

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



ITEM: 1.2
(ID # 14203)

MEETING DATE:
Tuesday, January 26, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE CUP190006 and ADOPTION OF MITIGATED NEGATIVE for CEQ190078 - Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP) – Location: North-east of Cambern Avenue, south-west of Conrad Avenue, south-east of 10th Street, and north-west of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – CONDITIONAL USE PERMIT NO. 190006 proposes to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE and FILE** the Planning Commission Decision for the above referenced case on December 16, 2020.

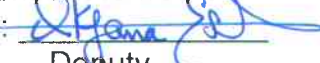
ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: January 26, 2021
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

CONDITIONAL USE PERMIT NO. 190006 is a request to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. The hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday.

The Project site is located in the Elsinore Area Plan-Warm Springs Policy Area, north-east of Cambern Avenue, south-west of Conrad Avenue, south-east of 10th Street, and north-west of Highway 74.

Conditional Use Permit No. 190006 was heard by the Planning Commission on December 16, 2020. The public hearing was opened for public testimony. Several property owners spoke in regard to the petition that was submitted regarding their opposition of the proposed project. The concerns regarding the Project were with operational noise, reduction of scenic views and light spillage from the proposed signage. After discussion by the Planning Commission it was determined that a condition of approval would be added to require the signage located on the east elevation of the building fronting on Highway 74 (Central Avenue) be shut-off every day at 10:00 p.m. The applicant agreed to the new condition and with no further public comments the public hearing was closed. The Planning Commission approved the Project with a 5-0 vote.

With direction from the Planning Commission the following Advisory Notification Document statement and Condition of Approval was prepared:

“The illuminated signage located along the east elevation fronting on Highway 74 (Central Avenue) shall automatically be shut-off every day at 10:00 p.m. and turned back on when the facility opens.”

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To ensure implementation of requirement regarding the signage to be shut-off the following Condition of Approval was added:

"The illuminated signage provided on the east elevation of the building shall be automatically shut-off every day after 10:00 p.m. A note shall be provided on the Building Plans stating: "Illuminated signage located on the east elevation of the building shall be automatically shut-off every day after 10:00 p.m. and not be turned on until the next business day".

Impact on Residents and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:

- A. Planning Commission Staff Report
- B. Planning Commission Minutes
- C. CUP 190006 Exhibits
- D. Planning Commission Memo




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 2

Planning Commission Hearing: December 16, 2020

PROPOSED PROJECT

Case Number(s):	CUP190006	Applicant(s): Halle Properties LLC.,
EA No.:	CEQ190078 MND	Scott Fournier
Area Plan:	Elsinore	Representative(s): R.A. Smith INC.,
Zoning Area/District:	Meadowbrook Area	Colby Nennig
Supervisory District:	First District	
Project Planner:	Deborah Bradford	 John Hildebrand Interim Planning Director
Project APN(s):	377-020-026	

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 190006 is a request to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. The hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday.

The above as described is herein after referred to as the 'Project' in this staff report.

The Project site is located in the Elsinore Area Plan-Warm Springs Policy Area, north-east of Cambern Avenue, south-west of Conrad Avenue, south-east of 10th Street, and north-west of Highway 74.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 190078**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **CONDITIONAL USE PERMIT NO. 190006**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Warm Springs Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Business Park (CD: BP)
East:	City of Lake Elsinore
South:	Community Development: Business Park (CD: BP) and the City of Lake Elsinore
West:	Community Development: Very Low Density Residential (CD: VLDR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	City of Lake Elsinore
South:	Scenic Highway Commercial (C-P-S) and City of Lake Elsinore
West:	Residential Agricultural – 20,000 square foot lot minimum. (R-A-20,000)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Caltrans Facility
South:	Vacant Land and City of Lake Elsinore Commercial Center
East:	City of Lake Elsinore Residential Development
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.42 Gross Acres	N/A
Proposed Building Area (SQFT):	8,192 square feet	N/A
Building Height (FT):	26'	50'

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Automobile Repair and/or Service Shops	8,192 SF	1 space/150 sq.ft. gross floor area	54	57
TOTAL:				57

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Area of Flooding Sensitivity
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High Fire Hazard – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

PROJECT SETTING

Current Site Characteristics

The site comprises of 2.42 gross acres that is currently vacant and undeveloped. The southeast half of the site has been graded and is routinely maintained, while the northwest half of the site is undeveloped and supports a plant community that has been disturbed by Bicycle Motocross (BMX) activities.

The site is relatively flat. On-site elevations range from approximately 1,332 to 1,345 feet above mean sea level. The southeastern portion of the project site is elevated above the northwestern portion of the site, with the highest elevation occurring near the middle of the project site. For the highest point, the southwestern portion of the site gently slopes to the south, and the northeastern portion of the site slopes to the north. It should be noted that a drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the site, and the northwestern portion of the site lies within the 100-year flood plain.

The site is surrounded by a mixture of land uses. There are vacant lots located directly northwest and southwest of the site. Single-family residential homes are located directly across Highway 74 within the City of Lake Elsinore. Similar uses to the proposed project are located within its vicinity and includes: a CalTrans service station - located directly north, an automotive shop - located approximately 0.2 miles northeast, and a Costco Tire Center - located approximately 0.5 miles south within the City of Lake Elsinore.

PROJECT DESCRIPTION

Project Characteristics

Halle Properties is proposing the construction of an 8,192-square foot commercial building to be utilized as a tire sales and installation stations. The proposed building has a mezzanine floor where the tires will be stored on racks. The building will be used entirely for the sale and installation of tires and wheels. The site will be accessed by a driveway off Central Avenue (Highway 74). The scope of the Project includes a proposed parking area with one driveway, connection to on-site private utilities, and storm water quality measures. The Project will provide a total of 57 parking spaces, which includes three electric vehicle spaces with charging stations and three parking spaces that are ADA compliant.

A Pre-Application Review (PAR190016) application for the proposed Project was submitted to the Planning Department and was scheduled for comment with the Development Advisory Committee (DAC) on May 9, 2019. The current application, Conditional Use Permit No. 190006 (CUP190006), was submitted to the Planning Department for review on July 1, 2019. The overall design of the Project is similar to what was submitted for PAR review. Due to some constraints in regards to peak flow rates on downstream properties, accessibility for emergency vehicles, and the potential for widening of the adjacent streets in the future, some minimal changes to the site design were made. Namely these changes include the implementation of bio-retention/bio-swailes in high flood areas of the site, a five (5) foot increase in the width of the parking lot to accommodate for emergency vehicles, and a 25-foot dedication that creates a new proposed right of way (ROW) between the parcel and the adjacent street (Central Avenue).

General Plan Consistency

The Project site's existing General Plan Foundation Component is Community Development (CD) and Land Use Designation is Business Park (BP). The land use designations within the Community Development Foundation Component are grouped into five broad categories. BP is grouped along with Light Industrial (LI) Land Use Designation. As described in the Land Use Element, LI and BP designations aid economic growth by providing jobs for local and area-wide residents, growth opportunities for new and existing businesses, and facilitate a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place. BP land use designation supports employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.

The proposed tire store at this location does not conflict with the objectives of the BP land use designation because it provides job opportunities for the local area residents, it is a supporting retail use that is similar to other uses located within a mile of project site along Highway 74, and there is an existing bus stop located directly in front of the proposed project.

The proposed building floor area ratio (FAR) is approximately 0.15. The Project's FAR is lower than the FAR range noted in the General Plan for BP, which is between 0.25-0.60. FAR indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. FAR is used to estimate employment generated from commercial, industrial and business park land uses. It is a reflection of a theoretical build-out, rather than what is likely to appear on the ground. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates in high flood area, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for a supporting retail use in this area since the project was designed to address the various site constraints.

The Project is located along a segment of Highway 74 that is identified as State Eligible Scenic Highway in the Circulation Element. The Project complies with the General Plan policies for Scenic Corridors. The Project architectural design and color palette is compatible with the area and does not impact the visual assets of Gavilan Hills. The project is appropriately set back from the right of way and will be enhanced with landscaping. The Project was also conditioned to underground all overhead utilities (34.5 KV or lower).

Policy Area Consistency

The Project site is within the Warm Springs Policy Area of the Elsinore Area Plan (ELAP). The objective of the Policy Area is to protect biological and visual assets of Gavilan Hills and the surrounding rural area. In accordance to the Warm Springs Policy Area, the Project complies with policies ELAP 1.1 through ELAP 1.4.

ELAP 1.1 requires adherence [1] to the Hillside Development and Slope section of the General Plan Land Use Element, [2] the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and [3] the Slope and Soil Instability Hazards and [4] Fire Hazards sections of the General Plan Safety Element.

- ELAP 1.1 [1] and [3]: The Project does not impact the slopes of Gavilan Hills and the site will remain relatively flat; therefore, the first and third part of ELAP 1.1 does not apply.
- ELAP 1.1 [2]: The Project complies with the second part of ELAP 1.1. The Project was reviewed and conditioned to mitigate, where applicable, the potential impacts to biological resources in accordance to the Multiple Species Conservation Habitat Plan (MSCHP), Migratory Bird Treaty Act, and California Fish and Game Code. It was determined that the site has moderate potential to support three special-status wildlife species and a low potential to support five special-status wildlife species. The Project was conditioned for pre-construction surveys to ensure that impacts to the special-status species do not occur from implementation of the proposed Project. Suitable nesting habitat for birds is present on the Project site and potential impacts to nesting bird species will be mitigated. Mitigation Measure BIO-1 requires a survey for active nests prior to the start of activities if any ground disturbances will occur during the nesting bird season (generally February 1st to August 31st). The Project will not impact state or federally protected wetlands, nor will it impact any sensitive natural community or riparian habitat. The Project is not within a MSCHP criteria cell. Based on an analysis of the MSHCP requirements for the proposed Project, and with payment of the Stephen Kangaroo Rat Habitat Conservation Plan mitigation fee and MSHCP mitigation fee, development of the project site is fully consistent with the MSHCP.
- ELAP 1.1 [4]: The Project complies with the fourth part of ELAP 1.1 that requires adherence to the Fire Hazard section of the Safety Element. The site is located within a high fire hazard severity zone. The Project is designed to meet the development and construction requirements of the County's Building and Fire Codes. The exterior walls/wall projections within 30 feet of the property line shall be one-hour fire resistance rated, openings in the exterior walls within 30 feet of the property line shall be ¾ hour opening protective assemblies, and the portion of the roof within 30 feet of the property line shall be Class A. The roof shall not contain any vent openings within 30 feet of the property line. Additionally, the Project will not result in the impairment of an adopted emergency response plan or evacuation plan within a fire hazard severity zone.

The Project does not conflict with ELAP 1.2, which requires development of contiguous areas designated as Light Industrial be designated in a coordinated manner. The Project site is not designated as Light Industrial; therefore, this policy does not apply to the Project. The Project is considered a supporting retail uses within the Business Park designation that is similar to the uses that are located within a mile of the project site.

The Project complies with ELAP 1.3, which requires all commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e., biological and water quality). As noted above, the Project is designed to address the flood area and have been conditioned to ensure impacts to biological resources are mitigated. The proposed tire store and parking lot is located outside of the 100-year flood area and project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) will be implemented to minimize water pollutants including sedimentation in stormwater runoff. The bioretention basin will capture and treat water before it is released into the existing drainage system.

The Project complies with ELAP 1.4 that requires commercial and industrial uses to not substantially impact circulation systems. The Project was reviewed by the County's Transportation Department, which determined that the Project does not have the capacity to significantly affect traffic volumes for this area, including on Highway 74. As a result, the project would not conflict with any program, plan, ordinance, or policy addressing the circulation system.

Zoning/Development Code Consistency

The site's current zoning classification is Scenic Highway Commercial (C-P-S). The Project is an allowed commercial use subject to a conditional use permit approval. The Project meets the C-P-S development standards and other applicable standards of Ord. 348. The height of the proposed building is below the height limit of 50 feet, roof mounted mechanical equipment are screened from view, off-street parking is adequately provided for, the parking lot and the perimeter of the site will be landscaped, and on-site advertising standards are met.

Landscaping

The project proposes the installation of approximately 0.49 acres of landscaping. The submitted conceptual landscape plan meets the standards of Ordinance 348 Section 18.12 E regarding landscape requirements for off-street vehicle parking and Ordinance No. 859 regarding water efficient landscaping. Landscaping is proposed around the perimeter of the site and within the parking lot area. According to the applicant's landscape water conservation statement, all plant materials selected for this site were appropriate for the geographical location and local climate (i.e. their adaptability to drought).

Per Ordinance No. 859, the landscaping proposal applies the criteria for the efficient use of water in the irrigation design plan, such as the installation of a smart irrigation controller in landscaped areas, designed systems that prevent runoff/over spray on adjacent hardscape and buildings, and the grouping of plants with similar water needs for efficient irrigation. The plan also proposes a bio-retention area with underdrains in the northwest portion of the parcel where the site is impacted by a flood zone.

Offsite Improvements

A large portion of State Route 74 generally between the Cities of Lake Elsinore and Perris was relinquished from Caltrans in 2017. The relinquishment transferred jurisdiction of the Highway to the County and City of Lake Elsinore. Subsequent to the relinquishment, the County recorded a quitclaim deed in June 2017 which transferred a portion of Highway 74 to the City of Lake Elsinore. The recording also included the acceptance by the City. This action places the Highway under the control of the City. Development projects that propose access on Highway 74 will ultimately require an encroachment permit from the City. For this reason, County staff coordinates improvement requirements with the City which are finalized as conditions of approval.

Neighborhood Compatibility

Architectural Design

The proposed retail building is a box store with architectural details to provide visual interests and to complement the surrounding area. The building will be painted with neutral tones and accented with a primary color. The exterior building facade materials include red aluminum storefront, steel beam, tan synthetic stucco, and white and tan split-face concrete masonry unit. An illuminated sign for "American Tire" will be placed on the north, east and south elevations. The letters will be red and the font will match the company's national logo. The building signage meets all of the development standards for signs affixed to buildings required by Ordinance No. 348 Section 19.4 B. Roof top materials are properly screened from view. The height of the building is 26 feet, which is below the height limit of the Scenic Highway Commercial (C-P-S) Zone. The overall architectural design of the building is designed and scaled appropriately for the area and is compatible with the surrounding neighborhood.

Sphere of Influence

The project is within the City of Lake Elsinore Sphere of influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project. As mentioned above, the project abuts a segment of the Highway 74 that was relinquished to the City's and future road improvements will be coordinated with the City.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ190078. The Initial Study identified potentially significant impacts in regards to the issue areas of Biological Resources, Cultural Resources, and Tribal Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on November 26, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on December 16, 2020.

FINDINGS AND CONCLUSIONS

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

LAND USE FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County General Plan and the Elsinore Area Plan:

1. Per the General Plan and the Elsinore Area Plan Land Use Maps, the Project site has a land use designation of Business Park (BP). As described above the proposed use, tire sales and installation stations, is considered a supporting retail use that may be establish in the BP designation. The proposed use will be located within a mile of similar industries which will facilitate a competitive advantage in the market place for this area. The Project's FAR is approximately 0.15 which is below the typical range noted for the BP designation. The Project's location was determined to be adequate due to the various constraints that exists on the property as well as to accommodate emergency response vehicles. The Project is, therefore, consistent with the current land use designation as shown in both the General Plan and the Elsinore Area Plan.
2. The Project site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which allows a tire sales and services facility. This use is compatible with the area and supports similar industries that are located within a mile of the Project site. For this reason, the proposed use is considered a supporting retail use that may establish in the BP land use designation. Therefore, it is consistent with the Riverside County General Plan.

