs along the San Andreas fault, which bisects Riverside County. The rest of the motion is distributed among northwest-trending, strike-slip faults of the San Andreas system (principally the San Jacinto, Elsinore, Newport-Inglewood and Palos Verdes faults), several east-trending thrust faults that bound the Transverse Ranges and the Eastern Mojave Shear Zone (a series of faults east of the San Andreas, responsible for the 1992 Landers and the 1999 Hector Mine earthquakes).

The major state legislation regarding earthquake fault zones is the Alquist-Priolo Earthquake Fault Zoning Act. In 1972, the State of California began delineating "Earthquake Fault Zones" (called "Special Studies Zones" prior to 1994) around and along faults that are "sufficiently active" and "well defined" to reduce fault-rupture risks to structures for human occupancy (Public Resources Code [PRC] Sections 2621–2630). The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.

a) **Less Than Significant Impact.** The Project Site is not located in an Alquist-Priolo Earthquake Fault Zone or County of Riverside Earthquake Fault Study Zone. The closest fault to the Project Site is the Elsinore Earthquake Fault Study Zone, located approximately 4.25 miles southwest of the site. Since active faults are not known to cross the Project Site, the potential for ground rupture is considered negligible. Additionally, light to moderate shaking at the site can be expected to occur during the lifetime of the Proposed Project; however, the Project Site is located outside any fault hazard zones. Therefore, less than significant adverse impacts are identified and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) **Less Than Significant Impact.** Liquefaction occurs when loose, unconsolidated, water-laden soils are subjected to shaking as a result of an earthquake, causing the soils to lose cohesion. The possibility of liquefaction occurring at a Project Site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, plasticity, relative density, and confining pressures of the soil at the Project Site. As shown on Figure S-3 of the Riverside County General Plan, the Project Site has a very low liquefaction susceptibility. Therefore, implementation of the Proposed Project would not expose people to adverse liquefaction hazards. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source(s): Riverside County General Plan: Safety Element Figure S-16 "Documented Subsidence Areas Map"

Findings of Fact:

In Riverside County, earthquake-triggered geologic effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches. Earthquake risk is very high in the most heavily populated western portion of the County and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto. Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. For new development, the Riverside County Building and Safety Department enforces current building codes. Building codes establish specific site investigation requirements and define various standards by which hillside projects are assessed.

a) **Less Than Significant Impact.** According to Figure S-16 of the County's General Plan Safety Element, the Project Site is located in an area considered to have a "Very High" ground-shaking risk. Threats are significant to developments such as the Proposed Project. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. The Proposed Project would be required to comply with all applicable California Building Code (CBC) requirements to ensure impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General: Plan Southwest Area, Plan Figure 13, "Slope Instability".

Findings of Fact:

a) **Less Than Significant Impact.** According to the County's Southwest Area Plan Figure 13, Slope Instability, the Project Site is considered to have low to no susceptibility to seismically induced landslides and rockfalls. The Project Site is not located on a geologic unit or soil that is considered unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide. Therefore, no significant adverse impacts have been identified or are anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source(s): Riverside County General Plan: Safety Element Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) **Less Than Significant Impact.** The Project Site is located in an area identified as susceptible to subsidence as shown on Figure S-7 of the County's General Plan Safety Element. Ground subsidence and associated fissuring in Riverside County have resulted from both falling and rising ground water tables. The Proposed Project is anticipated to comply with the California Building Code which would address any potential impacts to unstable soils. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): Project Application Materials

Findings of Fact:

a) **No Impact.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is located approximately two miles west of Lake Skinner. However, the Riverside County General Plan does not identify the Project Site as occurring in an area at risk from seiches. No volcanoes occur on or near the Project Site, and given the relatively level elevations at the site, no impacts from mudflow are anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): Project Application Materials, Riverside County General Plan: Southwest Area Plan, Figure 13 "Southwest Area Plan Steep Slope" & Figure 14 " Southwest Area Slope Instability"

Findings of Fact:

a, b) **Less Than Significant Impact.** The topography of the Project Site is relatively flat. The Proposed Project would not significantly alter the topography on-site or result in cut/fill slopes greater than 2:1. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) **No Impact.** The Proposed Project would connect to existing sewer lines. The grading of the Project Site would not affect or negate subsurface sewage disposal systems. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map

Findings of Fact:

a) **Less Than Significant Impact.** During the development of the Project Site, which would include disturbance of 1.66 acres of the 4.16-acre Project Site, project-related dust may be generated due to the operation of grading equipment or high winds. As shown in Figure S-8 of the County's General Plan Safety Element, the Project Site is rated "moderate" for wind erodibility. As with any project that requires site preparation and grading, the Proposed Project would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion.

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

Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project would be subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit include: clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Impacts are considered less than significant, and no mitigation measures are required.

b) **Less Than Significant Impact.** Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and type of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins. According to the United States Department of Agricultural (USDA) Soil Conservation Service Soil Surveys, there are four soil types on the Project Site. The Project Site is composed mainly of Buchenau silt loam (BkC2). The USDA states that drainage of Buchenau silt loam is well to moderately well drained, and therefore does not include characteristics associated with an expansive soil. Additionally, the Proposed Project would be required to abide by the Riverside County Building Code to ensure all project materials are satisfactory to acceptable standards. The Project Site plan would also be subject to review and approval by the County of Riverside. Therefore, impacts are considered less than significant and no mitigation measures are required.

c) **No Impact.** The Proposed Project would connect to existing sewer lines. The grading of the Project Site would not affect or negate subsurface sewage disposal systems. No septic tanks or alternative waste water disposal systems are proposed as part of the Project. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blows and from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Preliminary Hydrology Study and Drainage Analysis, Preliminary Water Quality Management Plan

Findings of Fact:

a) **Less Than Significant Impact.** As shown in Figure S-8 of the County's General Plan Safety Element, soils that occur at the Project Site are rated "moderate" for wind erodibility. As with any

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

movement of soil, development of the Project Site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. As previously discussed, the Project would be required to prepare a SWPPP and WQMP to ensure potential impacts from erosion are reduced to the extent feasible. The SWPPP and WQMP would address any issues related to potential erosion. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials. CalEEmod version 2016.3.2.

Findings of Fact:

a) **Less Than Significant Impact.** Emissions associated with the construction and operation of the Proposed Project were estimated using the CalEEMod version 2016.3.2. Construction is anticipated to begin in spring of 2020 and be completed in early 2021. Other parameters which are used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilized the CalEEMod defaults. The operational mobile source emissions were calculated using the Traffic Impact Analysis (TIA) prepared by Ganddini Group Inc., in November 2019. The TIA determined that the Proposed Project would generate approximately 2,464 total daily trips. The anticipated total daily trips were used in the CalEEMod Version 2016.3.2 model to estimate the operational mobile source emissions.

Many gases make up the group of pollutants which contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO_2), Methane (CH_4), and Nitrous oxide (N_2O). The County of Riverside Climate Action Plan (CAP) provides guidance on Riverside County's GHG Inventory reduction goals, thresholds, policies, guidelines, and implementation programs. The CAP, prepared in accordance with SCAQMD, recognizes an annual GHG threshold of 3,000 $MTCO_2e$ per year to identify projects that are considered to be less than significant regarding GHG impacts. As such, the modeled emissions anticipated from the Proposed Project compared to the CAP threshold are shown below in Table 6 and Table 7.

Table 6
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20
Site Preparation	1.6	0.0	0.0
Grading	2.6	0.0	0.0
Building Construction	152.1	0.0	0.0
Paving	6.5	0.0	0.0
Architectural Coating	1.5	0.0	0.0
Total MTCO2e	**165.0**		
CAP Threshold	3,000		
Significant	**No**		

Source: CalEEMod.2016.3.2 Annual Emissions.

Table 7
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20
Area	0.0	0.0	0.0
Energy	43.5	0.0	0.0
Mobile	428.6	0.2	0.0
Waste	5.3	0.3	0.0
Water	1.1	0.0	0.0
Total MTCO2e	**473.9**		
CAP Threshold	3,000		
Significant	**No**		

Source: CalEEMod.2016.3.2 Annual Emissions.

As shown in Table 6 and Table 7, the Proposed Project's emissions would not exceed the CAP's 3,000 $MTCO_2e$ threshold of significance. Therefore, impacts would be less than significant, and no mitigation measures are required.

b) **Less Than Significant Impact.** As referenced above, the County of Riverside CAP (approved in December 2019) contains guidance on Riverside County's GHG Inventory reduction goals, thresholds, policies, guidelines, and implementation programs. In particular, the CAP elaborates on the General Plan goals and policies relative to the GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside.

The CAP was designed under the premise that the County of Riverside, and the community it represents, is uniquely capable of addressing emissions associated with sources under Riverside County's jurisdiction, and that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The County of Riverside developed the CAP with the following purposes in mind:

- Create a GHG emissions baseline from which to benchmark GHG reductions.

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

- Provide a plan that is consistent with and complementary to: the GHG emissions reduction efforts being conducted by the State of California through the Global Warming Solutions Act (AB32 & SB32), federal government through the actions of the Environmental Protection Agency (EPA), and the global community through the Kyoto Protocol.

- Guide the development, enhancement, and implementation of actions that reduce GHG emissions.

- Provide a policy document with specific implementation measures meant to be considered as part of the planning process for future development projects.

By implementing the CAP, the County of Riverside is able to determine that projects that are consistent with the plan will not have significant GHG-related impacts. Coordination with CARB, SCAQMD, and the State Attorney General's office ensures that the inventories and reduction strategies presented in the CAP adequately address the County of Riverside's emissions. The CAP, prepared in accordance with SCAQMD, recognizes an annual GHG threshold of 3,000 $MTCO_2e$ per year to identify projects that are considered to be less than significant regarding GHG impacts. As demonstrated in Table 6 and Table 7, above, the Proposed Project would not exceed the CAP annual threshold; and therefore, the Proposed Project does not conflict with local or regional GHG plans. Thus, impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

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

Source(s): Project Application Materials, Riverside County General Plan: Safety Element, Phase I Environmental Site Assessment, Geo-CAL, Inc., December 26, 2018.

Findings of Fact:

a, b) **Less Than Significant Impact.** Components of the Project that may involve potential impacts from hazardous materials include a fueling station, the fueling station would be composed of eight fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel.

The Project Proponent would be required to prepare a Spill Contingency Plan with the County of Riverside Hazardous Materials Department and all operations of the fueling station and related USTs would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials. Therefore, impacts associated with long-term operation would not result in significant impacts.

The fueling station would be directly connected to a fuel spill holding tank which would discharge to an underground basin for water quality purposes. An underground basin is proposed to provide water quality treatment of site runoff. Runoff from the Project Site would enter the basin before being released off-site. As part of project operations and in according with the Proposed Project's Water Quality Management Plan (WQMP), the basin would be inspected annually per manufacturer's specifications. Accumulated debris and gross pollutants or sediment would be removed and the basin cleaned as needed.

Development of the Proposed Project would disturb approximately 1.66 acres, and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit would include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) to control and abate pollutants. Implementation of Mitigation Measure WQ-1 as provided in Section 23 of this Initial Study, would ensure that potential impacts associated with the release of hazardous materials to the environment are reduced to a less than significant level. Therefore, impacts would be less than significant and no mitigation measures are required.

c) **Less Than Significant Impact.** According to the County's General Plan Figure S-14, Inventory of Emergency Response Facilities, the Project Site does not contain any emergency facilities and does not occur adjacent to an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. Access provided via Leon Road and Auld Road would be maintained for ingress/egress at all times. Therefore, impacts would be less than significant and no mitigation measures are required.

d) **No Impact.** French Valley Elementary School is the nearest school to the Project Site and is located approximately 1.35 miles northeast of the Project Site. Since no existing or proposed schools occur within one-quarter mile of the Project Site, no impacts are identified or anticipated and no mitigation measures are required.

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

e) **No Impact.** A Phase I Environmental Site Assessment was prepared for the Project Site by Geo-CAL, Inc. (GCI) in December 2018. The report concluded that the Project Site does not occur on a hazardous material site, as listed pursuant to Government Code Section 65962.5. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations" and Figure C-5 "Airport Influence Areas" Riverside County Airport Land Use Compatibility Plan

Findings of Fact:

a-d) **Less Than Significant Impact.** The Project Site is located approximately 0.35 miles east of the French Valley Airport. According to Figure 5 of Riverside County General Plan Southwest Area Plan, the Project Site occurs within Compatibility Zone D. The Riverside County French Valley Airport Land Use Compatibility Plan states that an average of 150 people per acre is permitted on a site and up to 450 people are allowed to occupy any single acre of the site. The County General Plan states that the Compatibility Zone D prohibits uses of highly noise-sensitive outdoor nonresidential uses and hazards to flight. Uses within Compatibility Zone D area subject to development conditions including airspace restrictions for objects greater than 70 feet tall. Discouraged uses within the zone include children's schools, hospitals and nursing homes. The Proposed Project would not require a review by the Airport Land Use Commission as no noise sensitive uses (i.e., schools, hospitals) or structures exceeding 70 feet in height are proposed. Therefore, the Proposed Project is anticipated to have a less than significant impact to airport hazards. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan: Safety Element, Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone,"; Riverside County Flood Control District Flood Hazard Report/ Condition; W&W Land Design Consultants, Inc: Preliminary Water Quality Management Plan; Rancho California Water District, 2015 Urban Water Management Plan

Findings of Fact:

a, i) **Less Than Significant with Mitigation.** The Proposed Project would disturb the 1.66 acres of the 4.16-acres site and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Stormwater Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP). In July 2018, a Preliminary WQMP for the Proposed Project was prepared by W&W Land Design Consultants, Inc, to comply with the requirements of the County of Riverside and the NPDES Area Wide Stormwater Program. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure potential impacts are reduced to less than significant, **Mitigation Measure WQ-1** shall be implemented.

b) **Less Than Significant Impact.** The Project Site is located within the service area of the Eastern Municipal Water District (EMWD). As stated in the 2015 Eastern Municipal Water District Urban Water Management Plan (UWMP), RCWD utilizes water from imported water. The majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Imported water is delivered to EMWD either as potable water treated by Municipal Water District (MWD), or as raw water that EMWD can either treat at one of its two local filtration plants or deliver as raw water for non-potable uses. EMWD's local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. Groundwater in portions of the West San Jacinto Basin is high in salinity and requires desalination for potable use. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system.