3. The Project site is within the Warm Springs Policy Area of the Elsinore Area Plan. The Policy Area is intended to protect the biological and visual assets of the Gavilan Hills and the surrounding rural area. The Project was reviewed and conditioned to mitigate, where applicable, the potential impacts to biological resources. Impacts to biological resources have been addressed through site design and conditioned for appropriate biological surveys prior to any ground disturbances and during nesting season, pursuant to Mitigation Measure BIO-1. The Project is designed to meet the development and construction requirements of the County's Building and Fire Codes. The Project does not impair any adopted emergency response plan or evacuation plan. The Project does not have the capacity to impact the area's circulation system, including Highway 74. As described above under "Policy Area Consistency", the Project is in full compliance with the Warm Springs Policy Area policies.
4. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). The proposed use – a tire sales and services facility – is an allowed use pursuant to Section 9.50 of Ordinance No. 348 B. 14, subject to an approval of a Conditional Use Permit.

ENTITLEMENT FINDINGS

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

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. The proposed Project is within the acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration all impacts have been reduced to levels that are less than significant. In addition compliance with the development standards of Ordinance No. 348, road improvements along Highway 74, Riverside County Flood Control Standards, CalTrans Standards regarding site distance site into and out of the Project site, and all applicable Building and Fire Codes for development within a high fire hazard severity zone will ensure that the protection of the public health, safety and general welfare has been met.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the surrounding parcels are either similarly designated land uses and zoning codes or will not be significantly impacted by the implementation of the Project. The surrounding land use designations are within the Community Development Foundation Component and includes BP to the north and south, and Very Low Density Residential (VLDR) to the northwest. The zoning is similarly aligned, with the surrounding parcels are zoned as C-P-S and Residential Agricultural 20,000 square feet minimum (R-A-20,000). While there are properties that are designated VLDR abutting the Project site, the setback of the Project from the existing property line will be over 200 feet and is designed to not have an impact on the surrounding properties. Thus, a tire sales and service station based on the Project's proposal will align with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels' current designations.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
 - a. The Project applicant submitted a thorough landscape, drainage, and irrigation plan that establishes measures to handle the site's topographical and drainage conditions. This plan includes an on-site bio-retention area to allow for the efficient capture, retention, and diversion of storm water, as well as additional vegetation surrounding the development to further support on-site drainage.
 - b. In order to accommodate for the potential that the street adjacent to the property – Central Avenue (Highway 74) – may widen in the future, a twenty five (25) foot dedication was proposed to create a new right of way between the parcel and the adjacent street. The Project is conditioned to coordinate future road improvements along Highway 74 with City staff.

DEVELOPMENT STANDARDS FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. The Project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). Per Section 9.53 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - a. No building or structure shall exceed fifty feet in height. According to the provided architectural plans by the applicant, the maximum height of the proposed structures will be 26 feet, which puts the structure in compliance with this standard.
 - b. All roof mounted mechanical equipment will be screened from the ground elevation view to a minimum sight distance of 1,320 feet. There is no roof mounted equipment that is proposed for this project. A condition will be applied to the permit so as to ensure future conformance to this standard if roof mounted equipment in the future is considered.
2. Parking requirements are set forth in Section 18.12 of Ordinance No. 348. The requirements for parcels that are being utilized for automobile service are met by the Project as follows:
 - a. Auto service shops must provide 1 space per 150 square feet of gross floor area of the proposed building. For a 8,192 square foot building, the Project would be required to provide a minimum of 54 total parking spaces. The proposed parking plan for the Project seeks to provide 57 parking spaces, which exceeds the required amount of parking necessary for this type of development. As such, the Project is compliant with this requirement.
 - b. All development projects that require 50 or more parking spaces will be required to designate 3 parking spaces for electrical vehicles (EVs), and all EV parking spaces will be shown on parking site plans. The Project proposes 3 designated EV charging stations that meet the minimum requirements set forth in Section 18.12.A.2.c. of Ordinance No. 348.

- c. For developments that require between 51 to 75 parking spots, there will be a minimum of 3 accessible parking spaces. The Project provides 3 accessible spaces that meet the specifications set forth in Section 18.12.C. of Ordinance No. 348.

Other Findings:

1. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project. The Project was conditioned to coordinate HWY -74 road improvements with the City of Lake Elsinore.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. On August 29, 2019 AB 52 notifications for CUP190006 were sent to the were sent to the Cahuilla Band of Indians, Colorado River Indian Tribes, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseño Indians, Quechan Indian Tribe, Ramona Band of Cahuilla, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians. Both the Pechanga and Soboba Band of Luiseño Indians requested consultation. Emails were sent to the tribes with proposed conditions of approval. No further responses occurred, and consultation was concluded on March 6, 2019.
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 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 located within a Very High/High Fire Hazard Area and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. Conditional Use Permit No. 190006 construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including 3 electrical vehicle parking spaces and charging stations. The Project site is comprised of 2.42 gross acres. The proposed Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the applicant will provide water system plans to the Fire Department for review to ensure conformance with required hydrant type, location, and spacing. Blue reflective markers shall be installed to identify fire hydrant locations. Minimum fire flow shall be capable of delivering water flow for 2 hours at 20 PSI. Fire access roads shall be capable of sustaining an imposed load of 75,000 pounds. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less 15 feet. Construction materials shall be Class B materials pursuant to the California Building Code.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Central Avenue (Highway 74).

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

This project was presented before the Warm Springs Advisory Committee on October 24, 2019. The Project was received well and there were no community complaints.

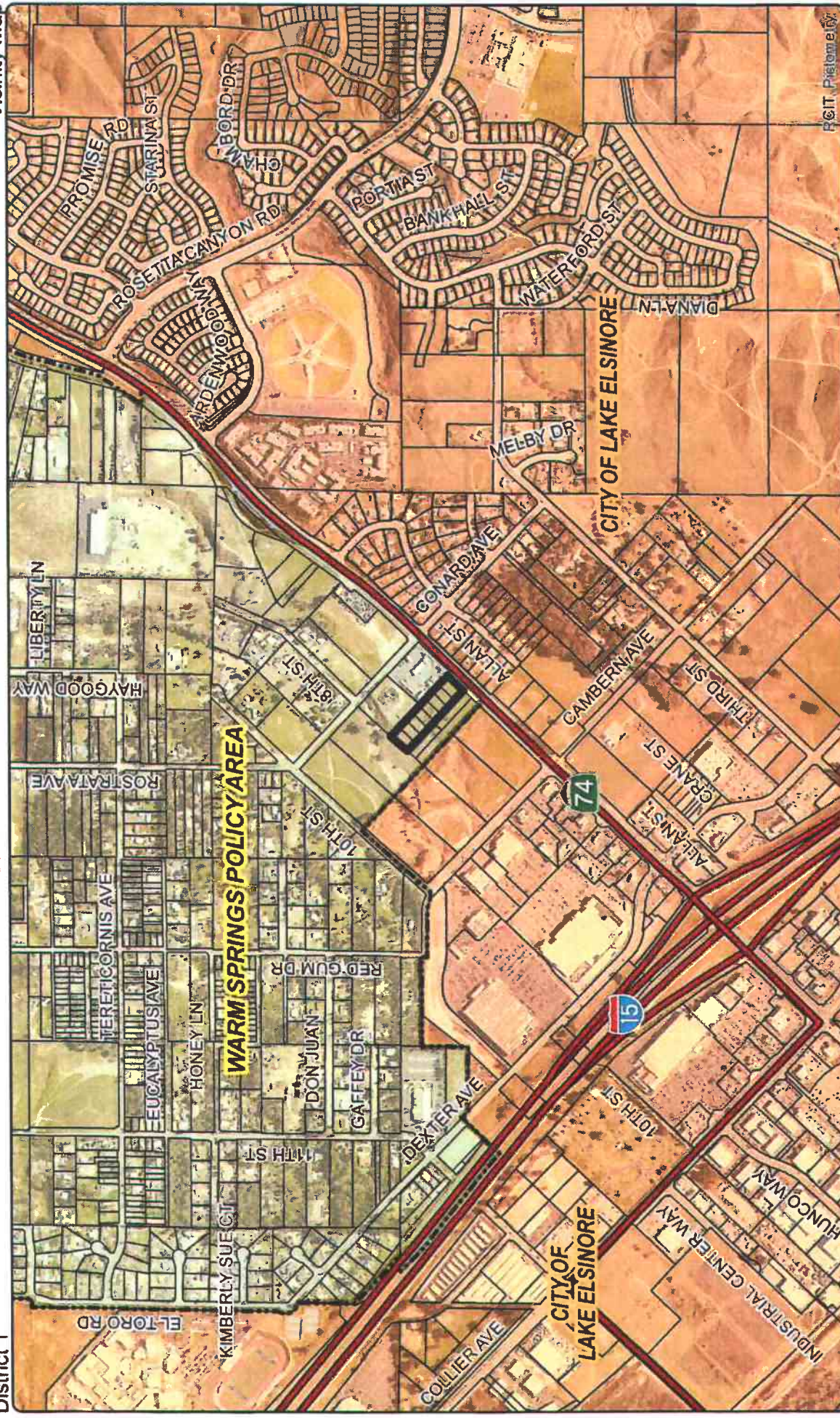
APPEAL INFORMATION

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.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190006
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 10/30/2020
 Vicinity Map



Author: Vinnie Nguyen



Zoning Area: Meadowbrook

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing a new land use designations for unincorporated Riverside County parcels. This map is provided for informational purposes only. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Riverside County) or in Palm Desert at (760) 955-8277 (Eastern County) or Website: <http://www.riversideca.gov>

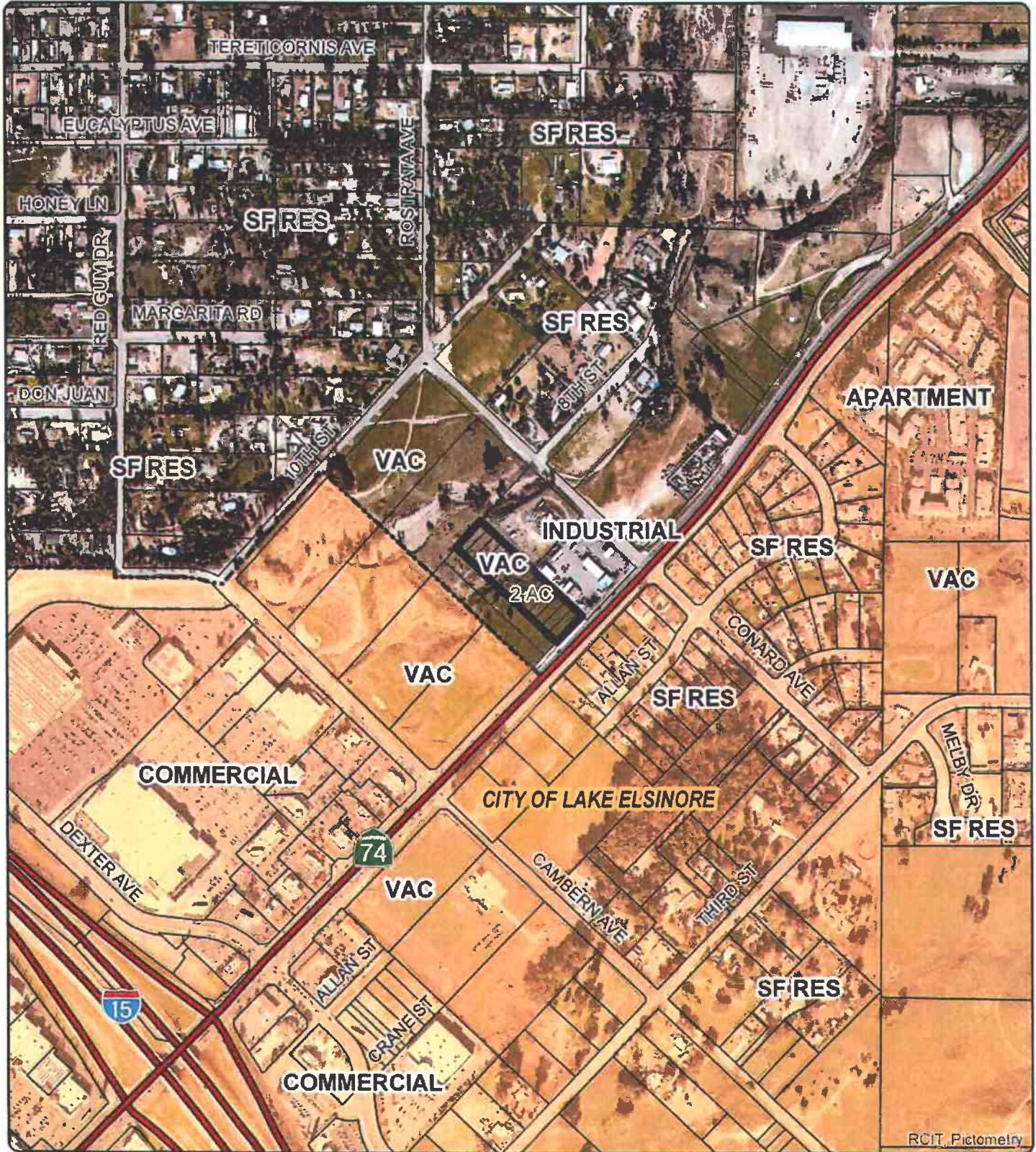
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190006

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020
Exhibit 1



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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://onlineinfo.rctimsa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

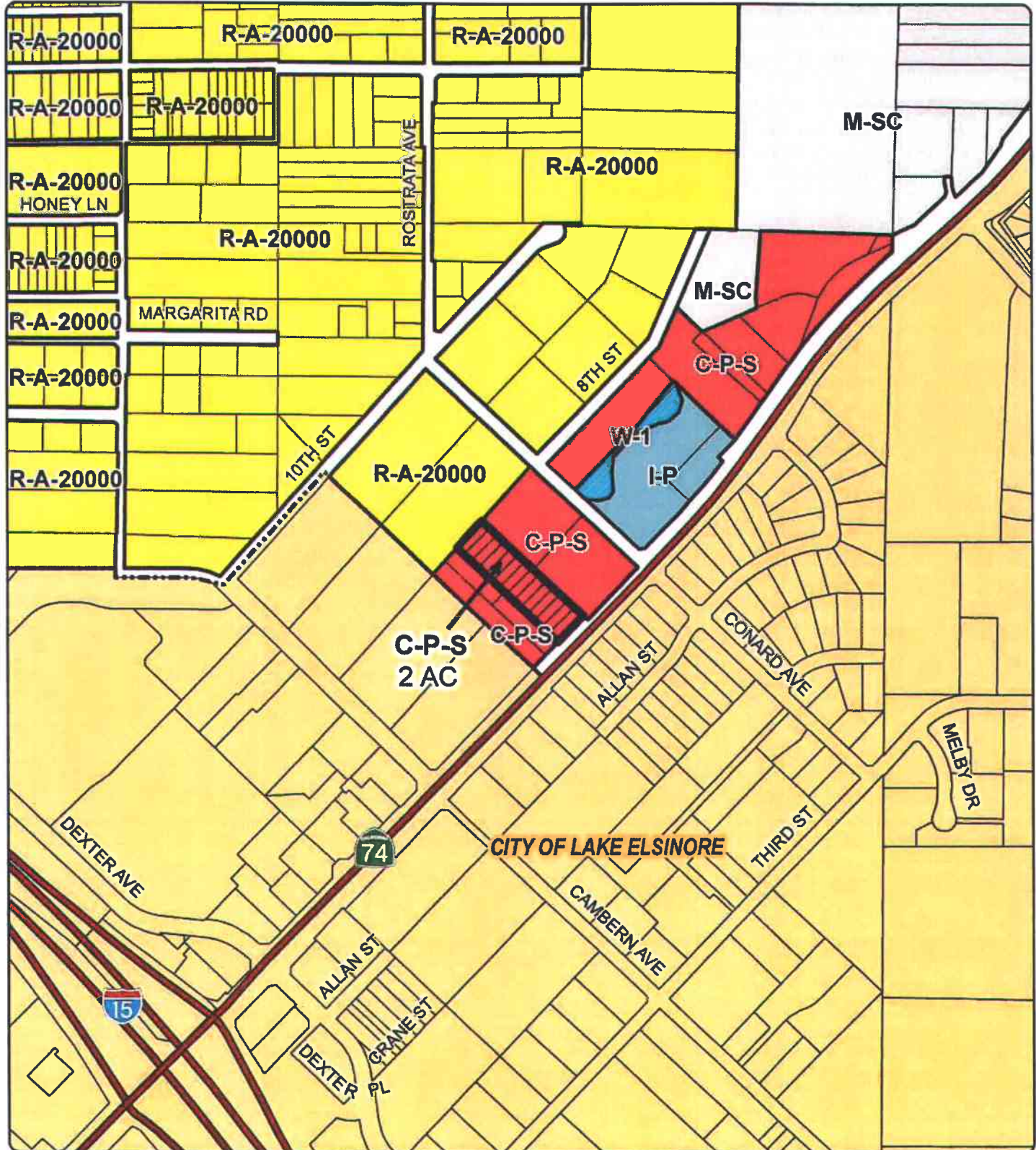
CUP190006

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020

Exhibit 2



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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 office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

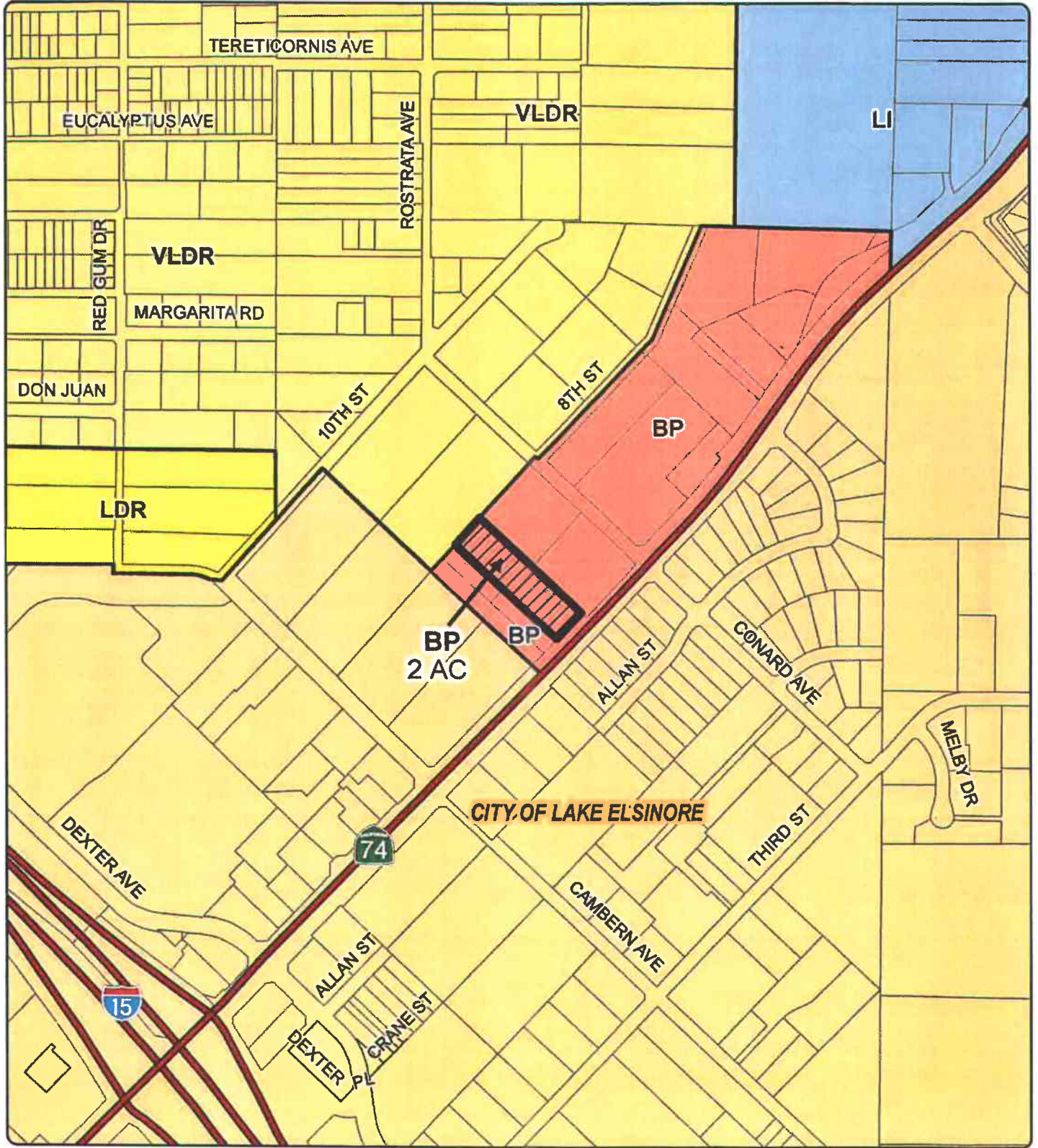
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190006

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 10/30/2020
Exhibit 5



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cdems.org>

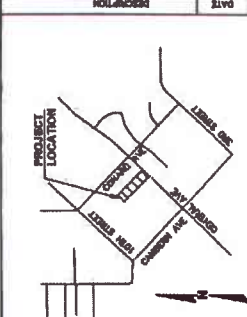
DATE	DESCRIPTION

8881 Research Drive
Irvine, CA 92618-4238
(949) 572-3278
rasmith
CITY OF IRVINE ENGINEERING

OVERALL CONCEPTUAL SITE PLAN
DISCOUNT TIRE LAKE ELSDORE
PARCEL WEST OF 18748 W CONARD AVENUE
LAKE ELSDORE, CA 92532

PROJECT NO. 2020
DATE: 3/17/24
SHEET 1 OF 20
JOB NO. 1800006
PROJECT MANAGER: R. SMITH
DESIGNED BY: RAS
CHECKED BY: RAS
DATE: 3/17/24

SHEET NUMBER: SP-01

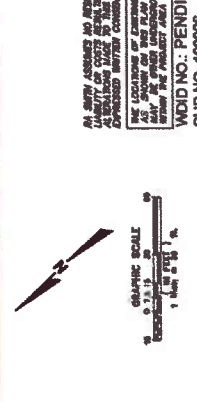
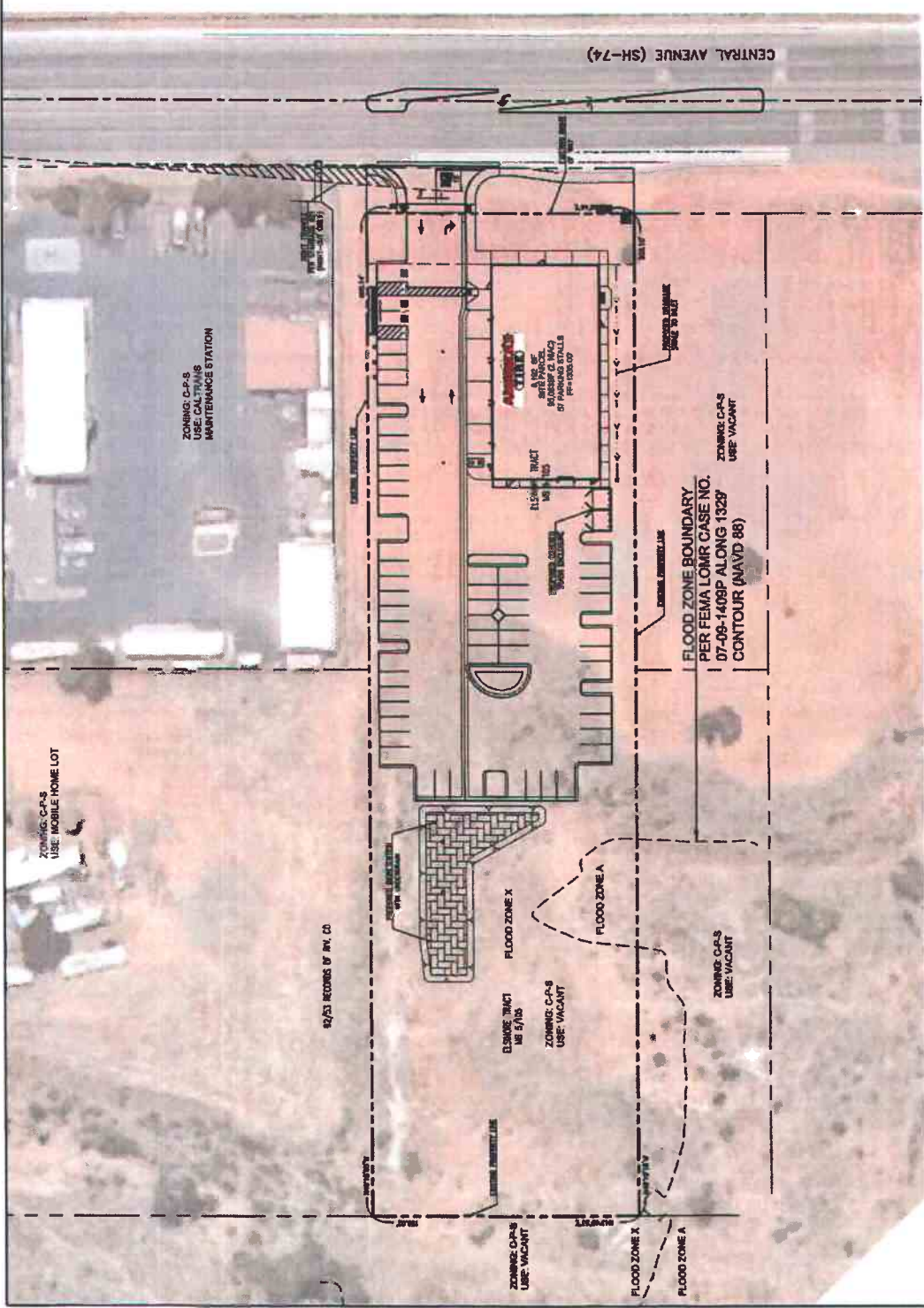


SCOPE OF WORK
THE PROJECT CONSISTS OF A STUDY OF CONCEPTUAL LAYOUTS OF A DEVELOPMENT TO BE SITED ON THE WEST SIDE OF CONARD AVENUE, A 160-FOOT WIDE RIGHT-OF-WAY, AND THE IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT. THE STUDY SHALL INCLUDE A PRELIMINARY LAYOUT AND A PRELIMINARY ENGINEERING DESIGN TO BE SUBMITTED TO THE CITY OF IRVINE FOR REVIEW AND APPROVAL.

LEGAL DESCRIPTION
SHEETS 001 THROUGH 005, THE CONCEPTUAL LAYOUT, AND SHEETS 006 THROUGH 010, THE IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT, ARE HEREBY REFERRED TO AS THE "CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT".

TOWNSHIP & RANGE
TOWNSHIP 37S
RANGE 23E

811
Know what's below. Call before you dig.
CUP NO. 1800006
VOID NO.: PENDING



PLAN INDEX

SHEET NO.	DESCRIPTION
001	GENERAL CONCEPTUAL SITE PLAN
002	CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT
003	CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT
004	CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT
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009	CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT
010	CONCEPTUAL LAYOUT AND IMPROVEMENTS TO BE MADE TO THE EXISTING 160-FOOT WIDE RIGHT-OF-WAY TO ACCOMMODATE THE DEVELOPMENT

DEVELOPER:
HALL PROPERTIES, L.L.C.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
CONTACT: BILL BERUM
SCOTT POURNER

SOIL ENGINEER:
R.A. SMITH, INC.
8881 RESEARCH DRIVE
IRVINE, CA 92618
(949) 272-2378
CONTACT: REID KUNENHAGE
COLBY MENNING, P.E.

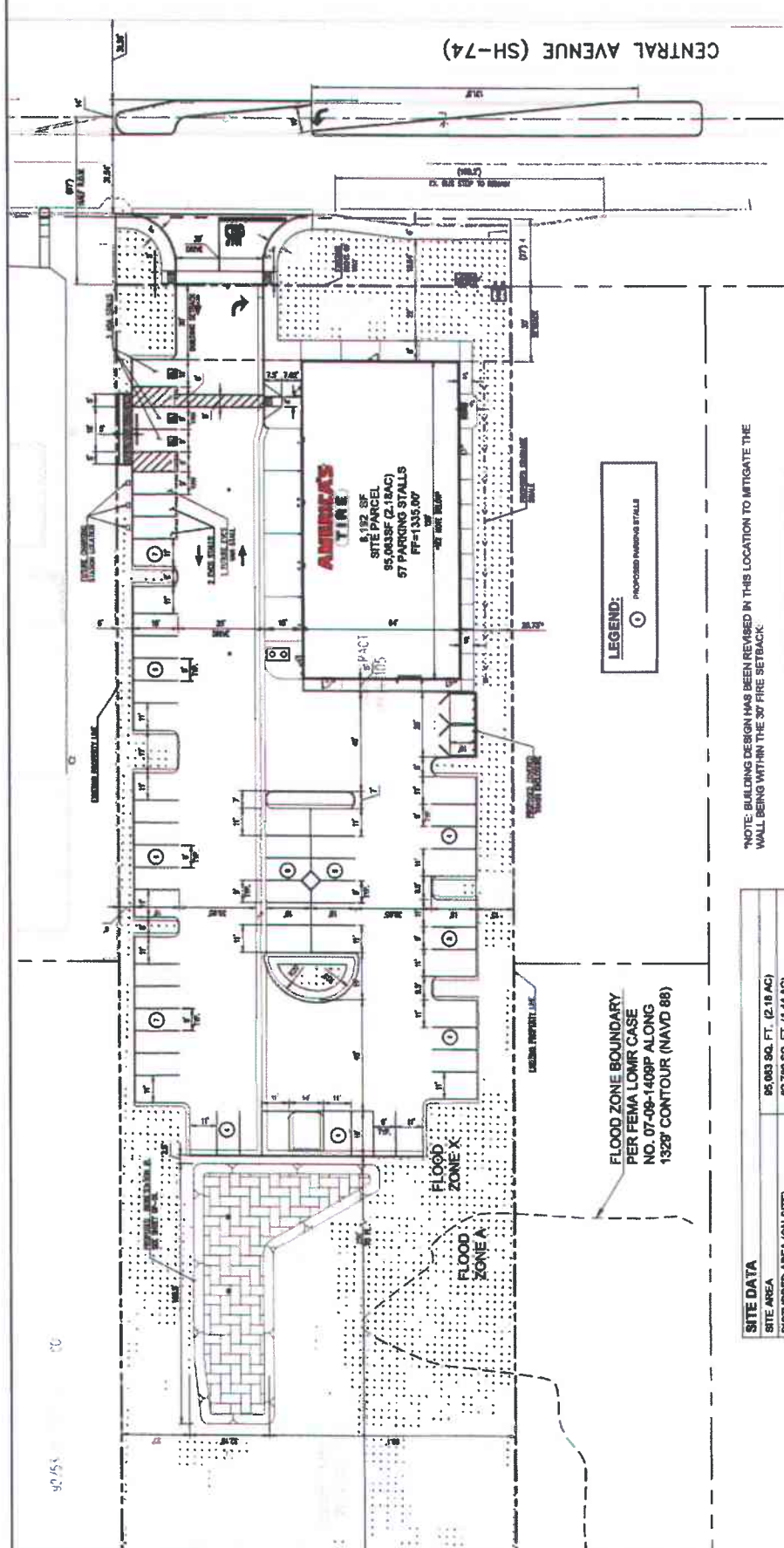
OWNER:
ROBAYN J. HALL
10000 LANTANA
TERRACE, CA 92690

DATE	DESCRIPTION

1881 Research Drive
 Milpitas, CA 95031-4233
 (408) 271-2275
rasmith
 CREATIVITY EXTENDED ENGINEERING

CONCEPTUAL SITE PLAN
 PARCEL WEST OF 16748 W CONARD AVENUE,
 DISCOUNT TREE LAKE ELSINORE

PROJECT NO.	190006
DATE	4/17/20
SCALE	1" = 30'
PROJECT NAME	DISCOUNT TREE LAKE ELSINORE
DESIGNED BY	
CHECKED BY	
APPROVED BY	
SHEET NUMBER	SP-02



811
 Know what's below.
 Call before you dig.

LEGEND:
 ○ PROPOSED PARKING STALLS

GRAPHIC SCALE
 1" = 30'
 0 10 20 30

NOTE: BUILDING DESIGN HAS BEEN REVISED IN THIS LOCATION TO MITIGATE THE WALL BEING WITHIN THE 30' FIRE SETBACK.