According to the UWMP, during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use category and therefore would result in the requirement of water supply that is already anticipated by the Riverside County General: Southwest Plan Area and evaluated in the UWMP. There are no groundwater recharge facilities in the area; the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. Impacts would be less than significant, and no mitigation measures are required.

c) **Less Than Significant Impact.** The WQMP states that through Project development, post development will maintain existing drainage patterns to direct runoff towards the northwest to the proposed on-site basin. Post-development flows will be conveyed to a single bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin would be designed to retain 3,000 CF of runoff. Design capacity was based on Riverside County WQMP Design guidelines for storage Volume of BMP, 85th percentile, 24-hour Rainfall Depth and a 100-Year storm event. Therefore, the Project would be designed to achieve greater than 100% on-site retention.

There are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to the WQMP, the Proposed Project is not anticipated to substantially increase the rate or amount of

surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts are considered less than significant, and no mitigation measures are required.

d) **Less Than Significant Impact.** During development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb approximately 1.66 acres and therefore is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Therefore, a less than significant impact would occur, and no mitigation measures are required.

e, f) **Less Than Significant Impact.** The Project Site has been previously disturbed because of routine discing/maintenance for weed abatement purposes. The Proposed Project entails the construction and operation of an 8-island fueling station and a 7,250 square-foot convenience store with an attached drive-thru for food pick-up and an attached 1,870 square-foot carwash. The WQMP states that through Project development, post development will maintain the existing drainage pattern to keep the runoff draining Northwesterly to a proposed storm drain system along Leon Road. Post-development flows will be conveyed to one bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin design would allow the retention of 3,000 CF of runoff. Therefore, the WQMP is designed to achieve greater than 100% on-site retention.

With adherence to the WQMP, the Proposed Project is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, less than significant impacts would occur and no mitigation measures are required.

g, h) **Less Than Significant Impact.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is located approximately 2.22 miles west of Lake Skinner. However, the Riverside County General Plan does not identify the Project Site as an area of risk for seiches. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. Figure S-10 "Dam Failure Inundation Zone does not identify the Project Site as an area at risk for dam failure inundation. Additionally, the Project Site is not in a Special Flood Hazard Areas as shown on Figure S-9 of the Riverside General Plan: Safety Element. Therefore, the Proposed Project is not anticipated to risk release of pollutants due to project inundation. Thus, impacts are considered less than significant and no mitigation measures are required.

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

Mitigation:

Mitigation Measure WQ-1:

The Project Proponent shall implement all Non-Structural Source Control Best Management Practices (BMPs) and Structural Source BMPs as listed in the final Water Quality Management Plan to be approved by the County.

Monitoring:

Monitoring for Measure WQ-1:

Planning staff shall verify implementation of the above mitigation measure throughout construction/on-site inspections. The verification shall be completed throughout construction of the project, and periodically during operation.

LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source(s): Riverside County General Plan: Southwest Area Plan.

Findings of Fact:

a,b) **No Impact.** The Proposed Project is located in French Valley, an unincorporated area within Riverside County. The Riverside County Map My County (accessed 2/20/2020) identifies the Project Site as within the Commercial Office land use deisgnation, and is within the Scenic Highway Commercial (C-P-S) zone. The C-P-S zone conditionally allows for service stations and convenience stores, including the sale of beer and wine for off-premises consumption. The Proposed Project including the operation of an eight island fueling station and convenience store with the sale of beer and liquor is conditionally permitted within the C-P-S Zone. Surrounding land use designations for the adajcent properties includes: Business Park to the east and south, Public Facilities to the west, and Commercial Tourist to the north. Surrounding land uses include scattered single-family residential to the east, vacant land to the north and south and the Riverside County Southwest Justice Center to the west. The Proposed Project is conditionally permitted within the C-P-S Zone and would not divide an established community. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

a, b) **Less Than Significant Impact**. As shown in the County's General Plan Figure OS-6, the Project Site occurs in an area identified as Mineral Resource Zone-3 (MRZ-3). Areas identified as MRZ-3 include areas mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The Project Site occurs in area designated for Commercial Office uses. The proposed uses for the Project Site would be consist with the General Plan and under the existing land use designation, would not be permitted for mining. Similarly, adjacent uses and current zoning in the surrounding area (i.e., commercial and scattered single-family residential) would not be consistent with mining activity. Therefore, a less than significant impact would occur and no mitigation measures are proposed.

c) **No Impact.** No existing or abandoned mines occur on the Project Site or in the vicinity. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; Riverside County General Plan: Southwest Area Plan, Figure 5 "French Valley Influence Area"

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

Findings of Fact:

a, b) **Less Than Significant Impact.** The Project Site is located approximately 0.35 miles east of the French Valley Airport. According to the County's Southwest Area Plan Figure 5, the Project Site is located within Compatibility Zone D. The Riverside County Airport Land Use Compatibility Plan for the French Valley Airport states that Compatibility Zone D is permitted to allow an average of 150 people per acre on a site and up to 450 people shall be allowed to occupy any single acre of the site. The Riverside County General Plan Southwest Area Plan states that the Compatibility Zone D prohibits noise-sensitive outdoor nonresidential uses and hazards to flight. The Proposed Project will not include noise-sensitive uses (i.e., schools, hospitals) and would have noise sources consistent with commercial activity (i.e., vehicles, people). Impacts are considered less than signficant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Riverside County Ordinance 847, Ganddini Group Inc - "Auld at Leon Gas Station and C-Store: Noise Impact Analysis"

Findings of Fact:

a) **Less Than Significant with Mitigation Incorporated.** Ganddini Group Inc. (Ganddini) prepared a Noise Impact Analysis for the Proposed Project in Analysis in February 2020. Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The L_{eq} is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches,

hospitals, single- and multiple-family residences, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses that may be affected by the Proposed Project's generated noise include the residential uses located adjacent to the east of the Project Site, those approximately 0.2 miles to the south, and those northeast of the Project Site. The County Judicial System offices to west of the Project Site may also be affected by project construction and/or operational noise.

Construction

Temporary or periodic increases in ambient noise levels in the Project vicinity would occur when events such as construction activities occur. Daytime existing ambient noise levels range between 47.2 and 60.9 dBA and nighttime existing ambient noise level range between 40.7 and 51.5 dBA. Modeled unmitigated construction noise levels when combined with existing measured noise levels would range between 51.3 dBA Leq and 75.1 dBA Leq at sensitive receptors. While these events would increase ambient noise levels, they are typically short-term increases. The County regulates such activities through Ordinance: 847 "Regulating Noise" which states that construction shall not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and shall not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. According to the Noise Impact Analysis, construction equipment is anticipated to be in use at a distance of at least 26 feet or more from nearest receptor (adjacent residence) and that construction would not occur during the noise sensitive nighttime hours. With adherence to the National Institute for Occupational Safety and Health, Riverside County's Ordinance and Mitigation Measures N2 through N-7 (see below), potential adverse impacts associated with construction noise are anticipated to be less than significant.

Operation

The Project Site occurs within the Commercial Office land use designation of the County's General Plan. The commercial noise level standards were reviewed to identify the severity of the impact from project-related uses. According to the County of Riverside, the operational noise level shall not exceed an exterior noise level of 65 dBA L_{eq} during the daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA L_{eq} during the nighttime hours (10:00 p.m. to 7:00 a.m.) for Commercial Office uses. The Noise Impact Analysis states that the project is proposed to operate 24 hours a day seven days per week. Mitigation Measure N-1(see below) will ensure no use of the car wash and vacuums between the nighttime hours of 10:00 PM and 7:00 AM. With incorporation of modified operational hours of the car wash and vacuums, the modeled nighttime peak hour operational noise levels ranged between 41 and 45 dBA Leq at adjacent and nearby properties. Therefore, with incorporation of mitigation restricting the hours of operation of the car wash and vacuums, the Proposed Project would not violate the County's nighttime noise standard of 45 dBA Leq.

Daytime existing ambient noise levels range between 47.2 and 60.9 dBA. The modeled daytime peak hour operational noise levels are expected to range between 47 and 53 dBA Leq. These noise levels would cause an increase of approximately 3.3 dB over the existing measured ambient noise level at Receiver 4. With incorporation of the modified operational hours of the car wash and vacuums, the modeled nighttime peak hour operational noise levels ranged between 41 and 45 dBA Leq at all nearby sensitive receptors. Nighttime existing ambient noise level range between 40.7 and 51.5 dBA. These modeled nighttime noise levels would result in increases ranging between 0.3 to 4.3 dB over the existing measured ambient noise level at all

the modeled receivers. Therefore, increases in ambient noise levels due to both daytime and nighttime peak hour operation of the Proposed Project, will not exceed 5 dB at nearby and adjacent properties and the project would not result in substantial increases in ambient noise levels. Therefore, adherence to Ordinance: 847 "Regulating Noise" and adherence to Mitigation Measure N-1 through N-7 to reduce impacts to less than significant levels is required as a condition of project approval to reduce impacts to less than significant levels.

b) **Less Than Significant Impact.** The General Plan states that another annoyance related to noise is vibration. As with noise, vibration can be described by both its amplitude and frequency. Amplitude may be characterized by displacement, velocity, and/or acceleration. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration. Ground vibration associated with earth movement at the Project Site during construction may occur. Construction equipment is anticipated to be in operation at a distance of at least 26 feet or more from any receptor. Temporary vibration levels associated with project construction are anticipated to be less than significant. However, to ensure potential adverse impacts are less than significant, the Proposed Project shall adhere to County of Riverside Code and Mitigation Measures N-1 through N-7.

Mitigation:

Mitigation Measure N-1:

The Project Proponent shall ensure that no car wash activities (including vacuums) shall occur between the nighttime hours of 10:00 p.m. and 7:00 a.m.

Mitigation Measure N-2:

During all excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

Mitigation Measure N-3:

The contractor shall place all stationary construction equipment and all equipment staging areas so that emitted noise and vibrations are directed away from and the greatest distance from noise sensitive receptors nearest the Project Site.

Mitigation Measure N-4:

Construction Equipment shall be shut off and not left to idle when not in use.

Mitigation Measure N-5:

Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded (i.e., acoustic blankets and/or one-inch thick plywood) and shall be directed away from sensitive receptors.

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

Mitigation Measure N-6:

The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project Site during construction.

Mitigation Measure N-7:

The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (6:00 a.m. and 6:00 p.m. during the months of June through September; and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May).

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☐	☒	☐

Source(s): County of Riverside General Plan Figure OS-8 "Paleontological Sensitivity," County of Riverside Environmental Impact Report: Cultural and Paleontological Resources

Findings of Fact:

a) **Less Than Significant Impact.** According the Figure OS-8 of the County of Riverside's Open Space Element, the Project Site is located in area that is consider low for paleontological sensitivity. The Project Site does not include any unique geological features (i.e., rock outcroppings, etc.). However, during construction, grading and earthmoving activities may uncover unique paleontological resources. To ensure less than significant impacts occur, the Proposed Project is subject to conditions of approval prior to issuance of grading permits:

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development, the Project will need to comply with the following conditions:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata.

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

Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.
* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Mitigation: No mitigation is required.

Monitoring: Monitoring is required as described in conditions of approval listed above.