- EXTERIOR WALLS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE ONE HOUR FIRE RESISTANCE RATED TESTED IN ACCORDANCE WITH ASTM E119 OR UL263 WITH EXPOSURES FROM BOTH SIDES AND SHALL HAVE NO UNDERFLOOR OR ATTIC VENT OPENINGS.
- EXTERIOR WALL PROJECTIONS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE ONE HOUR FIRE RESISTANCE RATED ON THE UNDERSIDE AND SHALL HAVE NO VENT OPENINGS.
- OPENINGS IN THE EXTERIOR WALLS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE 3/4 HOUR OPENING PROTECTIVE ASSEMBLIES. DOORS AND SHUTTERS SHALL COMPLY WITH CBC SECTION 716.5 AND WINDOW ASSEMBLIES SHALL COMPLY WITH CBC SECTION 716.6.
- THE PORTION OF THE ROOF WITHIN 30 FEET OF ANY PROPERTY LINE SHALL BE CLASS A AND SHALL BE LISTED AND TESTED IN ACCORDANCE WITH UL770 OR ASTM E108.
- THE ROOF SHALL NOT CONTAIN ANY VENT OPENINGS WITHIN 30 FEET OF ANY PROPERTY LINE.

DISCLAIMER:
 ALL DATA ARE FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL VERIFY ALL DATA AND CONDITIONS BEFORE ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

MOOD NO.: PENDING
CUP NO. 190006

SITE DATA	
SITE AREA	95,063 SQ. FT. (2.19 AC)
DISTURBED AREA (ON-SITE)	62,760 SQ. FT. (1.44 AC)
PROPOSED BUILDING AREA (ON-SITE)	6,192 SQ. FT. (0.19 AC)
PROPOSED IMPERVIOUS (ON-SITE)	33,060 SQ. FT. (0.76 AC)
PROPOSED LANDSCAPING (ON-SITE)	21,588 SQ. FT. (0.49 AC)
UNDISTURBED TO REMAIN (ON-SITE)	32,303 SQ. FT. (0.74 AC)
DISTURBED AREA (OFF-SITE)	4,279 SQ. FT. (0.10 AC)
PROPOSED IMPERVIOUS (OFF-SITE)	1,970 SQ. FT. (0.05 AC)
PROPOSED IMPERVIOUS (OFF-SITE)	2,300 SQ. FT. (0.05 AC)
LAND USE	VACANT LOT
ADJACENT USE	CALTRANS STATION
PARKING STALLS	57 STALLS
CURRENT ZONING	C-P-S
PROPOSED ZONING	C-P-S
SURROUNDING ZONING	C-P-S
ENTITLEMENT TYPE	CUP
APN	977-029-028-9
BUILDING CODE OCCUPANCY GROUP	M-BEH (AUG) (SERVICE AND STORAGE)
BUILDING CODE CONSTRUCTION TYPE	I-2 (FULLY SPRINKLERED)
TOPOGRAPHIC SURVEY	RA SMITH DATED 03/18/10

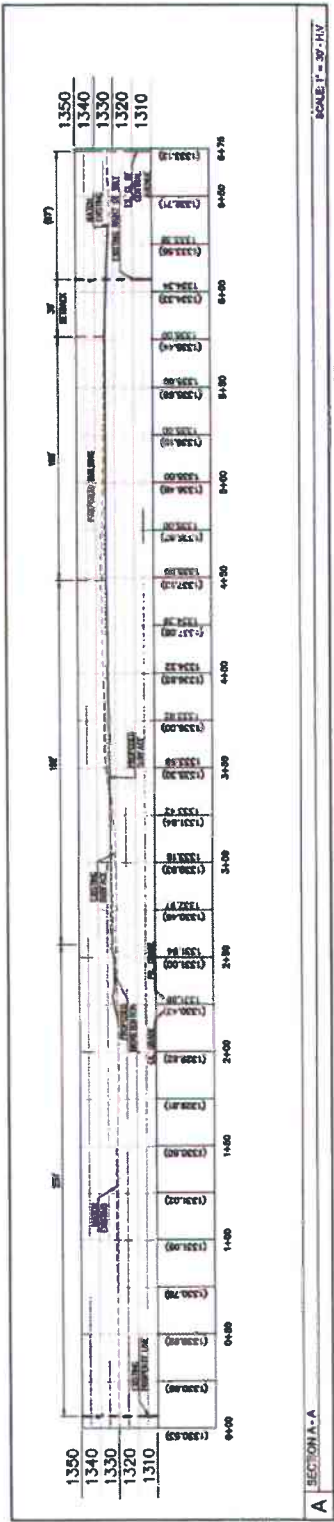
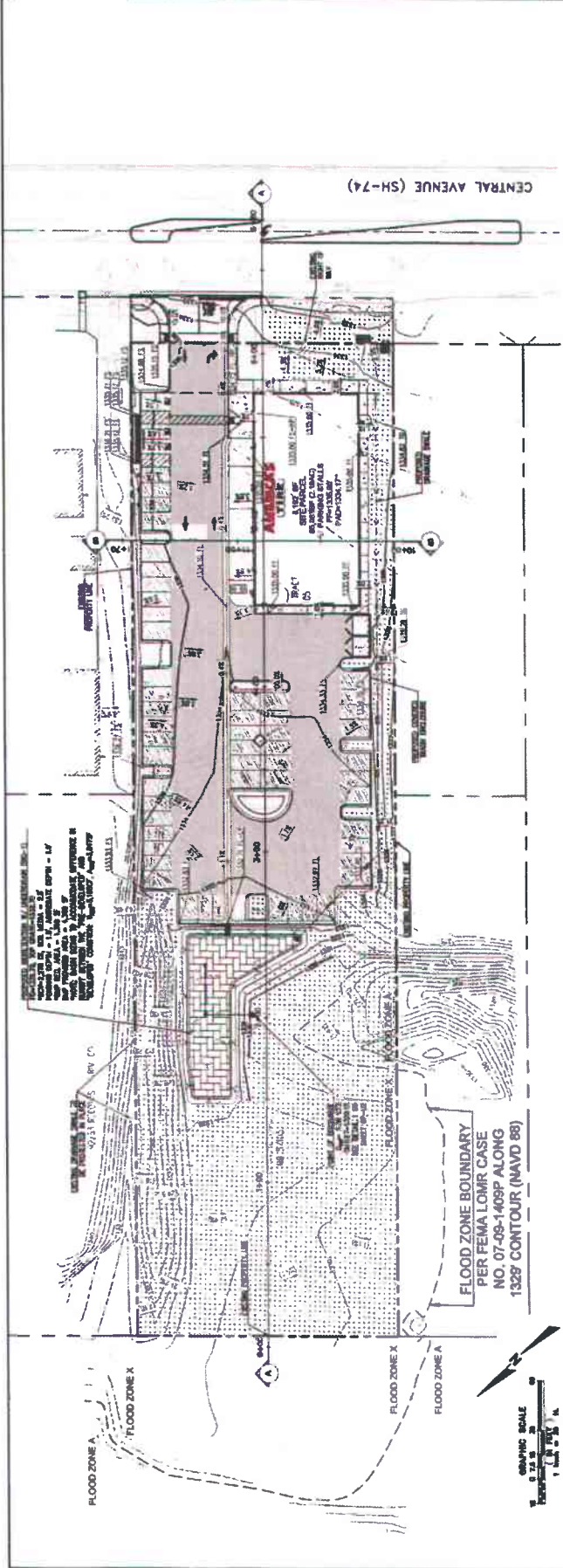
FLOOD ZONE BOUNDARY
 PER FEMA LOMR CASE
 NO. 07-09-14089P ALONG
 1328' CONTOUR (NAVD 88)

REVISION	DATE

5881 Board Drive
 Milpitas, CA 95035-4224
 (415) 973-2278
rasmith
 CREATIVITY BEYOND ENGINEERING

CONCEPTUAL GRADING PLAN
 PARCEL WEST OF 18745 W CONARD AVENUE,
 LAKE ELSNORE, CA 92532

DISCOUNT TIRE LAKE ELSNORE
 SHEET NUMBER
GP-01

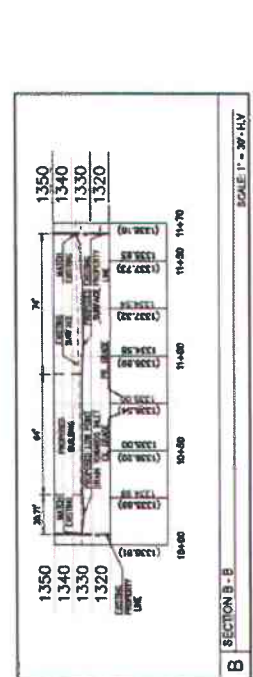


NOTE:

1. PAD PREPARATION FOR APPROVED GEOTECHNICAL REPORT. FINAL PAD ELEVATION SHALL BE COORDINATED WITH STRUCTURAL BUILDING PLANS AND THE APPROVED GEOTECHNICAL REPORT.

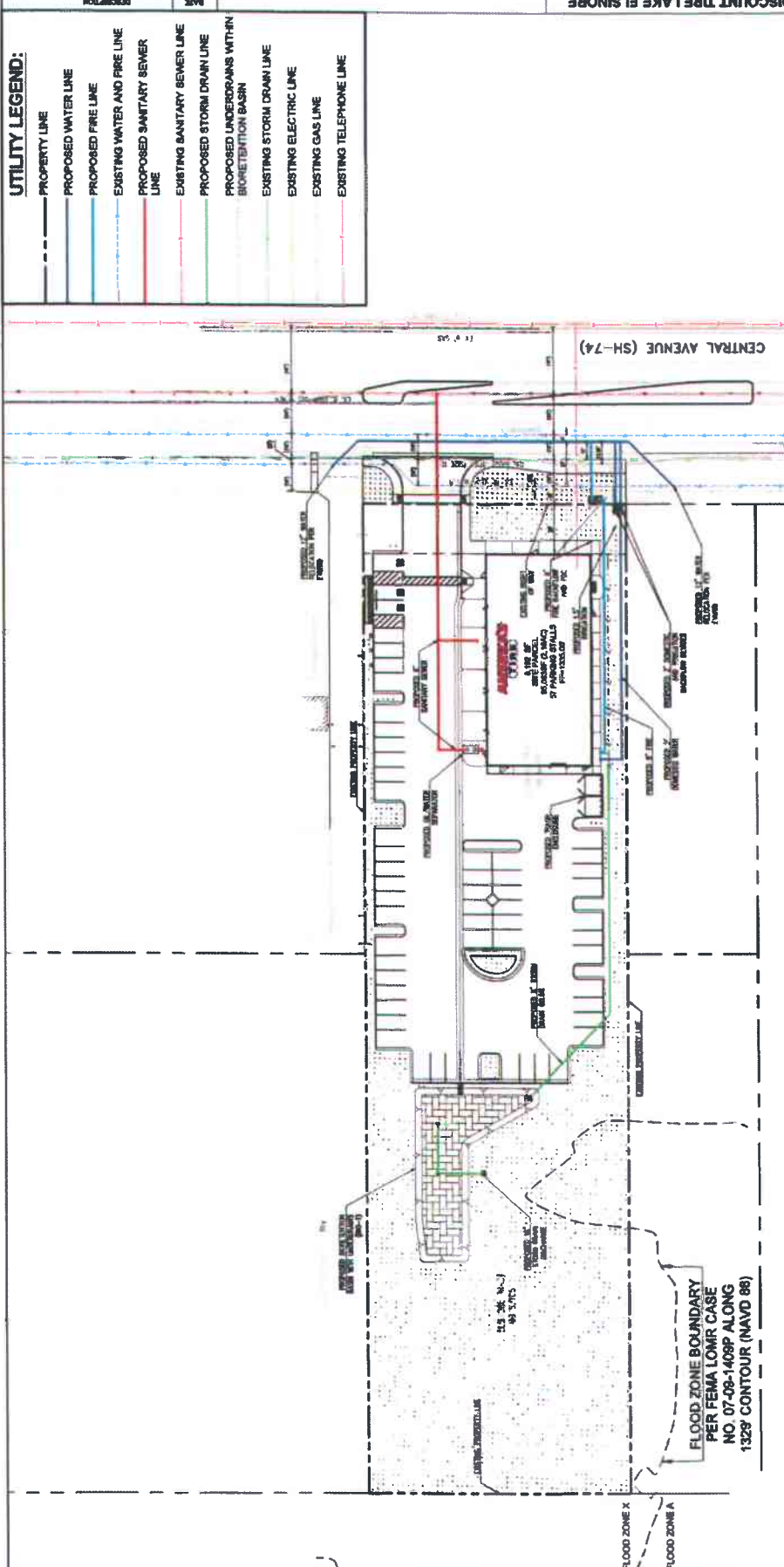
IN NO WAY ASSUMES NO RESPONSIBILITY FOR DAMAGES LIABILITY OR COSTS RESULTING FROM CHANGES OR MODIFICATIONS TO THIS PLAN AS APPROVED BY THE EXISTING CITY ENGINEER. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. A FLOOD ZONE BOUNDARY SHALL BE SHOWN TO INDICATE THE PROPOSED FLOOD ZONE BOUNDARY.

WORD NO. PENDING
CUP NO. 190008



LEGEND

- PAVEMENT SURFACE
- CONCRETE SURFACE
- PROPOSED LIGHT DUTY A.C. PAVEMENT FOR APPROVED GEOTECHNICAL REPORT
- PROPOSED HEAVY DUTY A.C. PAVEMENT FOR APPROVED GEOTECHNICAL REPORT
- EXISTING PAVEMENT
- PROPOSED BENTONITE AREA



UTILITY LEGEND:

---	PROPERTY LINE
---	PROPOSED WATER LINE
---	PROPOSED FIRE LINE
---	EXISTING WATER AND FIRE LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED UNDERDRAINS WITH IN BIODEGRADATION BASIN
---	EXISTING STORM DRAIN LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE

8811 Research Drive
Palo Alto, CA 94304-4235
Phone: 650.232.2378
rasmith.com

rasmith
CREATIVITY BEYOND ENGINEERING

CONCEPTUAL UTILITY PLAN
PARCEL WEST OF 18748 W CONARD AVENUE
LAKE ELSHORE, CA 92532

UTILITY JURISDICTIONS AND SCHOOL DISTRICT

WATER	ELSHPORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
SEWER	ELSHPORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
GAS	SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY	S.C.E.
TELEPHONE	SUNEBYS
CABLE	SUNEBYS
SCHOOL DISTRICT	LAKE ELSHPORE UNIFIED



ALL WORK ASSIGNED AND RESPONSIBILITY FOR ASSURANCE OF LIABILITY OF COSTS ARISING FROM CHANGES OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE ARE NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

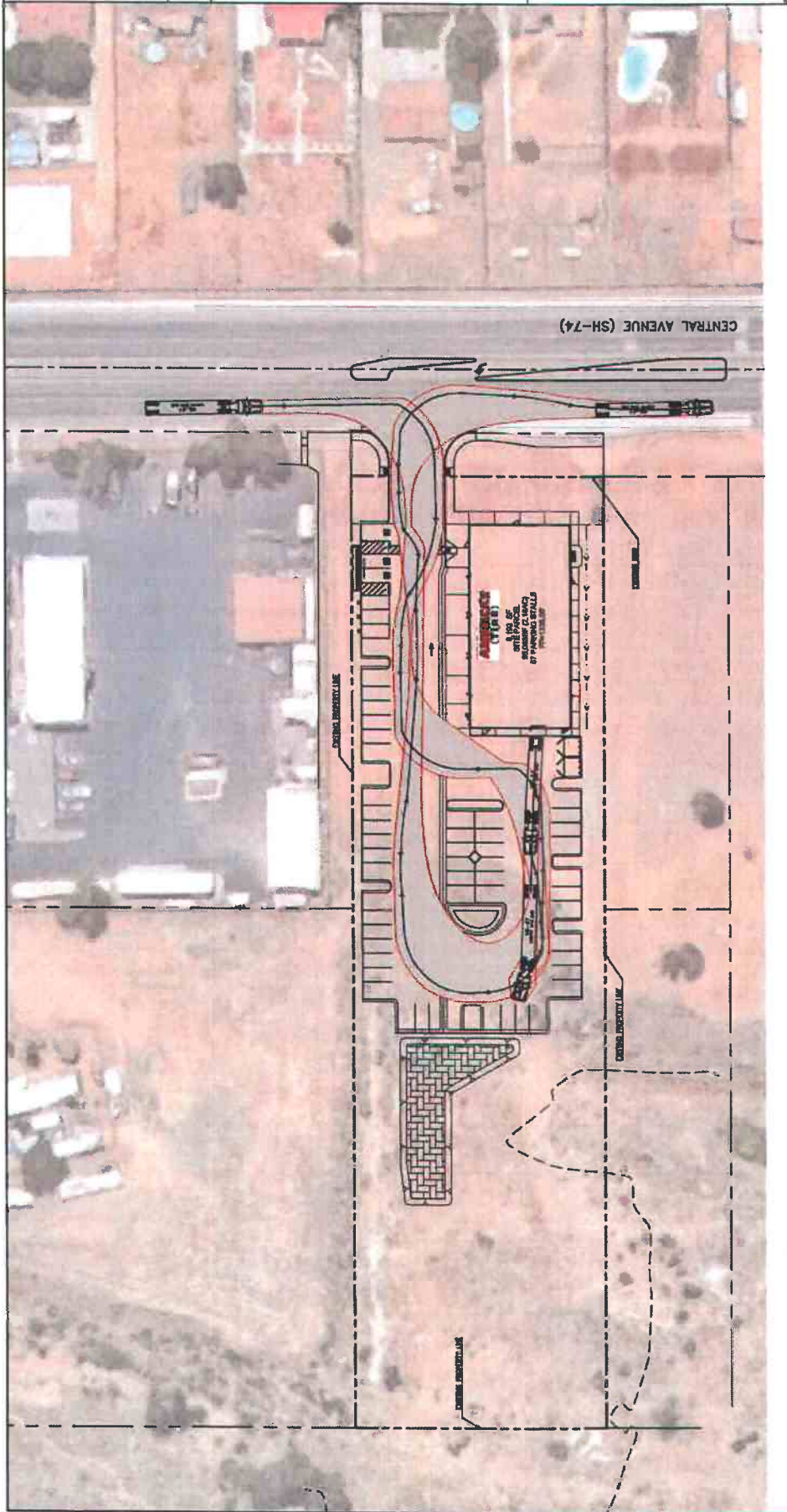
VOID NO.: PENDING
CUP NO. 190008

DATE	
DESCRIPTION	

8881 Research Drive
Bldg. CA 92518-4235
P.O. Box 879327
Riverside, CA 92508
CREATIVITY THROUGH ENGINEERING
rasmith

CONCEPTUAL TRUCK MOVEMENT
DISCOUNT TREE LAKE ELSNORE
PARCEL WEST OF 18745 W CONARD AVENUE
LAKE ELSNORE, CA 92532

DATE	07/17/78
SCALE	1" = 20'
DRAWN BY	J.P.
CHECKED BY	
PROJECT NUMBER	
SHEET NUMBER	
DATE	
COPYRIGHT	© 2008

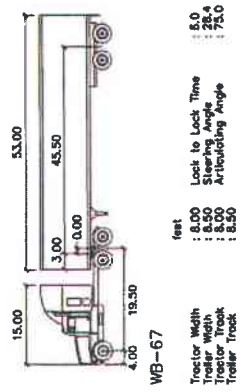


811
Keep where below.
Call before you dig.

GRAPHIC SCALE
1" = 20'
1" = 40'
1" = 80'

**NO GUARANTEE AS TO ACCURACY FOR ANALYSIS.
ABILITY OF SOILS TO BE DETERMINED FROM CHANGES OF
ALIGNMENT MUST BE MADE BY THE USER.
THE LOCATION OF EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THIS PLAN ARE APPROXIMATE. NO
GUA-RANTEES ARE MADE FOR THE PRESENCE OR ABSENCE
OF UTILITY LINES. CALL 811 BEFORE YOU DIG.**

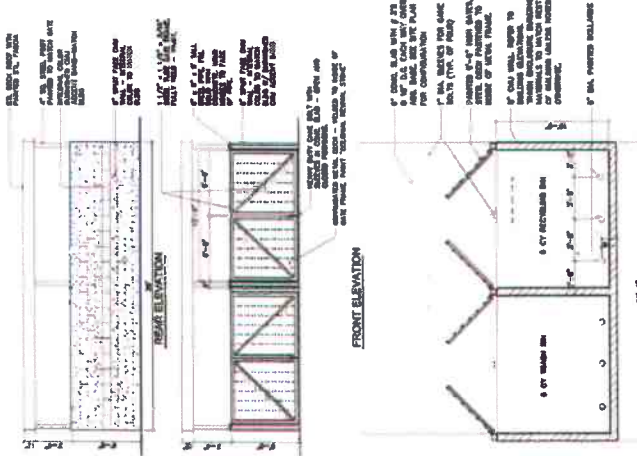
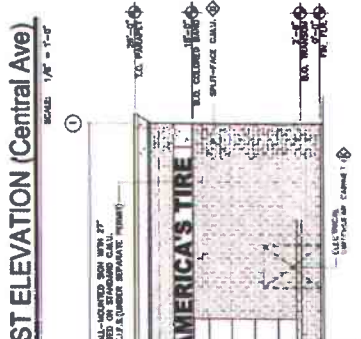
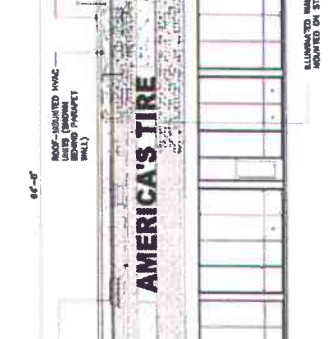
VOID NO.: PENDING
CUP NO. 190008



FINISH LEGEND

- ◇ MODIFIED ALUMINUM STRUSTRONG SYSTEM
- ◇ INTERNAL COLOR GRAY - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ EXTERIOR COLOR GRAY - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ GRAY SPUI-FACE CMU - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ GRAY SPUI-FACE CMU - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ PAINT - BEYOND WALLS 2019 "ANTIQUE WHITE"
- ◇ C.F.S. PAINT BEYOND WALLS 2019 "ANTIQUE WHITE"
- ◇ METAL CORP. - FACTORY PAINTED / ORIGINAL COLOR TO MATCH
- ◇ SPUI-FACE CMU - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ STEEL BOLLARDS - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ HOLLOW METAL DOORS - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"
- ◇ ELECTRICAL SWITCHGEAR CABINET - PAINTED BY 2027 "COLONIAL REYNOLDS STONE"

- ◇ METAL CORP.
- ◇ C.F.S. CORNER
- ◇ C.F.S. OVER STANDARD CELL
- ◇ STEEL BEAM
- ◇ ALUMINUM STRUSTRONG
- ◇ ALUMINUM STRUSTRONG WITH 3/4" X 3/4" CORNER (UNDER SEPARATE PERMIT)



TRASH ENCLOSURE PLAN / ELEVATIONS
SCALE: 1/8" = 1'-0"

Sheet No. A.2

Ei DESIGN INC.
1340 CONARD PARKS
LAKE ELSINORE, CA 92529
951-261-0134
eideesign.com

PROJECT NUMBER: 7000261194

DATE: 03.25.20
SCALE: AS NOTED

CONCEPTUAL ELEVATIONS

West of 18745 W. Conard Avenue
LAKE ELSINORE, CA 92532

AMERICA'S TIRE

THIS IS A CONCEPTUAL ELEVATION. THE FINISHES AND MATERIALS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. THE FINISHES AND MATERIALS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE FINISHES AND MATERIALS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE FINISHES AND MATERIALS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.

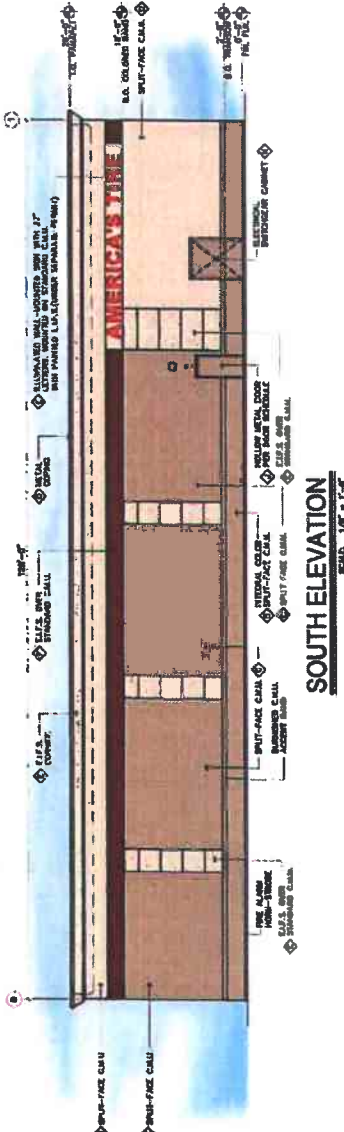


FINISH LEGEND

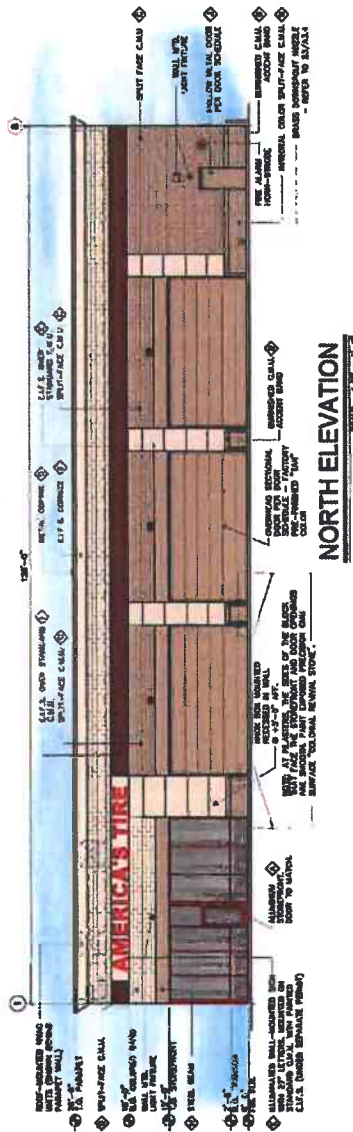
- ◆ METAL CORNER - METAL CORNER
- ◆ E.P.S. CORNER - E.P.S. CORNER
- ◆ SPRINKLER - SPRINKLER
- ◆ METAL CORNER - METAL CORNER
- ◆ E.P.S. CORNER - E.P.S. CORNER
- ◆ SPRINKLER - SPRINKLER
- ◆ METAL CORNER - METAL CORNER
- ◆ E.P.S. CORNER - E.P.S. CORNER
- ◆ SPRINKLER - SPRINKLER
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- ◆ E.P.S. CORNER - E.P.S. CORNER
- ◆ SPRINKLER - SPRINKLER
- ◆ METAL CORNER - METAL CORNER
- ◆ E.P.S. CORNER - E.P.S. CORNER
- ◆ SPRINKLER - SPRINKLER

WEST ELEVATION (Central Ave)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (Central Ave)
SCALE: 1/8" = 1'-0"

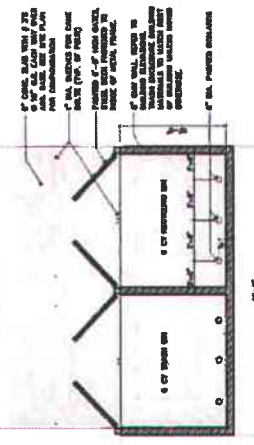


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS
SCALE: 1/8" = 1'-0"