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

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

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

Findings of Fact:

a-c) **Less Than Significant Impact**. The Project Site is currently vacant and therefore, development of the Project would not displace any people or housings. The Proposed Project includes the construction and operation of a fueling station and convenience store with an attached drive-thru for food pick-up and carwash. No housing is proposed as part of the Project. The Project Site is served by an existing public roadway system and utility infrastructure exists to serve the Project. As such, implementation of the Proposed Project would not result in significant direct or indirect growth in the area. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services	☐	☐	☒	☐

Source(s): Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

Less Than Significant Impact. Riverside County provides fire and emergency services to the unincorporated communities of Riverside County. The department consists of 100 fire stations within the County the nearest of which is Station No. 83 (French Valley Fire Station) located less than one-mile southwest of the Project Site. The Proposed Project is required to provide fire safety and suppression including appropriate building materials, fire sprinklers, and paved fire access. The Project Site occurs within an existing fire service area. Review of site plans by the County Fire Department would ensure appropriate access and turning radius for fire apparatus is provided. In addition, developer impact fees would be collected at the time of building permit issuance to provide funding for necessary service increases associated with growth and development in the County. Therefore, impacts would be less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan, City of Perris General Plan

Findings of Fact:

Less Than Significant Impact. The Riverside County Sheriff's Department provides law enforcement services to the Project Site and surrounding area. The closest Riverside County Sheriff station is located less than one-quarter mile east of the Project Site at 30755-A Auld Road in Murrieta. The Proposed Project includes the construction and operation of a fueling station and convenience store with attached drive-thru for food pickup and attached carwash. The proposed use is consistent with the General Plan and is a conditionally permitted use within the C-P-S Zone. Implementation of the Proposed Project would not create an increase in demand of police services as development of the Project Site with a commercial use was anticipated during review of the County's General Plan. In addition, developer impact fees are collected at the time of building permit issuance. Therefore, with payment fees, impacts would be reduced to less than significant levels and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒

Source(s): Riverside County General Plan

Findings of Fact:

No Impact. The Murrieta Valley Unified School District provides school services for the Project Site. Construction and operation of new school facilities would be funded through school impact fees assessed on new developments that occur within the school district. The Proposed Project is not anticipated to increase population growth within the area, as the addition of 12 full-time employees would likely come from nearby communities, and therefore would not generate new students. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. Library services for the Project Site and surrounding area are provided by the County of Riverside Library Services System. The nearest library to the Project Site is Riverside County's Grace Mellman Community Library located approximately five miles southwest of the Project Site. The Proposed Project is not expected to have a significant impact on libraries services as no residential uses are proposed and no significant increase in population would result. The 12 full-time employees for the Proposed Project are anticipated to come from the local community. The collection of developer impact fees at the time of building permit issuance would ensure potential impacts to library services are reduced to a less than significant level. Therefore, with the payment of fees, impacts would be reduced to less than significant levels and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☒	☐

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

Findings of Fact:

Less Than Significant Impact. Health Services are provided by several facilities within the regional. The nearest hospital to the Project Site is the Loma Linda University Medical Center located at 28062 Baxter Road in Murrieta, which is approximately 3.7 miles northwest of the Project Site. The Loma Linda University Medical Center provides the following services: behavioral health, neurology, primary care, cancer center, primary care neurosurgery, rehabilitation, heart & vascular, orthopedics, and transplants. The Project does not include any residential uses or result in any significant population increase that would generate additional demand for health services. No new/upgraded healthcare facilities would be necessary. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

Findings of Fact:

a-c) **Less Than Significant Impact**. Recreational services for the Project Site and surrounding area are provided by Riverside County's Regional Parks Open Space District. The Proposed Project would not induce residential development and would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any facilities would result. The Proposed Project would include 12 full-time employees that would likely come from the local area or nearby communities. According to Riverside County: Map My county (accessed 2/10/2020), the Project Site is within tax rate Community Service Area 152, which will require the Proposed Project to pay taxes towards street sweeping. Additionally, the collection of developer impact fees would ensure impacts to recreational facilities are reduced to a less than significant level. Therefore, impacts to recreational facilities would be less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails a) Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure C-7 Trails and Bikeway System

Findings of Fact:

a) **No Impact.** According to Riverside County General Plan Figure C-7, there are no trail systems that occur on or near the Project Site. The Proposed Project includes the construction and operation of a fueling station and convenience store with an attached drive-thru for food pick-up and carwash. No construction or the expansion of a trail system are proposed. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Traffic Impact Analysis

Findings of Fact:

a, b) **Less Than Significant with Mitigation.** A Traffic Impact Analysis (TIA) was prepared by Ganddini in November 2019 (available at the County for review) to provide an assessment of potential traffic impacts resulting from a proposed fueling station and convenience store. The purpose of the TIA was to evaluate the potential circulation system deficiencies that may result from the development of the Proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions. As directed by County of Riverside staff, the TIA was prepared in accordance with the County of Riverside Traffic Impact Analysis Preparation Guidelines.

The Proposed Project consists of an 8-island fueling station and a 7,250 square-foot convenience store with an attached drive-thru for food pick-up and an attached 1,870 square-foot carwash. The following driveways are assumed to provide access to the Project Site:

- Driveway 1 on Leon Road - Right-in/Right-out
- Driveway 2 on Auld Road
    - Near-Term: Right-in/Right-out and Left-in
    - Long-Term: Right-in/Right-out

Trips generated by the Proposed Project were estimated based on trip generation rates as provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition,

2017. The Proposed Project is anticipated to generate a net total of 2,464 trips. For the purposes of the TIA, potential impacts to traffic and circulation were assessed for each of the following conditions:

- Existing (2019) Conditions
- Existing Completion Conditions (Existing + Ambient + Project)
- Cumulative Conditions (Existing + Ambient + Project + Cumulative)

Level of Service (LOS) is used to qualitatively describe the performance of a roadway facility, ranging from Level of Service A (free-flow conditions) to Level of Service F (extreme congestion and system failure).

Policy C 2.1 in the County of Riverside General Plan Circulation Element establishes the following Level of Service performance standards:

- Level of Service C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: Riverside Extended Mountain, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

- Level of Service E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.

The Project Site is located within the Southwest Area Plan; therefore, Level of Service D applies as the minimum acceptable Level of Service. Based on the performance standards established by County of Riverside, a potentially significant transportation impact is defined to occur if:

- The addition of project generated trips is forecast to cause the performance of an intersection to deteriorate from acceptable Level of Service (D or better) to unacceptable Level of Service (E or F); or,

- The addition of project generated trips is forecast to worsen the performance of an intersection operating at unacceptable Level of Service (E or F) in the baseline condition.

To ensure that the TIA satisfies the County of Riverside traffic study requirements, Gandini prepared a project traffic study scoping agreement that was approved by County staff prior to the preparation of the TIA. The agreement provided an outline of the Project study area, trip generation, trip distribution, and analysis methodology. Consistent with the County's traffic study guidelines, the following study area intersections were analyzed in the TIA:

Table 8
Intersection Analysis Locations

ID	Intersection Location	Jurisdiction
#1	Winchester Road/State Route 79 (NS) at Auld Road (EW)	Caltrans
#2	Briggs Road (NS) at Auld Road (EW)	County of Riverside
#3	Leon Road (NS) at Auld Road (EW)	County of Riverside
#4	Leon Road (NS) at Project Driveway (EW)	County of Riverside
#5	Project Driveway (NS) at Auld Road (EW)	County of Riverside
#6	Red Oak Street/High Vista Drive (NS) at Auld Road (EW)	County of Riverside
#7	Pourroy Road (NS) at Auld Road (EW)	County of Riverside

The following study area intersections are anticipated to operate at a deficient LOS during one or both peak hours.:

- Winchester Road/State Route 79 (NS) at Auld Road (EW) (#1) – LOS E AM and LOS F PM peak hours

With implementation of Mitigation Measures TRAN-1 through TRAN-5 (see below), and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict with a plan, ordinance, or policy addressing circulation systems, including transit, roadways, bicycle lanes and pedestrian paths. Therefore, less than significant impacts are anticipated with implementation of Mitigation Measures TRAN-1 through TRAN-5.

c) **Less Than Significant Impact.** The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. As demonstrated in the TIA, either the driveway at Leon Road or the driveway at Auld Road could serve as the main ingress and digress points to the Proposed Project without resulting in any significant hazards. Discretionary actions for the Proposed Project by the County of Riverside includes approval of the project design. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

d) **Less Than Significant Impact.** As stated above, with implementation of recommendations and Mitigation Measures TRAN-1 through TRAN-5, and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to cause an effect upon, or a need for new or altered maintenance of roads. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

e-f) **Less Than Significant Impact.** During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of Riverside. Therefore, the Proposed Project would not result in inadequate emergency access or impact circulation. Therefore, less than significant are identified or anticipated, and no mitigation measures are required.

With implementation of Mitigation Measures TRAN-1 through TRAN-5, and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict

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

with a plan, ordinance, or policy addressing circulation systems, including transit, roadways, bicycle lanes and pedestrian paths. Therefore, less than significant impacts are anticipated.

Mitigation:

Mitigation Measure TRAN-1:

Prior permit issuance, the Project Proponent shall contribute on a fair share basis to the installation of a northbound right turn overlap signal phasing; the construction of a second westbound left turn lane; and modification of the traffic signal phasing to provide protected eastbound/westbound left turn phasing for the intersection of Winchester Road/State Route 79 and Auld Road.

Mitigation Measure TRAN-2:

The Project Proponent shall ensure that all roadway design, traffic signing and striping, and traffic control improvements relating to the Proposed Project are constructed in accordance with applicable engineering standards to the satisfaction of the County of Riverside Public Works.

Mitigation Measure TRAN-3:

Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside Public Works Department

Mitigation Measure TRAN-4:

On-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with details construction plans for the Project.

Mitigation Measure TRAN-5:

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.

38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	☐	☐	☒	☐

Source(s): Riverside County General Plan: Southwest Area Plan: Figure 8 "Trails and Bikeway System", Riverside County Municipal Code

Findings of Fact:

a) **Less Than Significant Impact.** According to the Figure 8 of the Southwest Area Plan: Trails and Bikeway Systems, the Project Site is adjacent to a Class I Bike Path along Auld Road. The Proposed Project does not include the construction or expansion of a bike system or bike lanes

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

as defined in the County's General Plan as non-motorized bikes. With adherence to the Riverside County Municipal Code:17.140.03, the development shall be coordinated with existing and planned recreational trails and bike paths. Additionally, sight distance at each project access point should be reviewed with respect to Caltrans and County's sight distance standards. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?		☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☒	☐

Source(s): County Archaeologist, AB52 Tribal Consultation, SB18 Compliance

Findings of Fact:

a, b) **Less Than Significant.** In October 2018, Rincon Consultants, Inc. (Rincon) completed a Cultural Resources Technical Memorandum for the Project Site. The memorandum included an archaeological records search, Native American outreach, and a field survey. The records search and field investigation revealed no evidence of cultural resources within the Project area.

In compliance with AB 52, separate notices regarding the proposed Project were mailed to by the County to all requesting Tribes on November 1, 2018. Staff received requests to consult from Pechanga on November 8, 2018, exhibits were sent on November 8, 2018, a report was provided January 30, 2019, and the Advisory Notification Document was provided March 11, 2019. The proposed Advisory Notification Document was provided, and the Tribe was notified that staff will move forward in the AB 52 process and consultation concluded and no subsequent response was received.

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

Soboba Band of Lusieno Indians requested consultation on December 10, 2018. They were provided the Phase 1 cultural study completed by McKenna on December 26, 2018 and a report on January 30, 2019 and the Advisory notification document on March 11, 2019. A conclusion letter was received from Soboba on March 12, 2019.

Pala Tribal Historic Preservation Office turned down a request to consult on January 4, 2019. Morongo Band of Mission Indians turned down a request to consult on December 5, 2018, whereby consultation was concluded.

AB 52 consultation has been concluded and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Riverside County General Plan: Southwest Area Plan, Eastern Municipal Water District: 2015 Urban Water Management Plan

Findings of Fact:

a) **Less Than Significant Impact.** As stated in the Urban Water Management Plan (UWMP), Eastern Municipal Water District (EMWD) utilizes water from imported water. The majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Imported water is delivered to EMWD either as potable water treated by Municipal Water District (MWD), or as raw water that EMWD can either treat at one of its two local filtration plants or deliver as raw water for non-potable uses. EMWD's local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. Groundwater in portions of the West San Jacinto Basin is high in salinity and requires desalination for potable use. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system.

According to the UWMP, during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies

are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use category and therefore would result in the requirement of water supply that is already anticipated by the Riverside County General: Southwest Plan Area and evaluated in the UWMP.

Therefore, the Proposed Project will not require or result in the relocation or construction of new or expansion of water treatment facilities.

The EMWD operates and maintains four Publicly Owned Treatment Works (POTWs) located in San Jacinto, Moreno Valley, Temecula and Perris. In addition to having these wastewater treatment facilities, the collection system of Hemet, Menifee, Murrieta and unincorporated areas of Southwest Riverside County are serviced by the District. The EMWD's Sewer Subservice Areas Map shows that the Project Site is within the service area of the Temecula Valley Regional Water Reclamation Facility. The plant treats approximately 14 Million Gallons Per Day (MGD) and has a maximum of capacity of 23 MGD after expansion. The Proposed Project will connect to an existing sewer line along Auld Road. The Proposed Project is conditionally permitted within the C-P-S Zone and therefore its demand on wastewater facilities was anticipated by Riverside County and EMWD. Therefore, the Proposed Project will not require or result in the relocation or construction of new or expansion of wastewater treatment facilities.

The WQMP states that through Project development, post development will maintain existing drainage patterns to direct runoff towards the northwest to the proposed on-site basin. Post-development flows will be conveyed to a single bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin would be designed to retain 3,000 CF of runoff. The Project would be designed to achieve greater than 100% on-site retention and would not be connected to an existing off-site drainage system. Therefore, the project would not result in the need to relocate or construct new off-site drainage systems.

There are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to the WQMP, the Proposed Project is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Proposed Project shall not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects. Therefore, impacts are considered less than significant and no mitigation measures are required.

b) **Less Than Significant Impact.** According to the 2015 Eastern Municipal Water District (EMWD) Urban Water Management Plan (UWMP), during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use area and therefore would result in a water supply demand that was anticipated by the Riverside County General Southwest Plan Area and evaluated in the UWMP. There are no groundwater recharge facilities in the area; the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project

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

may impede substantial groundwater management of the basin. Impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source(s): Eastern Municipal Water District: 2015 Urban Water Management Plan, Eastern Municipal Water District: Wastewater Service "Temecula Valley Regional Water Reclamation Facility", Eastern Municipal Water District: Sewer Subservice Areas Map

Findings of Fact:

a, b) **Less Than Significant Impact.** The EMWD operates and maintains four Publicly Owned Treatment Works (POTWs) located in San Jacinto, Moreno Valley, Temecula and Perris. In addition to having these wastewater treatment facilities, the collection system of Hemet, Menifee, Murrieta and unincorporated areas of Southwest Riverside County are serviced by the District. The EMWD's Sewer Subservice Areas Map shows that the Project Site is within the service area of the Temecula Valley Regional Water Reclamation Facility. The plant treats approximately 14 Million Gallons Per Day (MGD) and has a maximum of capacity of 23 MGD after expansion The Proposed Project will connect to an existing sewer line along Auld Road. The Proposed Project is conditionally permitted within the C-P-S Zone and therefore its demand on wastewater facilities was anticipated by Riverside County. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

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

Findings of Fact:

a, b) **Less Than Significant Impact.** The County of Riverside Department of Waste Resources contracts with private waste haulers for the collection, transfer, recycling, and disposal of waste. Most refuse is disposed of at the Lamb Canyon Sanitary Landfill, which is owned and operated by the County, is located 16411 Lamb Canyon Rd, Beaumont, CA 92223, approximately 30 miles northeast of the Project Site. The landfill encompasses approximately 703 acres, of which about 144.6 acres (as of 2018) are being used for waste disposal activities.