CONCEPTUAL ELEVATIONS
West of 18745 W. Conard Avenue
LAKE ELSINORE, CA 92532

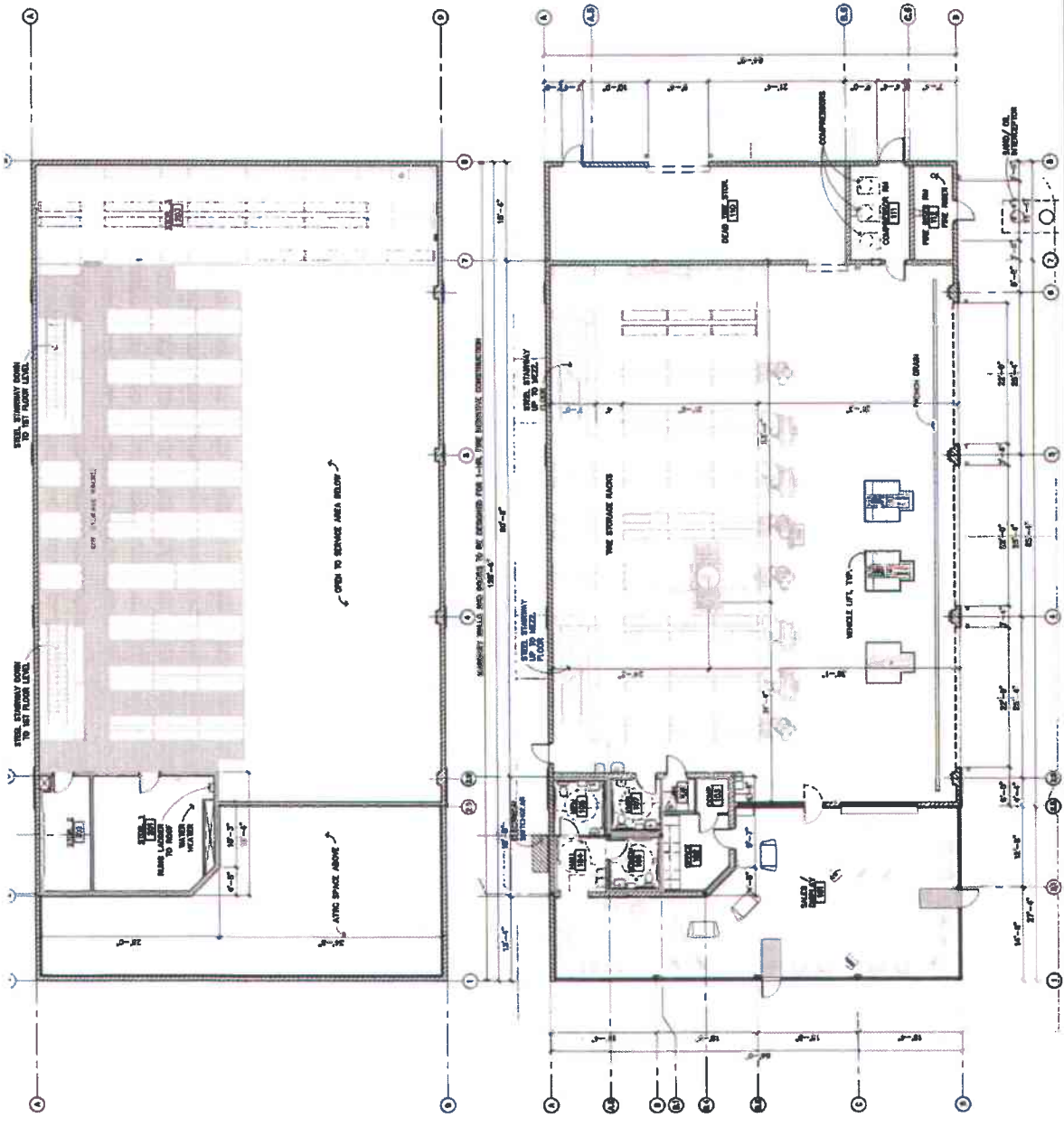


Ei Design Inc.
18745 W. Conard Avenue
Lake Elsinore, CA 92532
www.eidesign.com

PROJECT NUMBER: 190006
DATE: 03.25.20
SCALE: AS NOTED

Sheet No. **A.2**

190006 - Exhibit B



BUILDING DATA	
Building Area Breakdown	
GROUND FLOOR AREA	17,000 S.F.
MEZZANINE LEVEL AREA	2,500 S.F.
TOTAL GROUND FLOOR AREA, & MEZZANINE LEVEL AREA	19,500 S.F. (GROUND FOOTPRINT)
MEZZANINE LEVEL AREA	
STORAGE #1	2,500 S.F.
STORAGE #2	2,500 S.F.
STORAGE #3	2,500 S.F.
MEZZANINE TOTAL	7,500 S.F.
TOTAL GROUND FLOOR AREA, & MEZZANINE LEVEL AREA	
TOTAL GROUND FLOOR AREA	17,000 S.F.
TOTAL MEZZANINE LEVEL AREA	7,500 S.F.
TOTAL FLOOR AREA	24,500 S.F.
TYPE OF CONSTRUCTION - S-8 (Fully Spandrel)	
OCCUPANCY GROUP - Industrial / I-1 (Storage & Storage)	
SPRINKLER TYPE - CSFM (Sprinkler System Area)	

CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL FLOOR PLANS
 West of 18745 W. Conard Avenue
 LAKE ELSINORE, CA 92532

THIS PLAN IS PROPERTY OF E.I. DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS PLAN IS STRICTLY PROHIBITED. THE USER OF THIS PLAN AGREES TO HOLD E.I. DESIGN INC. HARMLESS FROM AND AGAINST ALL LIABILITY OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN.



Ei Design Inc.
 3000 Central Expressway
 Concord, CA 94529
 925-281-0124
 eideesign.com

PROJECT NUMBER: 70-0026194
 SCALE: AS NOTED
 DATE: 02/21/20
 DRAWING: ALT - 1L

Sheet No.

A.1

CUP 190006 - Exhibit C

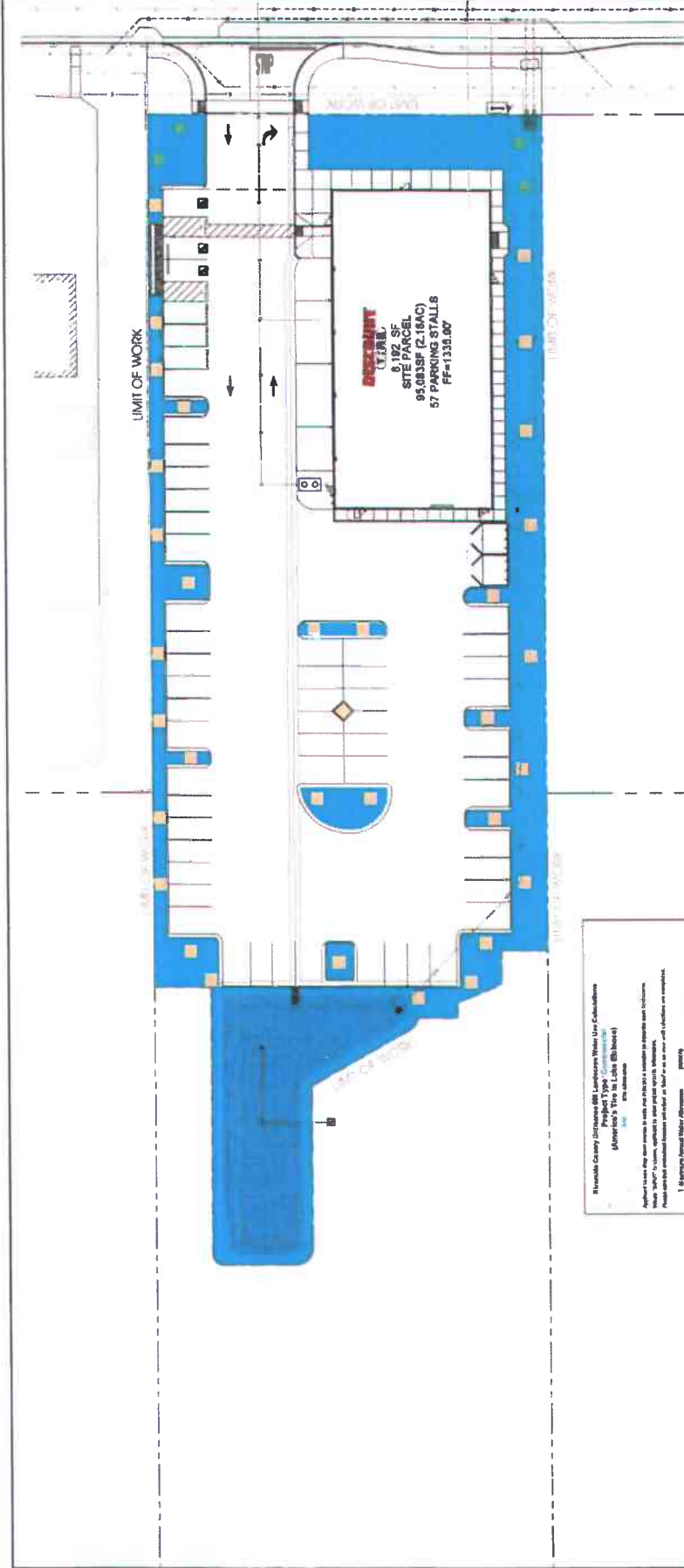
DATE	DESCRIPTION



CONCEPTUAL IRRIGATION PLAN
 PARCEL WEST OF 18746 W CONARD AVENUE
 LAKE ELSINORE, CA 92532



DATE: 06/27/20
 SHEET NO: 01
 PROJECT NO: 190006
 CLIENT: CUP 190006
 SHEET NUMBER: L-2



LANDSCAPE WATER CONSERVATION STATEMENT

- WATER CONSERVATION IS ACHIEVED BY THE LANDSCAPE CONCEPT PLAN AS DESCRIBED BELOW:
- ALL PLANT MATERIALS SELECTED FOR THIS PROJECT WERE APPROVED FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE. THESE ADAPTATIONS TO DISCOUNT TIRE'S CLIMATE AND LOCAL CLIMATE WERE USED FOR DETERMINING STITCHED PLANT PROPORTION FOR THE WATER USE CALCULATION.
 - PLANTS WITH SMALLER WATER USE REQUIREMENTS WERE GROUPED TOGETHER.
 - 75% OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, THE BALANCE WITH MODERATE USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
 - IRRIGATION SECTION/PROPORTIONS ARE DETERMINED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. A LOW WATER USE PLANT IS MODED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE. THE MODERATE WATER USE FACTOR IS USED FOR THESE USE CALCULATIONS.
 - THE USE OF TURF IS DISCOURAGED. ALL TURF, SPRINKLER AND GROUNDCOVER AREAS WILL BE MODED. EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM PLANS MADE MUCH DEEPER SHALL BE ONE AND ONE HALF INCHES (1-1/2").

LANDSCAPE TABULATION

DESCRIPTION	TOTAL AREA	OVERALL %
LOW WATER USE AREA:	12,000 SF	75%
MODERATE WATER USE AREA:	4,192 SF	25%



VICINITY MAP

WATER CONSERVATION LEGEND

- | | |
|--|---|
| | HYDROZONE 1 (TURF, GROUNDCOVERS AND TREES)
PLANT TYPE: LOW WATER USE
IRRIGATION: LOW VOLUME MICRO-SPRAY
AREA: 12,118 S.F. |
| | HYDROZONE 2 (PERENNIALS)
PLANT TYPE: MODERATE WATER USE
IRRIGATION: MICRO-SPIRALS
AREA: 4,192 S.F. |
| | HYDROZONE 3 (TREES)
PLANT TYPE: MODERATE WATER USE
IRRIGATION: SPRINKLER
AREA: 110 S.F. |
| | HYDROZONE 4 (TREES)
PLANT TYPE: LOW WATER USE
IRRIGATION: SPRINKLER
AREA: 225 S.F. |
- NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 2' OF ANY NON-PERMEABLE SURFACE.

Final Schedule of Values (SOV) - Landscape Water Use Calculations
 (All values in this table are in Gallons)

Hydrozone	Plant Type	Plant Spacing	Plant Area (S.F.)	Plant Factor	Plant Water Use (G/G)	Plant Water Use (G)
Hydrozone 1	Turf	12" x 12"	12,118	0.1	0.001	12,118
		6" x 6"	12,118	0.1	0.001	12,118
Hydrozone 2	Perennials	12" x 12"	4,192	0.5	0.005	21,064
		6" x 6"	4,192	0.5	0.005	21,064
Hydrozone 3	Trees	12" x 12"	110	0.5	0.005	605
		6" x 6"	110	0.5	0.005	605
Hydrozone 4	Trees	12" x 12"	225	0.5	0.005	1,238
		6" x 6"	225	0.5	0.005	1,238
Total						35,033

Notes: 1. All values are in Gallons. 2. All values are rounded to the nearest whole number. 3. All values are based on the most conservative assumptions. 4. All values are based on the most conservative assumptions.



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

Juan C. Perez
Agency Director



11/24/20, 2:17 pm

CUP190006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190006. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190006) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 190006 is a request to allow for the construction of an 8,192-square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Exhibits A, B, C, G, and L (Combined Exhibits) dated April 9, 2020.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

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

BS-Plan Check

BS-Plan Check. 1

Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1

Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH.

It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1

Gen - Custom

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

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.

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.

The project is located in the "SRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Custom (cont.)

Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 Flood Hazard Report

FHR: 10/22/2019
BBID: 728-649-503

Conditional Use Permit (CUP) 190006 is a proposal to construct an 8,192 square foot building on 2.42 acre parcel (of which only 1.4 acres will be disturbed), to be utilized for the installation and selling of tires. The project is located in the Elsinore Area Plan, north of Cambern Avenue, south of Conrad Avenue, east of 10th Street, and west of State Highway 74.

The northern portion of the property is located within the limits of the 100-year FEMA Zone A floodplain limits as delineated on Panel Number 06065C-2029G of the Flood Insurance Rate Maps (FIRM) dated August 28, 2008 issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The approximate drainage area tributary to the project site from the north is approximately 5 square miles. There is a lack of drainage infrastructure in the area to provide flood protection to the portion of the site within the floodplain. The floodplain impacting the project site shall be kept free of all structures and obstructions including fill material and flow obstructing fences (e.g. chain-link block wall, etc.). The site plan shows all proposed development to remain clear of the floodplain. Note: the applicant was directed to avoid fill/development within the contour of 1329' NAVD 88 and below. The District is currently working with FEMA to revise the adjacent Zone A floodplain.

The applicant proposes an onsite bioretention basin (labeled BIO-1) which will mitigate for water quality, HCOC, and increased runoff. Onsite runoff is conveyed to BIO-1 via surface drains on the eastern portion and via a drainage swale on the northern and western portions of the site. Runoff after treatment in the drainage swales are conveyed to BIO-1 via an onsite stormdrain. BIO-1 will discharge treated runoff onsite where it will return to natural before leaving the property.

A preliminary Hydromodification, Hydrology, and Hydraulic Study was submitted for review and is sufficient for entitlement. The study quantifies peak flow rates and volumes for the pre and post-developed condition for the 10-year 24-hour storm event, and showed adequate volume in the proposed bioretention basin. Please note that the final Hydrology Report will be required to show mitigation for increased runoff for all storms specified in the District's Increased Runoff Criteria. See comment 015-Flood INCREASED RUNOFF CRITERIA for further information.

Any questions pertaining to this project may be directed to Mike Venable of this office at 951-955-1248 or mlvenabl@RIVCO.org.

Flood. 2 Flood- Increased Runoff Criteria

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

Flood- Increased Runoff Criteria (cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required of offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

****Preliminary sizing may be based on the difference in runoff hydrograph volume between the**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood- Increased Runoff Criteria (cont.)

"developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

Planning. 1 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 2 CALGreen Nonresidential Mandatory Measures

The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 5 Compliance with Calif. Manual on Uniform Traffic Control Devices

During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-15 Freeway.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Compliance with Calif. Manual on Uniform Traffic Control Devices (cont.)

- Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 55 net AM PCE peak hour trips and 55 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon request.

Planning. 6 Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

Planning. 7 Diesel Fueled Vehicles

Diesel-fueled vehicles at the Project site are required to comply with the CARB idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

Planning. 8 Expiration Date Use Case

This approved permit shall be used within NINE (9) 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 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 9 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Fugitive Dust (cont.)

within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 10 Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP190006 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 CUP190006 including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning. 11 Hours of Operation

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Hours of Operation (cont.)

to 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday.

Planning. 12 Landscape Requirement

The developer/ permit holder shall:

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 13 Landscape Requirements

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;
- 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.

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- 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. 14 LCP Landscape Concept Plan required at project submittal

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

LCP Landscape Concept Plan required at project submittal (cont.)

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

Planning. 15

No Outdoor Advertising

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

Planning. 16

NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 17

Outside Storage

No outside storage is proposed as a part of this development proposal. If future tenants desire to incorporate outside storage compliance with the applicable development standards will be required.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 18 Reclaimed Water (cont.)****Planning. 18 Reclaimed Water**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 19 Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 20 SCAQMD Rule 1113

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Planning. 21 SCAQMD Rule 1186

The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.

Planning. 22 SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Planning. 23 Signage

A sign proposal is a part of this Project and shall be in compliance with Article XIX of Ordinance No. 348.

Planning-CUL**Planning-CUL. 1 Human Remains**

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.

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning-CUL. 2 PDA08019 accepted

County Archaeological Report (PDA) No. 8019 submitted for this project (CUP190006) was prepared by Paleowest and is entitled: "Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California", dated February 26, 2020. (Discount Tire)

PDA08019 concludes: The field survey revealed that the Project is currently undeveloped open land (Figures 5-1 through and 5-4). The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. No evidence of previous cultivation was noted; however, several modern dirt roads were seen throughout the parcel. The background research indicates that numerous archaeological sites have been previously documented within one mile of the project area, all of which are 0.5 mile or more from the project. Review of the historic maps and aerial photographs indicates that the project has been undeveloped since 1938. No cultural resources were identified as a result of the field survey.

A study of the geology and soil types within the project area indicate a sensitivity for buried cultural resources is low due to a mixture of depositional types within the project boundaries. As described in the preceding section, based on the alluvial nature of the soils, the western half of the Project Area has low sensitivity for buried prehistoric resources. Likewise, it is highly likely that the deposits making up the surface soils of the terrace in the southeastern half of the Project predate human inhabitation of the area; therefore this portion of the Project has very low-to-no potential for burial prehistoric resources due also to the age of the surface associated with the soil. The northwestern half of the Project has a low-to-moderate potential for buried resources due to the sediments young age. The sensitivity range for this area includes moderate because the sediments underlying this part of Project were deposited during the Prehistoric period.