The Lamb Canyon Sanitary Landfill is permitted to receive a maximum of 5,000 tons per day. According to the CalRecycle's estimated solid waste generation rate for commercial development, the Proposed Project would generate approximately 126 pounds of solid waste per day or approximately 0.063 tons per day based on 10.53 pounds per employee. The estimated project-generated waste represents approximately 0.0000125 percent of the total permitted waste received daily at the Lamb Canyon Sanitary Landfill. The Proposed Project would comply with all applicable solid waste statues and regulations. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☐	☒

Source(s): Project Application Materials, California Energy Commission Efficiency Division, California Energy Commission: Electricity Utilities Service Area Map, California Energy Commission: California

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

Natural Gas Utility Service Areas Map, Frontier Service Finder, Southern California Edison, Southern California Gas Company

Findings of Fact:

a) **No Impact.** Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power by connecting to Southern California Edison's existing power lines along Leon Road, west of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities. Therefore, no impact would occur and no mitigation measures are required.

b) **No Impact.** Southern California Gas Company (SoCalGas) provides natural gas service to the vicinity and the Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line along Auld Road, north of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not require the expansion or construction of new natural gas facilities. Therefore, no impact would occur and no mitigation measures are required.

c) **No Impact.** The Proposed Project would be serviced by Spectrum and Frontier. Telecommunication services to the area will be via above ground connections from existing telephone lines and therefore the Proposed Project will connect to existing telecommunication infrastructure along Leon Road, west of the Project Site. The Proposed Project is not anticipated to require the expansion or construction of new communications systems facilities. Therefore, no impact would occur and no mitigation measures are required.

d) **Less Than Significant Impact.** Currently, there are no streetlights adjacent to the Project Site along Auld Road. The nearest streetlights occur west of the Project Site along Auld Road in front of the Riverside County Justice Center. The Project Site is outside of the Imperial irrigation Districts services area for street light maintenance. The installation and maintenance of street lights for the area is provided by Southern California Edison. Installation of streetlights and general maintenance is not anticipated to cause a significant environmental effect, as it is an extension of services within the area and would be along a currently disturbed area (i.e., Auld Road). Therefore, impacts are considered less than significant and no mitigation measures are required.

e) **Less Than Significant Impact.** Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road. The County of Riverside Transportation Department is responsible for the repair and maintenance of approximately 2,200 miles of roads located within the unincorporated areas of Riverside County. Auld Road is an existing paved roadway and is currently maintained by the County. Leon Road is an existing unpaved roadway, which would be paved to the standards set forth by the County.

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

Developer impact fees collected at the time of permit issuance fund the installation and maintenance of roadways within the Department's system. Paving of Leon Road is not anticipated to create a significant impact to the environment as general BMPs would be implemented at the time of paving. Therefore, impacts are considered less than significant and no mitigation measures are required.

f) **No Impact.** The Proposed Project is not expected to have a significant impact on other governmental services, such as libraries, community recreation centers, and/or animal shelter. The employees for the Proposed Project are anticipated to come from the local community. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impact would occur and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County Ordinance No. 457

Findings of Fact:

a) **No Impact.** According to the County's General Plan Figure S-14, Inventory of Emergency Response Facilities, the Project Site does not contain any emergency facilities and does not occur adjacent to an emergency evacuation route. During construction the contractor would be

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

required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. In addition, appropriate access would be provided by Leon Road and Auld Road at all times. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

b, c) **No Impact.** According to General Plan Figure S-11 Wildfire Susceptibility, the Project Site is not located within a Very High fire hazard severity. The Project Site is located in an urbanized area and includes existing roadways and emergency water sources. The Project Site is relatively flat and accessible by emergency services (i.e., fire apparatus) and does not include the installation of new roads, power lines or other utilities that would result in an additional fire risk for the area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

D, e) **No Impact.** The Project Site is relatively level. According to the County's Southwest Area Plan Figure 13, Slope Instability, the Project Site is considered to have low to no susceptibility to landslides. Therefore, post-fire slope instability and/or drainage changes are not anticipated. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. On July 26, 2018, a MSHCP Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. The Project Site is located within the MSHCP Conservation Area. Additionally, the Project Site is located within the Riverside County HCP fee area for Stephen's kangaroo rat. Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required. The Biological Assessment identified the presence of the following federal and state listed species including the Quin checkerspot butterfly and Stephens kangaroo rat, and wildlife species of special concern including the Burrowing owl, Orange-throated whiptail lizard, Coast horned lizard, and Red-diamond rattlesnake. Special status plants identified in the Assessment included the smooth tarplant and Parry's spine flower.

According to the CNDDB, the use of the site by the Stephen's kangaroo rat may be very infrequent given the low population levels in the region as well as the lack of any recent sightings. It was determined that the Project Site does not support suitable habitat for the Quino Checkerspot butterfly due to recently disturbed vegetation and lack of host vegetation, and no Checkerspot butterflies were observed during the extensive field investigations conducted on-site. It was determined that appropriate habitat is not present on site for the species due to site disturbance. The Burrowing Owl is identified as occurring in the region with the nearest sighting (Occurrence #1281, Bachelor Mtn., California Quad, 2018) located about 0.1-miles north of the site. No owls or owl sign (whitewash, etc.) were seen during the survey. Additionally, no suitable (i.e., "occupiable") burrows were observed on the Project Site nor were any man-made structures suitable for burrowing owl nesting (rock crevices, debris piles, etc.) observed on-site. The probability of owls moving onto the Project Site in the future is low based on the results of the field investigations and the absence of any suitable burrows throughout the Project Site.

Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, RCA states that there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of BMPs as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. Additionally, the Project Site is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen's kangaroo rat. Implementation of *Mitigation Measures BIO-1 – BIO-3,* would ensure potential impacts are reduced to a less than significant level.

In October 2018, Rincon Consultants, Inc. completed a Cultural Resources Technical Memorandum for the Project Site. A total of 13 resources were found within the record search area and date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

A total of 14 previously recorded cultural resources have been documented within a 0.5-mile radius of the Project Site. As previously stated, 13 of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

The records search revealed no evidence of cultural resources within the Project area. Although the lack of surface evidence of prehistoric archaeological resources does not preclude their subsurface existence, no prehistoric archaeological resources were found in the area immediately adjacent to the Project Site. The Proposed Project is not anticipated to not alter, destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. In the event of an unanticipated find, implementation of *Mitigation*

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

Measure Cult-01 would ensure potential impacts are reduced to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated, and no additional mitigation measures are required.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The Project would result in Cumulatively Substantial/Significant Impacts for Population and Housing, Aesthetic and Visual Resources, Agricultural and Forestry Resources, Air Quality, Greenhouse Gases, Cultural and Paleontological Resources, Energy Resources, Geology and Soils, Hazardous Materials and Safety, Noise, Parks and Recreation, Public Facilities, Transportation and Traffic, and Water Resources. The project would also result in Significant Growth Inducing Impacts, as well as Significant Irreversible Commitments.

The Proposed Project is consistent with the General Plan land use patterns and applicable regional plans and would not result in development that would be substantially greater in intensity than what was planned for in the General Plan. The potential cumulative environmental effects of the Proposed Project would fall within the impacts identified in the County's General Plan Update EIR. This includes cumulative air quality/GHG, noise, traffic, water and cultural impacts. No cumulative impact greater than that identified in the General Plan EIR would result from construction of the Proposed Project.

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

The Proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the Proposed Project meets all applicable Noise element policies and is anticipated to have a less than significant noise impact. The Proposed Project occurs within the Highway 79 Policy Area and would provide adequate circulation to and within the Project Site and is therefore consistent with and meets all other applicable polices within the Circulation Element of the General Plan. Potential impacts to traffic with implementation of the Proposed Project would be mitigated to a less than significant level with adherence to Mitigation Measure TRAN-1 through TRAN-6 as provided in this Initial Study. Construction of the Project would be required to adhere to standards provided by the National Institute for Occupational Safety and Health. Operational noise of the Project would be required to adhere to Riverside County Ordinance: 847 "Regulating Noise" and adherence to Mitigation Measure N-1 through N-8 as provided in this Initial Study.

As demonstrated in this Initial Study, construction emissions during both summer and winter seasonal conditions would not exceed SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM10 and PM2.5).

Proposed Project is consistent with the MSHCP and is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen's kangaroo rat. Implementation of mitigation measures (BIO-1 through BIO-3) as provide in this Initial Study are required as a condition of project approval.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. The incorporation of the Southwest Area Plan design measures and Riverside County policies, standards, guidelines, and proposed mitigation measures as provided in this Initial Study would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, impacts would be less than significant or would be reduced to less than significant levels and no mitigation measures are required.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Riverside County, *County of Riverside General Plan.* Adopted December 8, 2015.
- Riverside County, *County of Riverside General Plan Draft Environmental Impact Report.* Adopted December 8, 2015.

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

Location: County of Riverside Planning Department
4800 Lemon Street, 12th Floor
Riverside, CA 92505

VII. REFERENCES

County of Riverside, 2015 General Plan

County of Riverside, Municipal Code

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California Department of Conservation, Mineral Land Classification: Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the Temescal Valley Production Area. Accessed October 2019

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California Department of Transportation, California Scenic Highway Mapping System. Accessed October 2019.

California Department of Resources Recycling and Recovery, Solid Waste Information System Accessed November 8, 2019.

California Institute of Technology, Southern California Earthquake Data Center. Accessed November 2019.

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Eastern Water Municipal Water District, Sewer Subservice Area. Accessed November 11, 2019 from

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Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map Accessed November 2019 from https://msc.fema.gov/portal/search?AddressQuery#searchresultsanchor

Southern California Earth Quake Data Center, Significant Earthquakes and Faults. Accessed November 2019 from https://scedc.caltech.edu/significant/index.html

PROJECT-SPECIFIC REFERENCES

Cultural Resources Technical Memorandum for the French Valley Auld and Leon Project, City of Murrieta, Riverside County, California, Rincon Consultants, Inc. October 17, 2018.

Project Specific Water Quality Management Plan for New Car Wash & Gas Station, W&W Land Design Consultants, Inc. July 2, 2019.

Habitat Assessment and MSHCP Consistency Analysis for APN 963-040-001, RCA Associates, Inc. July 26, 2018.

Phase-I Environmental Site Assessment Report At: SEC Auld Road and Leon Road French Valley, Riverside County, California, 943-040-001-3, Prepared for Mark Sater, GEO-CAL Inc, December 26, 2018

Auld at Leon Gas Station and C-Store, Noise Impact Analysis, County of Riverside, Ganddini Group Inc. February 12, 2020.

Auld at Leon Gas Station and C-Store, Traffic Impact Analysis, County of Riverside, Ganddini Group Inc. November 27,2019

Preliminary Project Specific Water Quality Management Plan, New Car Wash & Gas Station, Prepared for Mark Sater, July 9, 2018

07/29/20, 9:55 am **CUP180023**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180023. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Type 20 Ord 348 Section 18.48.c.5

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

Advisory Notification. 2 AND - Mitigation Measures

Incorporation of all adopted Mitigation Measures.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180023) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Project Description & Operational Limits (cont.)

Advisory Notification. 4 AND - Project Description & Operational Limits

A Conditional Use Permit for the construction of a 7,250 square foot convenience store with drive thru restaurant, and a drive thru car wash. The convenience store will include the sale of beer and wine for off site consumption (subject to a type 20 license). The gasoline service station will have eight (8) pumping stations, and a fuel canopy and two underground storage tanks.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
Exhibit A (Site Plan),
Exhibit B (Elevations),
Exhibit C (Floor Plans),
Exhibit G (Conceptual Grading Plan),
Exhibit L (Conceptual Landscaping and Irrigation Plans),

Advisory Notification. 7 AND - Expiration

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

Advisory Notification. 8 AND - Exterior Noise Levels

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

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 10 AND - Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Section 18.48 Standards (cont.)

influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

E Health

E Health. 1 ECP COMMENTS

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

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

Fire

Fire. 1 Gen - Fire

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

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

Flood

Flood. 1 ADP Fee

Conditional Use Permit (CUP) 180023 is a proposal for a convenience store, car wash, pumping stations, underground storages and parking spaces on a 4.17-acre site in French Valley area. The site is located on the southeast corner of Auld Road and Leon Road.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 ADP Fee (cont.)

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's review of this project is only focused on the assessment of area drainage plan (ADP) fee.
The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) and the Murrieta Creek/Santa Gertrudis Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for these ADP are $677 per acre and $1,179 per acre respectively, the fee due will be based on the fees in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

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

Planning

Planning. 1 Gen - ADA Parking Spaces

A minimum of 2 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT
A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:
"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."
In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

Planning. 2 Gen - ALUC Conditions

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or

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Planning. 2 Gen - ALUC Conditions (cont.)

reflection into the sky and shall comply with Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.

2. The review of this project is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the property and to the tenants of the buildings, and shall be recorded as a deed notice.

4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.

5. Any new detention basins or water quality management basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6. The project has been evaluated as consisting of 7,250 square foot convenience store (with 3 vehicle stacking areas), a 1,870 square foot automatic carwash tunnel (with 4 vehicle stacking areas), and 16 fueling pump stations. (The convenience store was evaluated at a retail occupancy of 1 person per 115 square feet of floor area.) Any increase in building area, change in use, or modification of the building will require an amended review to evaluate consistency with the ALUCP compatibility criteria.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-16583-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

8. The proposed buildings shall not exceed a height of 29 feet above ground level and a maximum elevation at top point of 1,401 feet above mean sea level.

9. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

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Planning. 2 **Gen - ALUC Conditions (cont.)**

10. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 29 feet in height and a maximum elevation of 1,401 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

Planning. 3 **Gen - Beer and Wine**

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

Planning. 4 **Gen - Car Wash Hours**

The Car wash Hours of operation shall be limited to 6 a.m. to 9 p.m.

Planning. 5 **Gen - Colors and Materials**

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B

Planning. 6 **Gen - Electric Vehicle Parking**

Two parking spaces are required to be designated for electric vehicle parking with one charging station.

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Planning. 7 **Gen - Graffitti (cont.)**

Planning. 7 **Gen - Graffitti**

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 hours of being applied.

Planning. 8 **Gen - Hold Harmless**

The applicant/permittee or any successor in interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:
(a) any claim, action, or processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP180023 or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CUP180023 including, but not limited to decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION".
The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not thereafter, be responsible to defend, indemnify or hold harmless to the COUNTY.
The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
Payment for the COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (20,000). Applicant/permittee shall deposit with the COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of the County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Record Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 9 **Gen - Landscape Requirement**

This condition applies to both onsite and offsite (ROW) landscaping:
The developer/ permit holder shall:
1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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Planning. 9 Gen - Landscape Requirement (cont.)

2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.
To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:
1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 10 Gen - Lighting Hooded/Directed

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

Planning. 11 Gen - Maintain Liscensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 12 Gen - MM BIO-1

Grading and vegetation removal activities shall be conducted outside of the nesting bird season, which is typically from the end of February 1 through August 31st. If grading and clearing activities must occur during the nesting season, a nesting bird survey shall be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions will be required. If nesting birds are observed on site, no impacts shall occur within 250 300 feet (500 feet for raptors) of any active nests. Also, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.

Planning. 13 Gen - MM BIO-2

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within

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Planning. 13 **Gen - MM BIO-2 (cont.)**

the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site in the immediate vicinity, the County Environmental Programs Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).
The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.
The Project Proponent shall conduct pre-construction surveys for the burrowing owl to determine if the species has moved on to the site since the July 2018 surveys.

Planning. 14 **Gen - MM CR-4**

Unanticipated Discovery of Human Remains
The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Planning. 15 **Gen - MM N-1**

The Project Proponent shall ensure that no car wash activities (including vacuums) shall occur between the nighttime hours of 10:00 p.m. and 7:00 a.m.

Planning. 15 **Gen - MM N-1**

During all excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

Planning. 16 **Gen - MM N-3**

The contractor shall place all stationary construction equipment and all equipment staging areas so that emitted noise is and vibrations are directed away from the and the greatest distance from noise sensitive

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Planning. 16 **Gen - MM N-3 (cont.)**

receptors nearest the Project Site.

Planning. 17 **Gen - MM N-4**

Construction Equipment shall be shut off and not left to idle when not in use.

Planning. 18 **Gen - MM N-5**

Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded (i.e., acoustic blankets and/or one-inch thick plywood) and shall be directed away from sensitive receptors.

Planning. 19 **Gen - MM N-6**

The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project Site during construction.

Planning. 20 **Gen - MM N-7**

The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (6:00 a.m. and 6:00 p.m. during the months of June through September; and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May).

Planning. 21 **Gen - MM Tran-1**

Prior permit issuance, the Project Proponent shall contribute on a fair share basis to the installation of a northbound right turn overlap signal phasing;, the construction of a second westbound left turn lane; and modification of the traffic signal phasing to provide protected eastbound/westbound left turn phasing for the intersection of Winchester Road/State Route 79 and Auld Road..

Planning. 22 **Gen - MM Tran-2**

The Project Proponent shall ensure that all roadway design, traffic signing and striping, and traffic control improvements relating to the Proposed Project are constructed in accordance with applicable engineering standards to the satisfaction of the County of Riverside Public Works.

Planning. 23 **Gen - MM Tran-3**

Site-adjacent roadways should shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside Public Works Department

Planning. 24 **Gen - MM Tran-4**

On-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with details construction plans for the Project.

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Planning. 25 **Gen - MM Tran-5 (cont.)**

Planning. 25 **Gen - MM Tran-5**

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.

Planning. 26 **Gen - MM WQ-1**

The Project Proponent shall implement all Non-Structural Source Control Best Management Practices (BMPs) and Structural Source BMPs as listed in the final Water Quality Management Plan WQMP to be approved by the County.

Planning. 27 **Gen - No Consumption**

There shall be no bar or lounge area upon the licensed premesis maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption. No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC 257 and ABC-253.

Planning. 28 **Gen - No Loitering**

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC 257 and ABC 253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC 253.

Planning. 29 **Gen - No Open Bottles**

No open bottles of distilled spirits shall be stored on the premises for specific customers.

Planning. 30 **Gen - Peace Officers**

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC 257 dated, at any time the undersigned is exercising the privileges authorized by the license of such premises.

Planning. 31 **Gen - Post Sign**

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads 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.

Planning. 32 **Gen - Section 18.48 Standards**

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Planning. 32 **Gen - Section 18.48 Standards (cont.)**

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning. 33 **Roof Mounted Equipment**

No roof mounted equipment will be visible from a minimum sight distance of 1,320 feet.

Planning-CUL

Planning-CUL. 1 **If Human Remains Found**

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

Planning-CUL. 2 **PDA07021 accepted**

County Archaeological Report (PDA) No. 7021 submitted for this project (CUP180023) was prepared by Rincon and is entitled: "French Valley Auld and Leon Project, Phase I Cultural Resource Assessment", dated November 2018.
PDA07021 concludes: The results of the records search indicate a number of cultural resources are located within 1.0 mile of the project site. However, no previously identified cultural resources have been documented on the project property. Outreach efforts to NAHC-listed contacts did not identify specific Native American resources within the vicinity of the project site. An intensive pedestrian survey identified no cultural resources within the project site. The absence of surface evidence of archaeological remains does not preclude their subsurface existence. However, many of the known prehistoric sites in the area are bedrock milling features that appear to lack subsurface components. Furthermore, geological data indicate that the project area is characterized by early to middle Pleistocene alluvium. These deposits were laid down prior to
documented human activities in the area and have little to no sensitivity for buried resources. Therefore, the potential for significant buried prehistoric archaeological resources on the project site is relatively low. Based on these findings, Rincon recommends a finding of no impact to cultural resources for the purposes of CEQA and does not recommend any additional cultural resource work
at this time.
These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 **Unanticipated Resources**

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Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO190006

County Geologic Report GEO No. 190006, submitted for the project CUP180023, APN 963-040-001, was prepared by Byer Geotechnical, Inc., and is titled; "Geotechnical Engineering Exploration Update, Proposed Gas Station Including A Store/Drive-Thru Car Wash Building, Assessor's parcel No. 963-040-001-3 Lot 1, Tract 11344, Southeast Corner of Leon Road and Auld Road, French Valley, City of Temecula, Riverside County, California, for Alrahaman, LLC, Byer Geotechnical, Inc., Project Number BG 22992" dated January 17, 2019.
GEO190006 concluded:
1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. The subject property is underlain by older alluvium, which is not subject to liquefaction.
3. The estimated settlement will be one-quarter to one-half of an inch total or a not to exceed one-quarter of an inch differential in a 40-foot span.
4. Based on previous laboratory testing, the site soils may be classified as having very low to low expansion potential with a Plasticity Index of less than 15.
GEO190006 recommended:
1. The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, and soft or disturbed older alluvium.
2. An in-place density test should be performed on subgrades, and a relative density of 85 percent is considered adequate for support of the future compacted-fill blanket.
3. The approved subgrades should be scarified to a depth of six inches, moisture conditioned to

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Planning-GEO

Planning-GEO. 1 GEO190006 (cont.)

optimum moisture content, and recompacted to 90 percent of the maximum dry density.
4. The proposed building area shall be excavated to a minimum depth of three feet below the bottom of all footings.
5. The excavation shall extend beyond the edge of the exterior footing a minimum of three feet or to the depth of fill below the footing.

GEO No. 190006 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190006 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 RCTD - General Conditions

The following are general Transportation Department conditions

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

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year

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Transportation

Transportation. 1 RCTD - General Conditions (cont.)

discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

10. The project proponent shall be responsible to acquire the off-site right-of-way for the required improvements.

11. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 2 RCTD - TS/General

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

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

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

SR-79/Winchester Road (NS) at:
Auld Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **RCTD - TS/General (cont.)**

Briggs Road (NS) at:
Auld Road (EW)

Leon Road (NS) at:
Auld Road (EW)
Project Driveway (EW)

Project Driveway (NS) at:
Auld Road (EW)

Red Oak Street/High Vista Drive (NS) at:
Auld Road (EW)

Pourroy Road (NS) at:
Auld Road (EW)

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

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

Waste Resources

Waste Resources. 1 **Waste Advisory**

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.
- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 **Waste Advisory (cont.)**

the project.
- AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP180023 Parcel: 963040001

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) and the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.
This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 60 - Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plansThese measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 2 60 - Grading Plans Not Satisfied

Plan: CUP180023 Parcel: 963040001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 60 - Grading Plans (cont.) Not Satisfied

If grading is proposed, the project must comply with the following:
a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right of way.
c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 Gen - MM BIO-1 Not Satisfied

Grading and vegetation removal activities shall be conducted outside of the nesting bird season, which is typically from the end of February 1 through August 31st. If grading and clearing activities must occur during the nesting season, a nesting bird survey shall be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions will be required. If nesting birds are observed on site, no impacts shall occur within 250 300 feet (500 feet for raptors) of any active nests. Also, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.

060 - Planning. 4 Gen - MM BIO-2 Not Satisfied

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site in the immediate vicinity, the County Environmental Programs Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).
The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.
The Project Proponent shall conduct pre-construction surveys for the burrowing owl to determine if the species has moved on to the site since the July 2018 surveys.

060 - Planning. 5 Gen - MM BIO-3 Not Satisfied

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 Gen - MM BIO-3 (cont.) Not Satisfied

The site is located within the known distribution of the listed Stephens kangaroo rat and the species could potentially inhabit the site. Prior to the issuance of grading permits, the Project Proponent shall pay mitigation fees as required by the MSHCP.

060 - Planning. 6 Gen - MM CR-1 Not Satisfied

Prior to issuance of grading permits, the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 7 Gen - MM Trans-5 Not Satisfied

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.
If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.
Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

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

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

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

060 - Transportation. 3 RCTD-USE-WQ - Region - FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at http://rcflood.org/npdes/SMRWMA.aspx, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance.): All details necessary to build BMPs per the WQMP shall be included on the grading plans. Project shall provide Hydromodification analysis missing within the PWQMP.

70. Prior To Grading Final Inspection

Plan: CUP180023 Parcel: 963040001

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 Gen - MM CR-2 Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.
Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.
Prehistoric Resources- One of the following treatments shall be applied:
a) Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b) If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning. 2 Gen - MM CR-3 Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

070 - Planning. 3 Gen - MM N-2 Not Satisfied

Prior to grading permit final approval, applicant will display that during all excavation and grading on site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

070 - Planning. 4 Gen - MM WQ-1 Not Satisfied

The Project Proponent shall implement all Non-Structural Source Control Best Management Practices

70. Prior To Grading Final Inspection

Planning

070 - Planning. 4 Gen - MM WQ-1 (cont.) Not Satisfied

(BMPs) and Structural Source BMPs as listed in the final Water Quality Management Plan WQMP to be approved by the County.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 EMWD Water and Sewer Service Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. For EMWD, this can be a Plan of Service (POS) summary or First Release Letter.

080 - E Health. 2 Food Plans Not Satisfied

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

080 - E Health. 3 Hazmat Tanks Not Satisfied

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

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

CUP 180023 is located within the limits of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) and the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan. The County Board of Supervisors has adopted the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) and the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan (ADP) establishing a drainage fee within the plan area.
This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 80 - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. CEQ180100 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 2 80 - Roof Mounted Shielding Not Satisfied

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

080 - Planning. 3 80- Construction Hour Restrictions Not Satisfied

Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of june through September of from 6:00 p.m. to 7:00 a.m. during the months of october through may.

080 - Planning. 4 80- Fee Balance Not Satisfied

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

080 - Planning. 5 80- Lighting Plans Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approvaland shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 6 80- School Mitigation Not Satisfied

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

080 - Planning. 7 Gen - MM BIO-2 Not Satisfied

Plan: CUP180023 Parcel: 963040001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Gen - MM BIO-2 (cont.) Not Satisfied

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site in the immediate vicinity, the County Environmental Programs Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).
The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.
The Project Proponent shall conduct pre-construction surveys for the burrowing owl to determine if the species has moved on to the site since the July 2018 surveys.

080 - Planning. 8 Gen - MM Tran 1 Not Satisfied

Prior to final building permit issuance, the Project Proponent shall contribute on a fair share basis to the installation of a northbound right turn overlap signal phasing, the construction of a second westbound left turn lane; and modification of the traffic signal phasing to provide protected eastbound/westbound left turn phasing for the intersection of Winchester Road/State Route 79 and Auld Road..

080 - Planning. 9 Gen - MM Tran-5 Not Satisfied

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.
If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.
Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-30-Day Burrowing Owl Preconstruction Survey (co Not Satisfied

biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

Transportation

080 - Transportation. 1 RCTD - Annexation into L&LMD or Other District Not Satisfied

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

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 2 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Auld Road (project boundary) shall be conveyed for public use to provide for a 50 foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

Plan: CUP180023 Parcel: 963040001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - Right-of-Way Dedication (cont.) Not Satisfied

Sufficient public street right-of-way per the approved alignment study along Leon Road shall be conveyed for public use to provide for a 50-62 foot half-width dedicated right-of-way per County Standard No. 94, page (1 of 2) and (2 of 2), Ordinance 461.