PDA08019 recommends: Therefore, based upon the overall low sensitivity for buried cultural resources and the distance from known archaeological resources, PaleoWest recommends no further archaeological efforts. In the event cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the find and appropriate treatment of the discovery can be determined (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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, 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 GEO190043 ACCEPTED

County Geologic Report (GEO) No. 190043, submitted for this project (CUP190006) was prepared by Salem Engineering Group, Inc. and is entitled: "Geotechnical Engineering Investigation, Proposed American Tire Store – CAS 11917, West of 18745 Conard Avenue, Lake Elsinore, California", dated April 29, 2019.

GEO 190043 concluded:

1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site.
2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site.
3. The liquefaction analysis performed for the site indicated that the on-site soils had a low potential for liquefaction and that the total liquefaction-induced settlement was negligible.
4. The total and differential settlements are expected to be within 1.0 and 0.50 inch over 20 feet, respectively.
5. Due to relatively flat site topography, we judge the likelihood of lateral spreading to be low.
6. Based on the existence of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay, and siltstone/claystone, subsidence potential is considered minimal.
7. The subject site is on a gently sloping grade, over ¾ mile from the nearest significant topographic change. As such, landslide/slope instability/rock fall/debris flow issues pose a very low risk.

GEO 190043 recommended:

1. Surface vegetation should be stripped to a sufficient depth to remove organic-rich soils and roots.
2. The stripped vegetation will not be suitable for use as engineered fill or within 5 feet of building pads

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190043 ACCEPTED (cont.)

or within paving areas.

3. Any buried utilities or structures, as well as surficial debris, should be properly removed and the resulting excavations backfilled with engineered fill.
4. Overexcavation and recompaction within the proposed building areas should be performed to a minimum depth of three (3) feet below existing grade or two (2) feet below proposed footing bottom, whichever is deeper. The overexcavation should extend a minimum of 5 feet beyond the outer edges of the proposed footings.
5. Within pavement, it is recommended overexcavation and recompaction be performed to a minimum depth of two (2) feet below existing grade or one (1) foot below proposed grade, whichever is deeper.
6. The actual depths of the overexcavation and recompaction should be determined by our field representative during construction.

GEO No. 190043 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190043 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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

below an acceptable level.

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

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

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

Transportation

Transportation. 1 RCTD - Engineering - General

City of Lake Elsinore Conditions of Approval

1. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.

2. A Soil/Geotechnical Report is required for any land disturbance.

3. All plans for construction in City right of way shall prepared by a Registered Civil Engineer using the City's standard title block, Design Manual guidance, Lake Elsinore Municipal Code, California Building Code, Riverside County Flood Control Standards for drainage, and City Standards unless otherwise noted or approved by City staff.

4. Sight distance into and out of this project location shall comply with CALTRANS Standards.

5. All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council. An

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - Engineering - General (cont.)

Encroachment Maintenance Removal Agreement shall be executed and recorded prior to certificate of occupancy.

6. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of ANY grading activity.

7. Minimum good housekeeping and erosion and sediment control BMP's as identified by the City shall be implemented by all projects.

8. Project shall submit to the City Engineering Department through the Client Self Service Portal Plans for plan check review and approval for all work in SR 74/Central Avenue. Plans must be approved and signed by the City Engineer prior to construction. Construction shall be completed prior to Certificate of Occupancy of any building.

9. Applicant shall enter into an agreement with the City for the construction for the public works improvements and shall post the appropriate bonds prior to commencement of work.

10. All plan check submittals shall be made using the City's online Client Self Service Portal at www.lake-elsinore.org.

11. Developer shall submit landscape plans to the City's Planning Division for review and approval. Landscape plans shall include California Native drought tolerant plantings and comply with Lake Elsinore Municipal Code Chapter 19.08 Water Efficient Landscape Requirements.

12. Developer shall install landscaping within encroachment area and the project consistent with the landscape plan approved by the City.

13. Landscape installed within State Route 74 pursuant to the approved landscape plan shall be maintained in good condition by the developer/owner, at developer's/owner's sole cost and exempt. Such obligation will be memorialized in a long-term encroachment and landscape maintenance agreement. The maintenance agreement shall be executed prior to issuance of an Encroachment Permit.

Waste Resources

Waste Resources. 1 Waste - General

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

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 the project.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those 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.

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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 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 2 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 190006, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) 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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite 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 and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- 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.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 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(s).

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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

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(s) 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.

Planning-EPD

060 - Planning-EPD. 1 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 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.

Transportation

060 - Transportation. 1 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana 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 www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 UTILITIES Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2
UTILITIES

UTILITIES (cont.)

Not Satisfied

Arrangements for relocation of utility company facilities (power poles, vaults, etc.) on site and/or out on the roadway or alley shall be the responsibility of the property owner or his agent. All power lines (temporary or permanent) shall comply with CALTRANS standards for vehicle clearance.

All overhead utilities (34.5 KV or lower) shall be undergrounded in accordance with Chapter 12.16 of Lake Elsinore Municipal Code.

The developer shall apply for, obtain and submit to the City Engineering Department a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL). Due prior to Grading Permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1

Artifact Disposition

Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center. The details of any disposition of artifacts shall be documented in the Phase IV report.

070 - Planning-CUL. 2

Phase IV 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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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

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 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied

reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Prior to permit Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 1500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 AQ Building Plan Notes Not Satisfied

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

080 - Planning. 2 Bike Racks Not Satisfied

Commercial, office, service and other similar developments shall provide one (1) employee bicycle

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Bike Racks (cont.) Not Satisfied

space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities. Based on the number of parking spaces provided the applicant shall provide 4 bicycle spaces.

080 - Planning. 3 Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 4 Colors and Materials Not Satisfied

Prior to building permit issuance, the colors and materials selected for final construction of the building shall coordinate with the colors and materials as shown on the APPROVED Colored Elevations within the Combined Exhibits Planning Set dated April 9, 2020.

080 - Planning. 5 Commercial Structure – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the commercial structure, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
4. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
5. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.
6. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
7. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Commercial Structure – Building Plan Notes (cont.) Not Satisfied

8. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

9. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED Combined EXHIBITS, dated April 9, 2020.

080 - Planning. 7 Diesel Construction Equipment Criteria Not Satisfied

Construction plans and specifications shall state that during the site preparation phase, the Construction Contractor shall ensure that off-road diesel construction equipment greater than 150 horsepower (>150 HP) complies with EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

080 - Planning. 8 EV Charging Stations Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require fifty (50) or more parking spaces will be required to designate three (3) parking spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. Based on the parking spaces required the applicant would be required to provide three (3) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 9 Fee Status Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 190006, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 10 Lighting Plans Not Satisfied

All parking lot lights and other 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 Riverside County Ordinance Nos. 655 and 915 and the Riverside County Comprehensive General Plan.

080 - Planning. 11 Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 Roof Equipment Shielding (cont.) Not Satisfied

080 - Planning. 12 School Mitigation Not Satisfied

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

080 - Planning. 13 Wall/Fencing Plan Required Not Satisfied

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Transportation

080 - Transportation. 1 0080-RCTD-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. 2 FEES: Not Satisfied

FEES:

The developer shall pay all Engineering Department assessed Plan Check fees, Permit fees, and In Lieu (LEMC 16.34).

The project may be eligible for TUMF credit and reimbursement of road improvements constructed on Central Ave (SR-74).

In Lieu fees calculated on a project basis.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

080 - Transportation. 3 Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3	Landscape Inspection Deposit Required (cont.)	Not Satisfied
080 - Transportation. 4	Landscape Plot Plan/Permit Required	Not Satisfied
	Landscape Plot Plan/Permit Required	

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 5 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 40% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Landscape Project Specific Requirements (cont.) Not Satisfied
adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 6 RCTD-MAP-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 Waste - Recyclables Collection and Loading Area Not Satisfied

Recycling Collection Plan: 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.

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** **Not Satisfied**

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 **Accessible Parking** **Not Satisfied**

A minimum of three (3) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 **Curbs Along Planters** **Not Satisfied**

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

090 - Planning. 3 **Ordinance No. 659 (DIF)** **Not Satisfied**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Ordinance No. 659 (DIF) (cont.) Not Satisfied

facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 190006 has been calculated to be approximately 2.18 net acres.

090 - Planning. 4 Ordinance No. 810 Open Space Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 190006 is calculated to be approximately 2.42 gross acre site.

090 - Planning. 5 Parking Paving Material Not Satisfied

A minimum of 57 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the approved APPROVED EXHIBIT A. 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. 6 Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 7 Trash Enclosures Not Satisfied

Two (2) trash enclosures will be provided as shown on the APPROVED EXHIBIT A which are adequate to enclose a minimum of two bins per enclosure 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 concrete tilt-up panels, painted to match the building and landscaping screening 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.

All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8 Utilities Underground Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Utilities Underground (cont.) Not Satisfied

Transportation

090 - Transportation. 1 IMPROVEMENTS AND DRAINAGE: Not Satisfied

IMPROVEMENTS AND DRAINAGE:

Install a root barrier for the dripline of trees installed within 10 feet of any on or off-site hardscape (sidewalk, driveway, pavement, etc.).

If the existing street improvements are to be modified, the existing street plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.

An encroachment permit is required for all work to be done in the public right-of-way. Upon approval of engineered plans, the requirements outlined in these COA's and the permit issue letter shall be met prior to Encroachment Permit issuance.

Developer shall construct improvements including but not limited to curb and gutter, sidewalks, right in-right out median and commercial driveway to City Standards from the existing property line back to the proposed property line along the project frontage on SR-74/Central Ave. New improvements shall match or transition to existing improvements along property frontage.

Developer shall construct or pay fee in-lieu of construction for ½ width of future City ultimate road improvements including but not limited to curb and gutter, sidewalks, and bus stop, street light and/or utility relocation on SR-74/Central Ave. The fee shall be equal to current cost estimate for improvements (including contingency) plus an additional 15% of the total construction cost estimate to cover design and administrative costs. An Engineer's Estimate shall be submitted to the City and approved by City Staff.

The developer shall coordinate bus pad limits, modifications and reconstruction with Riverside Transit Authority.

All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted to comply with the State of California full trash capture mandate; all new storm drain inlet facilities constructed by this project shall also comply with the full trash capture mandate.

All improvements must comply with ADA standards.

Developer shall install public street lighting along SR-74/Central Ave, consistent with City Street Light Standards. It is the responsibility of the Developer to ensure any street lights associated with the project are energized.

Street light plans shall be submitted to the City Engineering Department for plan check review and approval through the Client Self Service Portal.

Developer shall submit signing and striping plans for City review and approval. All signing and striping and traffic control devices shall be installed on SR-74/Central Avenue and approved by the City.

Improvements shall be designed and constructed to City of Lake Elsinore Standards and City Codes (LEMC 12.04 and 16.34), or as directed or approved by the City Engineer.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1

IMPROVEMENTS AND DRAINAGE: (cont.)

Not Satisfied

The developer shall coordinate with Riverside Transit Authority for location and installation of bus transit facilities.

10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.

All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

The installation of permanent bench marks / monuments per City Standards at intersection of the project entrance and the centerline of SR-74/Central Avenue shall be shown on the plan.

All storm drain inlet facilities shall be appropriately marked "Only Rain Down the Storm Drain" using the City authorized marker to prevent illegal dumping in the drain system.

PRIOR TO OCCUPANCY/FINAL APPROVAL:

Paper copy of plan with any redlines shall be submitted to the Engineering Department before final inspection will be scheduled.

All off-site street improvements (curb, gutter, street light, signage, striping, pavement, etc.) shall be completed in accordance with approved plans to the satisfaction of the City Engineer.

PROJECT CLOSEOUT/SECURITY RELEASE:

Developer shall As-built all Engineering Department approved project plan sets. After City approval of paper copy, developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a CD/DVD of the "as-built" plans in .tif format.

Developer shall submit documentation pursuant to City's Security Release handout.

All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, WQMP, etc.

Provide on compact disc auto cad and GIS Shape files of all final maps and street and storm drain plans. *ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet

090 - Transportation. 2

Landscape Inspection and Drought Compliance

Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Landscape Inspection and Drought Compliance (cont.) Not Satisfied
systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3 RCTD-MAP-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 Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Com Not Satisfied

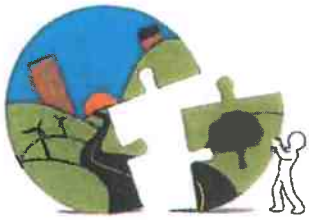
Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, 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.

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 verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP190006

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: November 16, 2020

Applicant/Project Sponsor: Halle Properties LLC., Scott Fournier Date Submitted: July 1, 2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

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

Please charge deposit fee case#: CEQ190078 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190078
Project Case Type (s) and Number(s): CUP 190006
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Halle Properties/R.A. Smith, Inc.
Applicant's Address: 20225 N. Scottsdale Road, Scottsdale, AZ 85255/8881 Research Drive, Irvine, CA 92618

I. PROJECT INFORMATION

Project Description: Halle Properties and R.A. Smith, Inc. ("Applicant") propose to develop an approximately 95,083 square-foot (2.18 acres) site on APN 377-020-026 located immediately southwest of 18745 W. Conard Ave., east of the City of Lake Elsinore, in Riverside County, California, for the purposes of constructing and operating a retail tire store ("Project"). The Project site is zoned Scenic Highway Commercial (C-P-S); the Project is permitted in that zone subject to a Conditional Use Permit per Riverside County Ordinance No. 348. The Project site is currently undeveloped, and historical land uses on the site include agriculture.

Development on the property would occur primarily on the southern portion fronting Central Avenue/Highway 74. The Applicant proposes to construct an 8,192 square foot building for the purposes of operating a retail tire store. The installation of tires and wheels would also occur on-site. A total of 57 parking spaces are proposed, inclusive of three electric vehicle spaces with charging stations. The site would be accessed by a driveway off Central Avenue. In addition, the Applicant proposes a bioretention pond on the northern portion of the project site adjacent to an existing mobile home lot.

The project would be connected to existing utilities. Lighting will be provided consistent with the County of Riverside Outdoor Lighting Regulations and would be consistent with similar commercial uses in the project vicinity. Landscaping would be provided in the front setback along Highway 74/Central Avenue in accordance with the County landscape requirements for the C-P-S zone.

The commercial tire operation would require 4-5 full-time employees and 4-5 part-time employees. Hours of operation would be from 8:00 a.m. to 6:00 p.m. Monday through Friday, from 8:00 a.m. to 5:00 p.m. on Saturday, and closed on Sunday. Deliveries to the site would average two times per week.

The project involves a proposed Conditional Use Permit (CUP). The following sub-section summarizes the discretionary application that is under consideration by the County of Riverside.

Conditional Use Permit (CUP)

The project requires approval of Conditional Use Permit No. 190006 (CUP 190006) in accordance with Riverside County Ordinance 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside).

The Project site is located east of the City of Lake Elsinore in unincorporated Riverside County, California, on APN 377-020-026 immediately southwest of 18745 W. Conard Ave. The Project site is approximately 95,083 square feet (2.18 acres), of which 8,192 square feet will be a ground-up structure, with the remaining front half of the parcel area devoted to parking stalls, driveways, and landscaping. The rear of the property will remain undeveloped with the exception of a bioretention basin with underdrain. As shown on the following figures, the Project site is located on Highway 74 (Central Avenue).

The project site consists of undeveloped, vacant land that has been subject to a variety of disturbances. The southeast half of the site has been graded and is routinely maintained, while the northwest half of the is undeveloped and supports a disturbed plant community that has been subject Bicycle Motocross (BMX) activities. The site is bordered by undeveloped, vacant land to the west and south, residential and undeveloped, vacant land to the east, and commercial development to the north.