080 - Transportation. 5 RCTD - TS/Geometrics Not Satisfied

The intersection of Leon Road (NS) at Auld Road (EW) shall be improved to provide the following geometrics:

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

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

Northbound: one through lane, one right-turn lane
Southbound: one through lane
Eastbound: N/A
Westbound: one right-turn lane
NOTE: This access is restricted to right-in/right-out turning movements only. Left-turns are prohibited. Appropriate channelization shall be provided by the applicant to enforce the turn restriction.

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

Northbound: one right-turn lane
Southbound: N/A
Eastbound: one through lane, one right-turn lane
Westbound: one through lane
NOTE: This access is restricted to right-in/right-out turning movements only. Left-turns are prohibited. Appropriate channelization shall be provided by the applicant to enforce the turn restriction.

or as approved by the Transportation Department.

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

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

080 - Transportation. 6 RCTD - Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - Utility Plan (cont.) Not Satisfied

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 7 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 8 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at http://www.rcwaste.org/business/planning/design) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.
The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

Plan: CUP180023 Parcel: 963040001

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 80 - Lighting Plan Comply Not Satisfied

All street lights and outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of the Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 2 80 - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 180100. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 3 80 - Roof Mounted Equipment Not Satisfied

Roof-mounted equipment shall be shielded from ground view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 4 80- Driveway Design Not Satisfied

Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

090 - Planning. 5 80- Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 2 parking spaces for electric vehicle parking. All

Plan: CUP180023 Parcel: 963040001

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 80- Electric Vehicle Parking (cont.) Not Satisfied

electrical vehicle parking spaces shall be services by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 6 80- Parking Not Satisfied

A minimum of 36 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 7 80- Trash Enclosures Not Satisfied

A trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

090 - Planning. 8 Gen - MM Tran -3 Not Satisfied

Site-adjacent roadways should shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside Public Works Department

090 - Planning. 9 Gen - MM Tran-2 Not Satisfied

Prior to building permit final inspection the Project Proponent shall ensure that all roadway design, traffic signing and striping, and traffic control improvements relating to the Proposed Project are constructed in accordance with applicable engineering standards to the satisfaction of the County of Riverside Public Works.

090 - Planning. 10 Gen - MM Tran-4 Not Satisfied

Prior to final inspection approval on-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with details construction plans for the Project.

090 - Planning. 11 Gen - MM WQ-1 Not Satisfied

The Project Proponent shall implement all Non-Structural Source Control Best Management Practices (BMPs) and Structural Source BMPs as listed in the final Water Quality Management Plan WQMP to be approved by the County.

Transportation

090 - Transportation. 1 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape

Plan: CUP180023

Parcel: 963040001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - Complete Annexation into L&LMD or Other District (c Not Satisfied

Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.
A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Leon Road and Auld Road.

090 - Transportation. 3 RCTD - Part-Width Improvements Not Satisfied

Leon Road along the project boundary is designated as a SECONDARY HIGHWAY, and shall be realigned (to protect existing transmission and distribution power poles in place as approved by the Director of Transportation) and improved with 44'-56' (32'-44' on the project side and 12', minimum, on the other side of the centerline) part-width AC Pavement, 6" concrete curb and gutter, and concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 65'-77' (50' to 62' project side and 15', minimum, on the other side of the centerline, minimum) part-width dedicated right-of-way in accordance with Standard No. 94, Ordinance 461.

1. A 5' concrete sidewalks shall be improved 9' from the curb line within the 18' parkway.

2. A driveway shall be improved per County Standard No. 207A, Ordinance 461.

3. Driveway shall be a right in and right out only and raised curbed median shall be constructed to restrict a left out and left in vehicle movements as directed by the Director of Transportation.

4. A transition AC pavement tapering lane shall be improved along the south project boundary on Leon Road per 50 mph design speed limit.

5. The project proponent shall be responsible to acquire the necessary off-site right-of-way for the required improvements.

090 - Transportation. 4 RCTD - Payment of Transportation Fees Not Satisfied

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

• Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

• All Fees for Zone "D" of the Southwest Road and Bridge Benefit District for a project gross acreage of 4.17 acres.

090 - Transportation. 5 RCTD - Streetlight Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - Streetlight Install (cont.) Not Satisfied

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

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

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation.

Plan: CUP180023

Parcel: 963040001

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance (cont.) Not Satisfied

Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 2, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District
Temecula Sphere of Influence
Temecula Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
South Coast Air Quality Management District
Mojave Desert Air Quality Management District
California Department of Fish and Wildlife

CONDITIONAL USE PERMIT NO. 180023 – CEQ180100 - Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau, Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Community Development: Commercial Office (CD: CO) – Location: North of Van Gaale Lane, south of Auld Rd., east of Leon Rd., and west of Van Gaale Lane – 4.17 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit project proposes to construct a 7,250 sq. ft. convenience store with a drive thru aisle, and a 1,870 sq. ft. drive thru car wash and equipment room. Area parking will be provided for vacuuming out vehicles. Furthermore, the project proposes eight (8) pumping stations with canopy, two underground storage (22,000 GAL. & 30,000 GAL.) tanks which will be located on the northwest side of the property. The project site proposes 36 parking spaces including two (2) accessible spaces, and one (1) stall for loading/ unloading. The project will provide two (2) points of access. Access to the project can be made on Auld Road, or Leon Road. The project proposes the sale of beer and wine, therefore a Type – 21 Alcohol, Beverage & Consumption (ABC) license is required for off-sale consumption of beer and wine. Related Cases: PAR01547 - APN: 963-040-001. **BBID: 255-963-482**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y:\Planning Case Files-Riverside office\CUP180023\Admin Docs\DAC Transmittal Forms\CUP180023 Initial Transmittal Form.docx

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on November 15, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at dbowdan@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 · www.aqmd.gov

SENT VIA USPS AND E-MAIL:
dbowdan@rivco.org
Attn: Desiree Bowdan
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

November 13, 2018

Site Plan Consultation for
Conditional Use Permit No. 180023

South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files[1]. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

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

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended

[1] Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

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

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

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance[2] on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11 "Mitigating the Impact of a Project" of SCAQMD's *CEQA Air Quality Handbook*.
- SCAQMD's CEQA web pages at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies.

[2] In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: https://www.arb.ca.gov/ch/landuse.htm.

- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf.
- Other measures to reduce air quality impacts from land use projects can be found in SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf.

Alternatives

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

Permits and SCAQMD Rules

Based on a review of the project description, SCAQMD staff found that the proposed project would include, among others, a gasoline service station with eight fueling pumps and two underground storage tanks on 4.17 acres. A permit from SCAQMD would be required. SCAQMD should be identified as a Responsible Agency for the proposed project in the CEQA document. The assumptions in the air quality analysis in the CEQA document will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD's webpage at: http://www.aqmd.gov/home/permits. Permitting questions can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385. The CEQA document should also discuss how to comply with applicable SCAQMD Rules, including, but may not be limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, Rule 461 – Gasoline Transfer and Dispensing, and Rule 1401 – New Source Review of Toxic Air Contaminants.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via SCAQMD's webpage (http://www.aqmd.gov).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding the comments, please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Planning and Rules Manager
Planning, Rule Development & Area Sources

JW/AM
RVC181107-11
Control Number

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

November 29, 2018

Ms. Desiree Bowdan, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1085FV18
Related File No.:	CUP180023 (Conditional Use Permit)
APN:	963-040-001

Dear Ms. Bowdan:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP180023 (Conditional Use Permit), a proposal to construct a retail and fueling facility including a 7,250 square foot convenience store, a 1,870 square foot unmanned car wash tunnel, and 16 fueling pump stations on 4.16 acres located on the southeast corner of Auld Road and Leon Road in the unincorporated community of French Valley. (The convenience store includes a pick-up window where customers will pick up their online pre-ordered merchandise. There is no proposed interior dining area.)

The site is located within Airport Compatibility Zone D of the French Valley Airport Influence Area (AIA). Within Compatibility Zone D of the French Valley Airport Influence Area, non-residential intensity is limited to an average of 150 persons per acre and a maximum of 450 persons within any given single-acre area.

The project includes a 7,250 square foot convenience store (with 3 vehicle stacking areas), a 1,870 square foot automatic carwash tunnel (with 4 vehicle stacking areas), and 16 fueling pump stations, which would cumulatively accommodate a total of 100 people, resulting in an average intensity of 24 persons per acre and a single-acre intensity of 100 persons, both of which are consistent with Zone D intensity criteria.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (AMSL). At a distance of approximately 2,966 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,376.6 feet AMSL. The building pad elevation is 1,372 feet AMSL. With a maximum building height of 29 feet, the top point elevation would be 1,401 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAA OES) was required. The applicant submitted Form 7460-1 for FAA OES review. A Determination of No Hazard to Air Navigation letter was issued for Aeronautical Study No. 2018-AWP-16583-OE on November 27, 2018, and the

applicable conditions included therein have been incorporated into this letter.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.

2. The review of this project is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the property and to the tenants of the buildings, and shall be recorded as a deed notice.

4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.

5. Any new detention basins or water quality management basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6. The project has been evaluated as consisting of 7,250 square foot convenience store (with 3 vehicle stacking areas), a 1,870 square foot automatic carwash tunnel (with 4 vehicle stacking areas), and 16 fueling pump stations. (The convenience store was evaluated at a

retail occupancy of 1 person per 115 square feet of floor area.) Any increase in building area, change in use, or modification of the building will require an amended review to evaluate consistency with the ALUCP compatibility criteria.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-16583-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

8. The proposed buildings shall not exceed a height of 29 feet above ground level and a maximum elevation at top point of 1,401 feet above mean sea level.

9. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 29 feet in height and a maximum elevation of 1,401 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

11. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure(s).

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

_____
Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity
Aeronautical Study No. 2018-AWP-16583-OE

cc: Michael Ramirez, Beyond Food Mart/Alrahaman LLC (applicant/property owner)
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agcy.
Liliana Valle, Airports Manager, Riverside County Economic Development Agency
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1085FV18\ZAP1085FV18.LTR.doc

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

November 1, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180023)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 1, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:
CONDITIONAL USE PERMIT NO. 180023 – CEQ180100 - Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau, Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Community Development: Commercial Office (CD: CO) – Location: North of Van Gaale Lane, south of Auld Rd., east of Leon Rd., and west of Van Gaale Lane – 4.17 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)

REQUEST: The Conditional Use Permit project proposes to construct a 7,250 sq. ft. convenience store with a drive thru aisle, and a 1,870 sq. ft. drive thru car wash and equipment room. Area parking will be provided for vacuuming out vehicles. Furthermore, the project proposes eight (8) pumping stations with canopy, two underground storage (22,000 GAL. & 30,000 GAL.) tanks which will be located on the northwest side of the property. The project site proposes 36 parking spaces including two (2) accessible spaces, and one (1) stall for loading/ unloading. The project will provide two (2) points of access. Access to the project can be made on Auld Road, or Leon Road. The project proposes the sale of beer and wine, therefore a Type – 21 Alcohol, Beverage & Consumption (ABC) license is required for off-sale consumption of beer and wine. Related Cases: PAR01547 - APN: 963-040-001.

Sincerely,

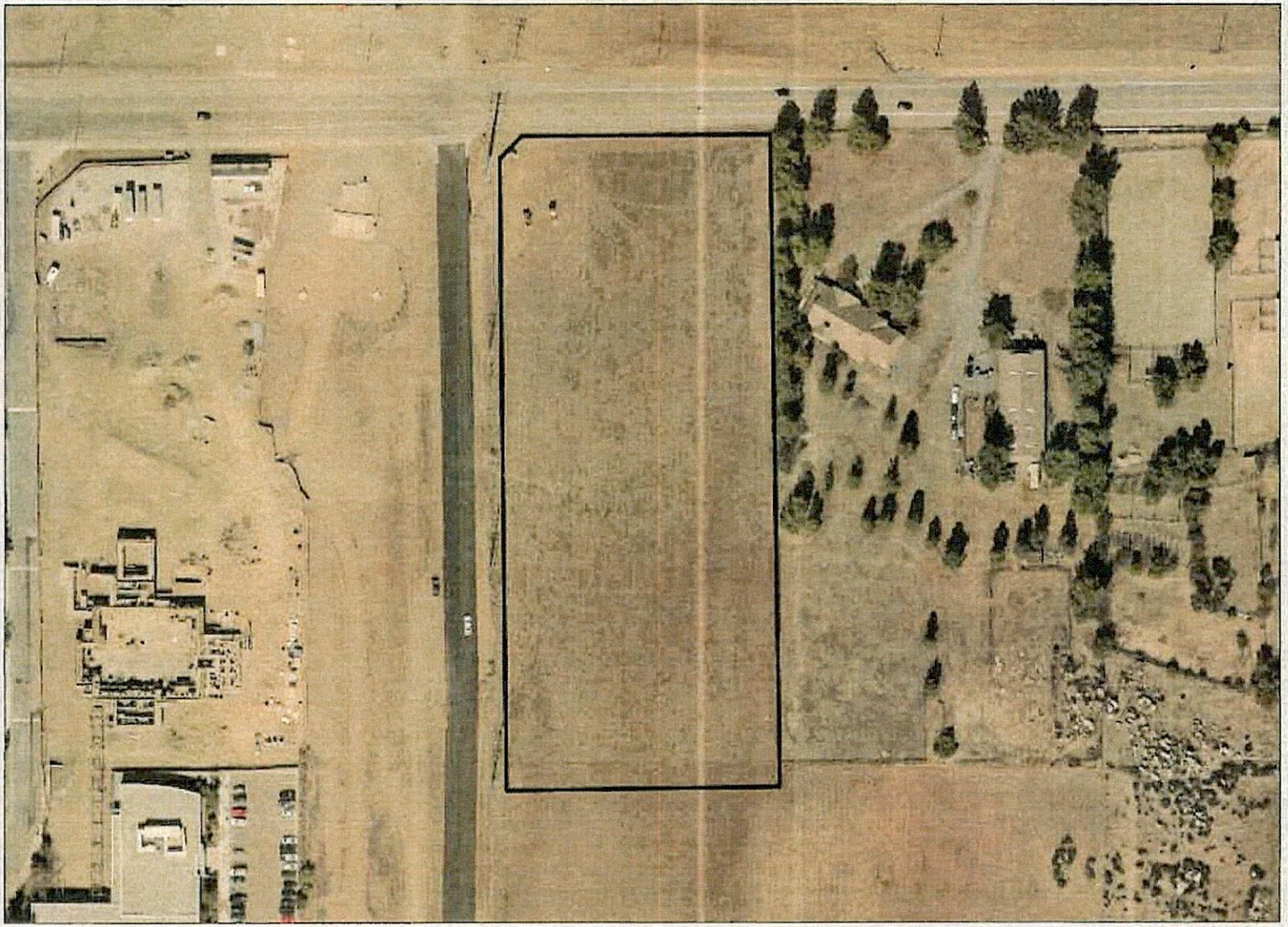
PLANNING DEPARTMENT

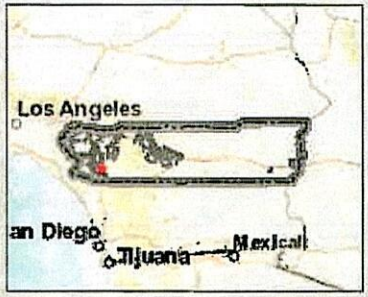
Heather Thomson

Heather Thomson, Archaeologist

Email CC: Desiree Bowdan, dbowdan@rivco.org
Attachment: Project Vicinity Map and Project Aerial

CUP180023





Legend

- Blueline Streams
- City Areas

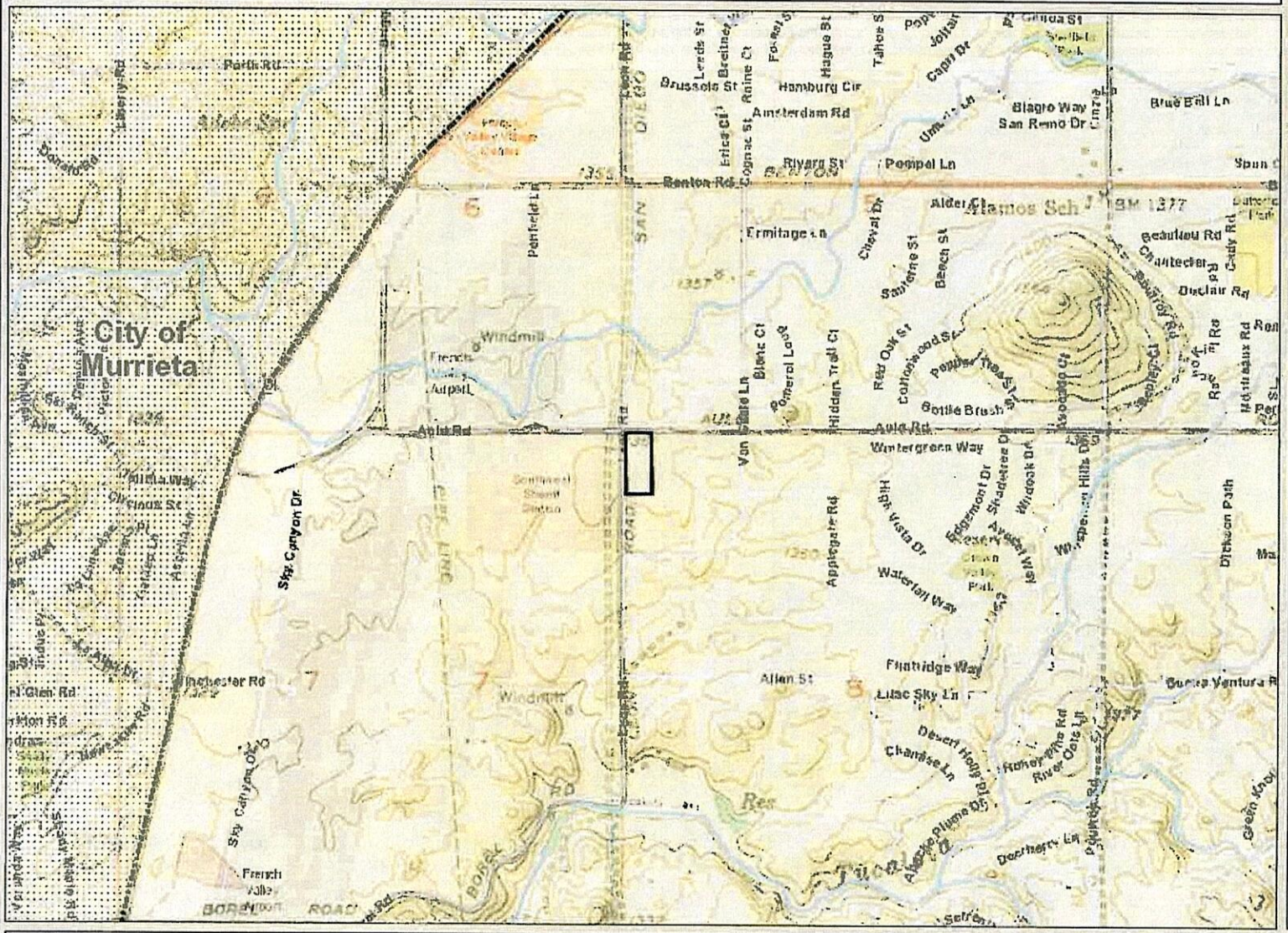
Notes

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

0 188 376 Feet

REPORT PRINTED ON... 11/1/2018 9:25:13 AM

CUP180023



RCIT

0 2,000 4,000 Feet

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

REPORT PRINTED ON... 11/1/2018 9:50:05 AM

December 10, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

RE: AB 52 Consultation; CUP180023

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

November 8, 2018

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR CUP 180023 [APN 963-040-001]

Dear Ms. Thomson,

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of '*Atáaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

Ebru Ozdil
Cultural Analyst

Cc Pechanga Office of the General Counsel

Dawson, Brett

From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Wednesday, December 5, 2018 1:03 PM
To: Thomson, Heather
Subject: RE: CUP180023 AB52 Formal Notification

Hello Heather,

I am sending this email to let you know our office will not be asking to consult on this project.

Thank you.

Sincerely,

Travis Armstrong
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
951-755-5259
Email: thpo@morongo-nsn.gov

PALA TRIBAL HISTORIC PRESERVATION OFFICE

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

PALA THPO

January 4, 2019

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: CUP180023

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact Alexis Wallick by telephone at 760-891-3537 or by e-mail at awallick@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☐ PUBLIC USE PERMIT ☐ VARIANCE
☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT

☐ REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Beyond Food Mart

Contact Person: Michael Ramirez E-Mail: mramirez@beyondfoodmart.com

Mailing Address: 4300 Edison Ave (Street)
Chino (City) CA (State) 91710 (ZIP)

Daytime Phone No: (760) 810-8548 Fax No: (909) 606-6839

Engineer/Representative Name: Tom Lau

Contact Person: Tom Lau E-Mail: tomlau@wwldc.com

Mailing Address: 2335 W Foothill Blvd Suite 1 (Street)
Upland (City) CA (State) 91786 (ZIP)

Daytime Phone No: (909) 608-7118 Fax No: (909) 946-1137

Property Owner Name: Alrahaman LLC

Contact Person: Michael Ramirez E-Mail: mramirez@beyondfoodmart.com

Mailing Address: 4300 Edison Ave (Street)
Chino (City) CA (State) 91710 (ZIP)

Daytime Phone No: (760) 810-8548 Fax No: (909) 606-6839

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Alrahaman LLC

PRINTED NAME OF PROPERTY OWNER(S) — *SIGNATURE OF PROPERTY OWNER(S)*

PRINTED NAME OF PROPERTY OWNER(S) — *SIGNATURE OF PROPERTY OWNER(S)*

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-040-001

Approximate Gross Acreage: 4.17

General location (nearby or cross streets): North of Van Gaale Lane, South of Auld Road, East of Leon Road, West of Van Gaale Lane.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
Propose to establish a new construction of a service station with canopy, underground storage tanks, a gas station, convenience store (7250 SF) with drive thru and car wash tunnel (1870 SF).

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Gasoline service stations, Convenience stores, Car washes

Number of existing lots: 1

EXISTING Buildings/Structures: Yes ☐ No ☒						
No.*	Square Feet	Height	Stories	Use/Function	*To be Removed*	Bldg. Permit No.
1					☐	
2					☐	
3					☐	
4					☐	
5					☐	
6					☐	
7					☐	
8					☐	
9					☐	
10					☐	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes ☒ No ☐				
No.*	Square Feet	Height	Stories	Use/Function
1	7250	29	1	Convenience store with drive thru
2	1870	29	1	Carwash tunnel
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes ☐ No ☐		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

6		
7		
8		
9		
10		

** Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".*

☐ Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

_____

_____

_____

Are there previous development applications filed on the subject property: Yes ☒ No ☐

If yes, provide Application No(s). PAR 01547
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a signed copy(ies): Traffic impact analysis
Cultural and Biological Study

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes ☐ No ☒

Is this an application for a development permit? Yes ☐ No ☒

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

> *If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

☐ Santa Ana River/San Jacinto Valley

☒ Santa Margarita River

☐ Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Beyond Food Mart

Address: 4300 Edison Ave, Chino, CA 91710

Phone number: (760) 810-8548

Address of site (street name and number if available, and ZIP Code): SE corner of Auld Rd & Leon Rd, ~~Temecula~~ FRENCH VALEY, RIVERSIDE COUNTY

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: BOOK 109, PAGES 16-18 OF MAPS, APN 963-040-001

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes ☐ No ☐

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes ☐ No ☐

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:	BEYOND FOODMART INC	
Proposed Project Consists of, or includes:	**YES**	**NO**
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	☐	☑
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	☑	☐
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations,7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	☐	☑
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	☐	☑
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	☐	☑
Environmentally Sensitive Areas (ESAs)[1]. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	☐	☑
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	☐	☑
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	☐	☑
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or	☑	☐

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region	
more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	
[1]Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.	
DETERMINATION: Check the box for the applicable determination.	
If **any** question answered "YES"	☑ Project requires a project-specific SSMP (also referred to as a WQMP).
If **all** questions answered "NO"	☐ Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Project Specific WQMP Checklist for Santa Margarita River.docx
Created: 4/21/2015
Revised: 04/29/2015

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Michael Ramirez hereafter "Applicant" and Alrahaman LLC " Property Owner".

Description of application/permit use:
Propose to establish a new construction of a service station with canopy, underground storage tanks,
a gas station, convenience store (7250 SF) with drive thru and car wash tunnel (1870 SF).

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

Section 1. Deposit-based Fees

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

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

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 963-040-001

Property Location or Address:

Southeast corner of Auld Rd & Leon Rd, ~~Temecula~~ FRENCH VALLEY, RIVERSIDE COUNTY

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Alrahaman LLC
Phone No.: 760-810-8548
Firm Name:
Email: mramirez@beyondfoodmart.com
Address: 4300 Edison Ave
Chino, CA 91710

3. APPLICANT INFORMATION:

Applicant Name: Michael Ramirez
Phone No.: 760-810-8548
Firm Name: Beyond Food Mart
Email: mramirez@beyondfoodmart.com
Address *(if different from property owner)*

4. SIGNATURES:

Signature of Applicant: Date: 10/16/18
Print Name and Title:

Signature of Property Owner: Date:
Print Name and Title:

Signature of the County of Riverside, by Date:
Print Name and Title:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#:

Set #: Application Date:

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

10/16/18

Property Owner(s) Signature(s) and Date

Alrahaman LLC

Printed Name of Owner

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

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	**JULY 15, 2020**
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at http://planning.rctlma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 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 submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 06, 2020,

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

APN (s) or case numbers CUP180023 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

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

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

TITLE: GIS Analyst

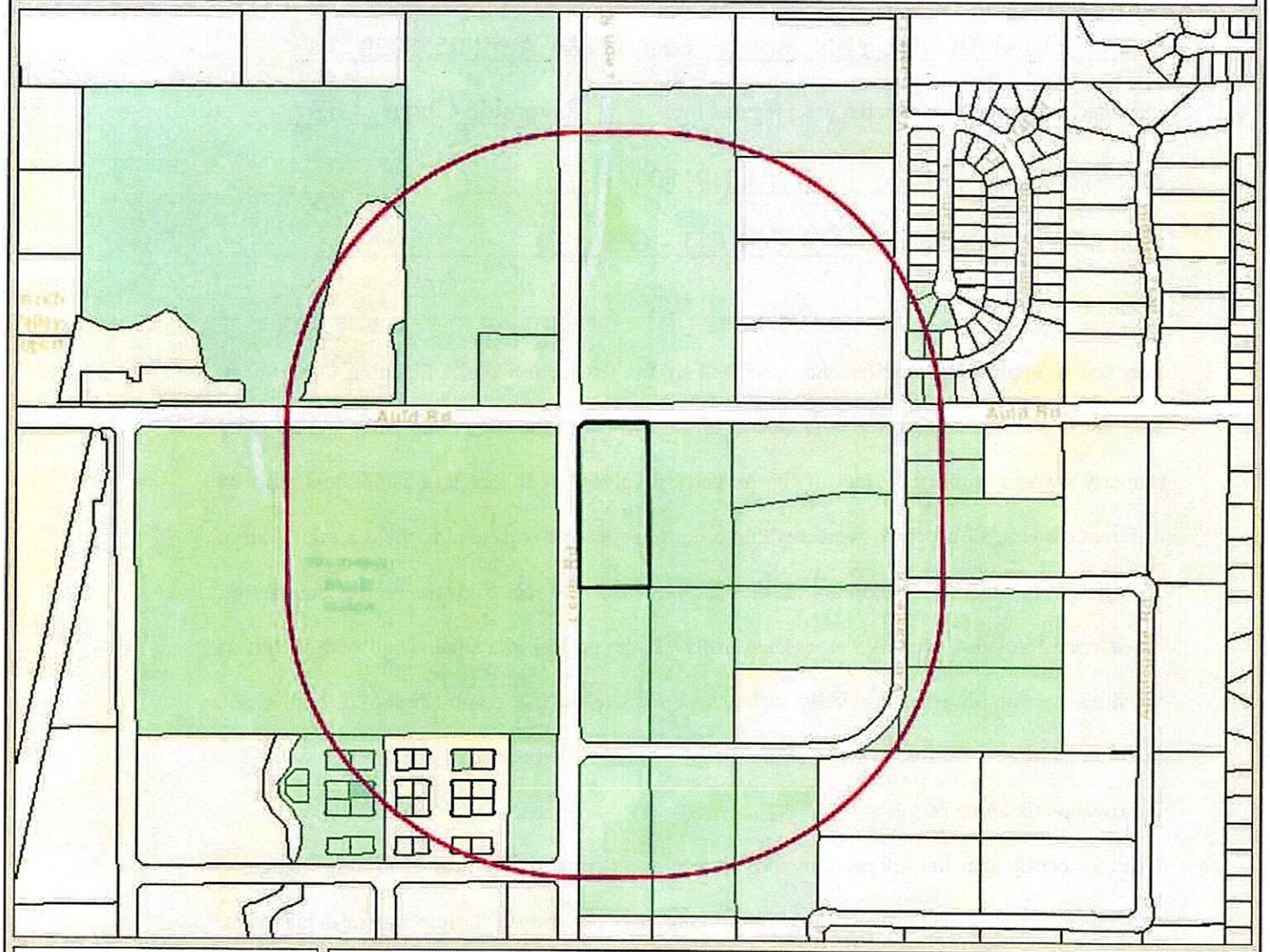
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP180023 (1400 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 Feet

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

REPORT PRINTED ON... 4/6/2020 3:32:49 PM

963010005
SOUTH LEON
P O BOX 1175
SAN JUAN CAPO CA 92693

963020002
DUTCH MILL TRADING CO INC
36687 VAN GAALE LN
WINCHESTER CA 92596

963040001
LLC ALRAHAMAN
4300 EDISON AVE
CHINO CA 91710

963040002
JOE ROE
P O BOX 875
JOLON CA 93928

963040003
KATHRYN CHARLENE MCNEEL
37105 VAN GAALE LN
MURRIETA CA 92563

963040004
CHRIS ALLEN YOCHIM
37205 VAN GAALE LN
MURRIETA CA 92563

963040006
DAVID A. MCCAMENT
37130 VAN GAALE LN
MURRIETA CA 92563

963040011
PAUL J. LANSSENS
37150 VAN GAALE LN
MURRIETA CA 92563

963040012
MELVIN J. KING
37210 VAN GAALE LN
MURRIETA CA 92563

963040013
JEFFREY D. MCNEELY
37255 VAN GAALE LN
MURRIETA CA 92563

963040014
ELLIOTT F. UHRICH
37161 VAN GAALE LN
MURRIETA CA 92563

963040016
JAMES E. LUDIKER
15935 MT JACKSON
FOUNTAIN VALLEY CA 92708

963040017
DAVID J. HAAGSMA
5021 E BEAR MOUNTAIN BLV
BAKERSFIELD CA 93307

963040018
SUSAN D. PANTOJA
37100 VAN GAALE LN
MURRIETA CA 92563

963040019
RAYMOND E. CUTTS
37120 VAN GAALE LN
MURRIETA CA 92563

963050001
SHAANA L. CALLIES
31045 VAN GAALE LN
MURRIETA CA 92563

963050002
MENA SADAT
45093 STONEY HILL DR
TEMECULA CA 92592

963050003
WILLIAM F. THOMPSON
39252 WINCHESTER 107 372
MURRIETA CA 92563

963070024
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

963070035
COUNTY OF RIVERSIDE
3403 10TH STREET, STE 400
RIVERSIDE CA 92501

963080013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

963080031
FRENCH VALLEY AIRPORT CENTER
515 S FIGUEROA ST NO 1028
LOS ANGELES CA 90071

963081011
FVAC PARCELS 5 & 6 BUSINESS PARK ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

963270023
JOSE LOUIS AGUIRRE
36972 POMEROL LOOP
WINCHESTER CA 92596

963270024
AC WINTERS CONST INC 401 K PROFIT
23549 OREINTE WAY
RAMONA CA 92065

963270025
HUNTER MANAGEMENT & CONSULTING 401K
6918 ADAMS AVE
LA MESA CA 91942

963271001
JOSHUA RICKLI
36989 POMEROL LOOP
WINCHESTER CA 92596

963271002
JAMES CROY
4157 BRYAN ST
OCEANSIDE CA 92056

963271030
JESUS NELSON ZAMORA
36918 BLANC CT
WINCHESTER CA 92596

963271031
THUTHUY THI TRUONG
32396 MAGENTA CT
TEMECULA CA 92592

963271032
CE LI
1404 OLD CEDAR RD
ESCONDIDO CA 92025

963081005
FRENCH VALLEY AIRPORT CENTER
515 S FIGUEROA ST STE 1028
LOS ANGELES CA 90071

963081019
DENNIS JOSEPH & LUCILE FAMILY TRUST
30858 WEALTH ST
MURRIETA CA 92563

963081025
CLP
32655 BOOTLEGG RD
WINCHESTER CA 92596

Michael Ramirez
4300 Edison Ave
Chino CA 91710

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Tom Lau
2335 W Foothill Blvd Suite 1
Upland CA 91786

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar 91765-4178

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant Director of
TLMA- Community Development

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP180023
Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Michael Ramirez
Project Applicant

4300 Edison Ave Chino CA 91710
Address

The project is located southerly of Kingbird Lane and easterly of Towhee Land, west of Indian Truck Trail.
Project Location

CONDITIONAL USE PERMIT NO. 180023 – A Proposal for the construction of a 7,250 square foot convenience store with drive thru restaurant, and a drive thru car wash. The convenience store will include the sale of beer and wine for off site consumption (subject to a type 20 license). The gasoline service station will have eight (8) pumping stations, and a fuel canopy and two underground storage tanks.

The proposed project is located on the Southeast corner of Auld and Leon Roads, north and west of Van Gaale Lane.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 4, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature	Project Planner Title	Date

Date Received for Filing and Posting at OPR: N/A

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: July 15, 2020

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.2 (CUP180023)

To the Honorable Chair,

Attached is a comment letter for the project and a memo from the Transportation Department regarding some conditions that have been removed.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Dawson, Brett

To: Cindy
Cc: Brady, Russell
Subject: RE: Conditional Use Permit #180023 Auld Rd/Leon Rd

Hi Cindy,
Thank you for your comments. I have passed them onto the Planning Commission.

We understand some of your concerns that the Southwest Justice Center map present to the area and that the proposed project may be seen as an attractant to those leaving the justice center. However, as is typical for Conditional Use Permits including the sale of alcohol, there are conditions ton this development citing regulations prohibiting loitering on the property to minimize the site's potential to be an attractant that may affect nearby properties. Additionally, it is typically I the operators own interest to tamp down on loitering or even the potential for loitering for purposes of creating a safe environment for customers, so there may further be a natural incentive for them to self-police loitering. Beyond that, since these are regulations regarding loitering, between the Sheriff Department primarily as well as potentially Code Enforcement this regulation will be enforced.
Thank You,
Brett Dawson
Project Planner
(951) 955-0972

From: Cindy [mailto:cindythomp@aol.com]
Sent: Tuesday, July 14, 2020 4:55 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: Conditional Use Permit #180023 Auld Rd/Leon Rd

Hello Mr. Dawson,

I am writing today to voice my concern about the conditional use permit #180023 CEQ-180100 Beyond Food Mart being considered for the property on the corner of Auld Rd/Leon Rd (Murrieta near the SW Justice Center). If you aren't already aware, this proposed site for a gas station/car wash/ convenience store/restaurant is on the next block by the Southwest Justice Center and the jail. There is a home literally right next door to this proposed site.

Our family lives in this neighborhood and when my family purchased this home/land, the justice center had not yet been expanded. When the hearings were going on for the proposed expansions for the justice center, the residents/neighbors were assured that their lives would not be impacted by the expansion. Well, this promise has not been kept. People are now released from jail at all times...day and night. The County no longer issues transportation vouchers, so those without transportation simply wander around the area, after they are released. This has caused several theft and loitering issues in the nearby neighborhoods. We are also forced to listen to the athletic count downs by the inmates. There really is no need for them to be shouting while exercising.

My concern with this new proposed business is that inmates that are released will migrate towards this business and loiter there. There are already problems at the businesses on Benton Rd (the Shell station especially) with inmates begging for money and loitering. At least the Benton Rd businesses do not have homes right next door. In this case, the homeowners will have to put up with the loitering right next to their homes.

Currently, when released, if the people do not have a ride, they generally walk towards Winchester Road, rather than towards the neighborhoods. This new business will draw them in the opposite direction...towards the homes. Especially during these current times of unrest, we cannot have recently released people loitering next to our homes. Having this type of business directly next to homes endangers the residents.

In addition to the issues with loitering people, the neighbors in this area use private well water. We are not connected to city or county water sources. It seems dangerous to me to allow a business to bury gas tanks in the ground so close to

the Tucalota Creek that flows underground in this area and feeds our wells. Also, the additional noise from a carwash and traffic from the business (patrons, as well as, delivery vehicles and gas trucks) will certainly decrease the values of our properties. If there is anything we don't need right now as property owners in the State of CA, it's a decrease in our property values.

I have discussed this with my neighbors and we are of the same opinion, that we are vehimently **opposed** to this type of business on that property. We request from the planning commission to **deny said permit for that type of use.**

Please pass this along to the County Planning Commission to be considered during the meeting tomorrow July 15th.

Thank you for your time.
Cynthia Thompson
Applegate Rd.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and Development

Transportation Department

July 15, 2020

TO: Planning Commission Members

FROM: Kevin Tsang, Senior Civil Engineer
Transportation Department

RE: **CUP180023 Transportation Department Conditions of Approval Modification**

Dear Commissioners,

The following Transportation Department conditions of approval have been deleted:

Advisory Notification Document
RCTD - Alignment Study

Prior to Grading Permit Issuance
RCTD - Alignment Study

Prior to Grading Permit Issuance
RCTD - Alignment Study

The applicant submitted an alignment study to the Transportation Department for review therefore the condition is no longer needed.

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951) 955-6740
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: July 15, 2020

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.2 (CUP180023)

To the Honorable Chair,

Attached is a late received comment letter for Agenda Item 4.2 (CUP180023)

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Dawson, Brett

From: Dawson, Brett
Sent: Wednesday, July 15, 2020 8:48 AM
To: Denise Brant
Subject: RE: Public Hearing Notice - Exec. Order # N-25-20

Hi Denise,
Thank you for your comments. I will forward them to the Planning Commission.

To address some of your comments, we understand some of your concerns that the project being in the vicinity of the Southwest Justice Center, may be seen as an attractant to those leaving the justice center. However, as is typical for Conditional Use Permits including the sale of alcohol, there are conditions on this development citing regulations prohibiting loitering on the property.

Additionally, it is in the operators own interest to tamp down on loitering or even the potential for loitering for purposes of creating a safe environment for customers, so there may further be a natural incentive for them to self-police loitering. Beyond that, since these are regulations regarding loitering, between the Sheriff Department primarily as well as potentially Code Enforcement this regulation will be enforced.

The General Plan and Zoning Classifications are designated to allow for a use of this type. We at the Planning Department are not permitted to regulate a proposed use depending on its market availability.

There are a series of state regulations related to gasoline storage that have improved significantly compared to the regulations of 10-20 years ago. The tanks will be required to meet these standards.
Thank You,
Brett Dawson

From: Denise Brant [mailto:denisebrant105@yahoo.com]
Sent: Wednesday, July 15, 2020 8:35 AM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: Public Hearing Notice - Exec. Order # N-25-20

Dear Mr. Dawson,

My name is Denise Brant, I am resident @ 37430 Leon Rd., Murrieta CA . I am writing to express my concern regarding the proposed development of Beyond More Market and Gas Station scheduled to go in @ the corner of Auld and Leon. Here are my concerns and my reasons for such, for these reasons I request you consider asking the developer to find a NEW location. Thank you for listening and understanding.

1. As a homeowner adjacent to property and the proximity of proposed development to the So.West Correctional Facility, **I believe this location will become a hang out and pick up place for those that get released** and do not have a secure ride prior to doing so. Currently, these folks walk and congregate at the Shell or Chevron station on Benton and Temeku. This location is much closer and more accessible for them to loiter. As a homeowner, I do not appreciate the idea of such business so close to my family and my home.

2. My second concern is the location,as Auld /Leon are not major intersections for commuters. The are simply small streets that lead into several housing communities. Wouldn't it be best for the station to be developed off a major access road such as Winchester?

I do not believe there is enough traffic to support the business as it would need and therefore, we risk failure to sustain and risk to be left with an abandon business at the corner of our street.

3. I myself along with my immediate neighbors are on WELL water, I have concern of the risk for contamination of gas, and fuel as this development will require underground tanks.

In closing, I ask would you want this business in your backyard? As a resident of Riverside county I am proud of the community I live in and I support growth. However, I do not feel this is the most ideal location for the business nor the residents and ask that this not be passed unless the county has a great plan to ensure those released from the detention center do not loiter around such.

Thank you!
Denise Brant