On-site elevations range from approximately 1,332 to 1,345 feet above mean sea level. The southeastern portion of the project site is elevated above the northwestern portion of the site, with the highest elevation occurring near the middle of the project site. From the highest point, the southwestern portion of the site gently slopes to the south, and the northeastern portion of the site slopes to the north. It should be noted that a drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the site, and the northwestern portion of the site lies within the 100-year flood plain.

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

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 2.42	Lots: 1	Sq. Ft. of Bldg. Area: 8,192	Est. No. of Employees: 12
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 377-020-026

Street References: immediately southwest of 18745 W. Conard Ave

D. Section, Township & Range Description or reference/attach a Legal Description:

Brief description of the existing environmental setting of the project site and its surroundings:
The site is bordered by undeveloped, vacant land to the west and south, residential and undeveloped, vacant land to the east, and commercial development to the north.

E.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site has a land use designation of Community Development: Business Park (CD: BP) and a zoning classification of Scenic Highway Commercial (C-P-S). The BP land use designation encourages, employee-intensive uses, research and development, technology centers, corporate and support offices uses, and supporting retail uses at an FAR of 0.25 to 0.6. The development of the Project site will result in an FAR of 0.15. The Project's FAR is lower than the FAR range noted in the General Plan for BP, which is between 0.25-0.60. FAR indicates the ratio of gross building square footage permitted on

a parcel to net square footage of the parcel. FAR is used to estimate employment generated from commercial, industrial and business park land uses. It is a reflection of a theoretical build-out, rather than what is likely to appear on the ground. Land Use Element Policy LU 30.9 allows for a FAR that is less intense in order to encourage good project design and efficient site utilization. The Project was designed to address peak flow rates in high flood area, emergency vehicle accessibility, and ROW dedication. The Project's FAR, while less than the normal range for BP, is suitable for a supporting retail use in this area since the project was designed to address the various site constraints. The uses permitted in the C-P-S zoning classification subject to the approval of a conditional use permit include but not limited to, tire sales and services, automobile sales, animal hospitals and trailer and boat storage. The Project does not require rezoning or an amendment to the General Plan. The Project is in compliance with all applicable land use policies of the General Plan.

2. **Circulation:** The Project has adequate existing circulation facilities 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 is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. A General Biological Resource Assessment was completed for the project site and was determined that a preconstruction nesting bird survey be conducted. The Project is in compliance with all applicable open space policies of the General Plan.
4. **Safety:** The Project site is located within a High Fire State Responsibility Area, has moderate to very high liquefaction potential and is susceptible to subsidence. The site is not located in a fault zone. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable safety policies of the General Plan.
5. **Noise:** The Project would introduce new sources of construction and operational noise. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable noise policies of the General Plan.
6. **Housing:** The Project does not include housing and would not result in a direct or indirect increase in population. Furthermore, because the project site is vacant, the project would not displace existing housing. The Project is in compliance with all applicable housing policies of the General Plan.
7. **Air Quality:** The Project will not result in construction or operational emissions that exceed thresholds or conflict with any air quality plan. Implementation of standard conditions of approval and compliance with applicable County and State Ordinances will be required. The Project is in compliance with all applicable air quality policies of the General Plan.
8. **Healthy Communities:** The project would be consistent with all applicable Healthy Community policies of the General Plan.
9. **Environmental Justice (After Element is Adopted):** N/A

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Business Park (BP)

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

F. Policy Area(s), if any: Warm Springs

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Very Low Density Residential (VLDR) and Business Park (BP)

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

5. **Policy Area(s), if any:** Warm Springs

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural, 20,000 square foot minimum lot size (R-A-20,000), Scenic Highway Commercial (C-P-S), and City of Lake Elsinore.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

Date

Printed Name

For: John Hildebrand
Interim Planning Director

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a-c) Findings of Fact: The project site is located along an area of Highway 74 that has been designated as a State Eligible scenic highway by Riverside County. According to the County's Planning Department, "...many corridors in Riverside County traverse its scenic resources. Enhancing aesthetic experiences for residents and visitors to the County has a significant role in promoting tourism, which is important to the County's overall economic future. Due to the visual significance of some of these areas, several roadways have been officially recognized as either State or County designated or eligible scenic highways."

The area immediately south and east of the project site is developed with both residential and commercial uses, none of which exceed two stories in height. North and west of the project site is undeveloped land, allowing views of the mountains to the west of Interstate 15 and Lake Elsinore. The proposed retail tire store is one-story in height and has a footprint of less than half of the two-acre project site. Because of the vastness of the open space between the project site and the scenic views to the north and west, as well as the relatively low height of the building and associated features, and the fact that the County's General Plan designates the parcel for

commercial uses such as the one proposed by the project, impacts to scenic views from Highway 74 would be less than significant.

Although the project site is located along an area designated as a State Eligible scenic highway, no trees, rock outcroppings, or historic buildings exist on the project site or in its vicinity. Therefore, such resources would be unaffected by project implementation. No impacts would occur.

Implementation of the proposed project would not involve a substantial change to the visual character of the site or its surroundings. The proposed project involves a commercial use on a property that is zoned for such uses and is currently undeveloped. The site is not of a scale large enough that the overall visual character of the area would be affected by project implementation. New construction would be limited to a commercial building, a parking lot, a bioretention basin, and security lighting, as well as trash enclosures, a loading dock, and other infrastructure associated with commercial development for a single retailer. This is consistent with the nature and intensity of land use at surrounding parcels to the southeast and northeast. Therefore, the visual character of the site and its surroundings would be not be degraded as it would generally remain unchanged. Impacts would be less than significant.

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

a) Findings of Fact: Mt. Palomar Observatory is located at a distance from the project site such that light emissions from proposed retail tire center would not affect the nighttime use of the observatory. The proposed project is located approximately 36 miles northwest of the Mt. Palomar Observatory and would be within Zone B of the Riverside County Ordinance No. 655 that regulates light pollution. The project would be required to have all artificial outdoor light fixtures shielded and pointed downward to reduce light spillover into the night time sky and onto adjacent properties as well as to use materials (light bulbs) that are approved for Zone B. Adherence to Ordinance No. 655 along with design review and approvals by the County would reduce impacts to less than significant levels.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Description

a-b) Findings of Fact: The County of Riverside Zoning Code includes design standards for outdoor lighting that apply to all development in the County. The Zoning Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or needlessly bright lighting). The proposed project would include the construction of light fixtures typical of security lighting on the exterior of commercial buildings. These light fixtures would be fully cut off and directed downward. Because light fixture additions at the site would be minimal in the context of the size of the site as a whole, and would be consistent with the provisions of the Zoning Code, similar in nature and intensity to lighting at adjacent parcels, and would be fully cut off and directed downwards, impacts regarding light would be less than significant. Sources of glare are typically windows and automobile windshields. The project does not propose construction that would include glare-inducing windows of a large enough surface area to be considered significant, and there would be no extensive nighttime operations at the site. In addition, it is not expected that the project would generate sufficient light such that residences across Highway 74 would be affected as it is downward-directed lighting, across the highway, and not a land use that is typically noted for emitting substantial quantities of light. Therefore, the proposed Project would not create new sources of substantial light and glare or impact adjacent residential land uses. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) **Findings of Fact:** According to the California Department of Conservation Farmland Mapping and Program, the project site is mapped Other Lands/Unclassified and does not contain prime agricultural soils. The project site is adjacent to urban-built up land to the east. There are no agricultural uses on the site. No impacts would occur.
- b) **Findings of Fact:** The project site is zoned C-P-S (Scenic Highway Commercial) and is not on a Williamson Act contract parcel of land according to Riverside County's Map My County GIS database. No impacts would occur.
- c-d) **Findings of Fact:** The project site is approximately 260 feet from land designated as Farmlands of Local Importance. However, no Agricultural Preserves are located within the project vicinity and the implementation of the project would not interfere with any agricultural production should the land designated as Farmlands of Local Importance want to plant/produce agricultural products. The project site would be located on the northern side of Highway 74 and is within an area of urban built-up land. This location would not result in conversion of Farmland to a non-agricultural use. Thus, no impacts would occur.

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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

a-c) **Findings of Fact:** The project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the vicinity of the Project site that are zoned as Timberland Production. No impacts would occur.

The project site does not contain a forest and is not designated as forest land; thus, the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impacts would occur.

Mitigation: No mitigation is required.

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

AIR QUALITY Would the project:

6. Air Quality Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

a-c) Findings of Fact: A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

The AQMP is based on regional growth projections developed by Southern California Association of Governments (SCAG). The proposed project is a commercial development and is not defined as a regionally significant project under CEQA; therefore, it does not meet SCAG’s Intergovernmental Review criteria. The proposed uses are consistent with the zoning designation for the project site, which is consistent with the County General Plan. The County General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. Pursuant to the methodology in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the Basin 2012 AQMP is affirmed when a project: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The proposed project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by SCAQMD with control measures incorporated as described in Item III(b) below; therefore, the project would not result in an increase in the frequency or severity of any air quality standard violation and would not cause a new air quality standard violation.

2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas

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

refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities; therefore, since the proposed project is a commercial development that does not fall into any of these categories, the proposed project is not defined as significant.

Construction Impacts

The emission values provided in the tables below are from the CalEEMod output tables, unmitigated:

Table 18a. Estimated Construction Emissions						
Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM₁₀	PM_{2.5}
2020 Year						
Site Preparation	18.37	0.01	8.13	1.68	6.74	3.74
Grading	17.32	0.02	7.15	1.45	5.89	3.24
Building Construction	15.61	0.03	14.28	2.17	1.12	0.86
Paving	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00
Peak Daily	18.38	0.03	14.28	2.17	6.74	3.74
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Table 18b. Estimated Construction Emissions						
Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM₁₀	PM_{2.5}
2021 Year						
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	14.37	0.03	13.89	1.94	1.01	0.75
Paving	7.79	0.03	9.49	1.07	0.61	0.44
Architectural Coating	1.54	0.02	2.01	8.86	0.15	0.11
Peak Daily	14.37	0.03	13.89	8.86	1.01	0.75
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur for project construction. Details of the emission factors and other assumptions are included in Appendix A.

Localized Impacts Analysis

The SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses. The sensitive receptors, residences and corresponding distance from the Project site are identified below. Peak day construction emissions would result in concentrations of pollutants at the nearest residences (approximately 50 meters) below the SCAQMD thresholds of significance (Table 19).

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

Table 19. Construction Localized Impacts Analysis

Emissions Sources	NOx	CO	PM₁₀	PM_{2.5}
On-Site Emissions (lbs/day)	18.38	14.28	6.74	3.74
LST Thresholds (lbs/day)	275	1,575	20	6
Significant Emissions?	No	No	No	No

Operational Impacts

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the project may come from natural gas use, landscaping equipment, and/or solid waste disposal. Mobile source emissions may come from patron and employee vehicles and supply and delivery trucks. The project's trip generation rates, primary trips and pass-by trips percentages used are based on the CalEEMod defaults since there has not been a Traffic Impact Analysis performed for the project.

Table 20. Estimated Operational Emissions

Source (Onsite)	Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM₁₀	PM_{2.5}
Area Sources	0.0000	0.0000	0.0046	0.1990	0.0000	0.0000
Energy Sources	0.0715	0.0004	0.0600	0.0079	0.0054	0.0054
Mobile Sources	2.0211	0.0098	2.3394	0.2980	0.6444	0.1767
Total Project Emissions	2.09	0.01	2.40	0.50	0.65	0.18
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	No	No	No	No	No	No

Localized Impacts Analysis

The calculated emissions for the proposed operational activities compared with the appropriate LSTs is shown in Table 21. By design, the localized impacts analysis only includes on-site sources; however, CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Nonetheless, the project generated emissions are well below the LST Thresholds.

Based on the data from the Air Quality Study presented above, the proposed project is consistent with the General Plan and the regional AQMP. Thus, the proposed project does not conflict with or obstruct implementation of the applicable air quality plan. Therefore, impacts are less than significant.

Air pollutant emissions associated with the proposed project would occur over the short term from construction activities (e.g., fugitive dust from site preparation and grading, and emissions from equipment exhaust). Long-term regional emissions would be associated with project-related vehicular trips and would be due to energy consumption (e.g., electricity usage) by the proposed land uses.

Construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CalEEMod (Version 2016.3.1) was used to calculate the construction emissions in the AQ/GHG Analysis prepared by HANA Resources (Appendix A). The table below (Estimated Construction Emissions) shows the combination of the on- and off-site construction emissions from CalEEMod output tables. The measures that have been applied to the analysis are SCAQMD-required construction emissions control measures, or standard conditions. The proposed project would be required to comply with SCAQMD Rules 402 and 403 to avoid nuisance and control fugitive dust.

Estimated Construction Emissions 2020

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2020 Year						
Site Preparation	18.37	0.01	8.13	1.68	6.74	3.74
Grading	17.32	0.02	7.15	1.45	5.89	3.24
Building Construction	15.61	0.03	14.28	2.17	1.12	0.86
Paving	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00
Peak Daily	18.38	0.03	14.28	2.17	6.74	3.74
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

Estimated Construction Emissions 2021

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
2021 Year						
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	14.37	0.03	13.89	1.94	1.01	0.75
Paving	7.79	0.03	9.49	1.07	0.61	0.44
Architectural Coating	1.54	0.02	2.01	8.86	0.15	0.11
Peak Daily	14.37	0.03	13.89	8.86	1.01	0.75
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	No	No	No	No	No	No

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

Construction Localized Impact Analysis

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions (lbs/day)	18.38	14.28	6.74	3.74
LST Thresholds (lbs/day)	275	1,575	20	6
Significant Emissions?	No	No	No	No

Certain measures, which include using minimum Tier 2 equipment engines standard with particulate control devices and on-site watering at least three times daily, are required by the SCAQMD and can be reasonably implemented to significantly reduce PM10 emissions from construction. Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur during project construction.

Operations

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the project may come from natural gas use, landscaping equipment, and/or solid waste disposal. Mobile source emissions may come from patron and employee vehicles and supply and delivery trucks. The project's trip generation rates, primary trips and pass-by trips percentages used are based on the CalEEMod defaults since there has not been a Traffic Impact Analysis performed for the Project.

Results from the CalEEMod analysis, shown below, indicate that no criteria pollutants resulting from the proposed project would exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. Therefore, project-related operational air quality impacts would be less than significant.

Estimated Operational Emissions

Source (Onsite)	Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM ₁₀	PM _{2.5}
Area Sources	0.0000	0.0000	0.0046	0.1990	0.0000	0.0000
Energy Sources	0.0715	0.0004	0.0600	0.0079	0.0054	0.0054
Mobile Sources	2.0211	0.0098	2.3394	0.2980	0.6444	0.1767
Total Project Emissions	2.42	0.01	2.40	0.50	0.65	0.18
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	No	No	No	No	No	No

Operations Localized Impact Analysis

Emissions Sources	NOx	CO	PM ₁₀	PM _{2.5}
On-Site Emissions (lbs/day)	2.42	0.01	0.65	0.18
LST Thresholds (lbs/day)	275	1,572	5	2
Significant Emissions?	No	No	No	No

The proposed project will not result in construction or operational emissions that exceed SCAQMD thresholds for criteria pollutants, impacts related to the violation an air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard or substantial contribution to an existing or projected air quality violation. Therefore, impacts are less than significant.

Sensitive receptors near the project site are identified in the table below:

Receptor Address	Location Relative to Project ¹	Type of Receptor
29139 Allan Street	82 meters east	Private home
29147 Allan Street	90 meters east	Private home
29161 Allan Street	82 meters southeast	Private home
29177 Allan Street	78 meters southeast	Private home
29193 Allan Street	53 meters southeast	Private home
29211 Allan Street	73 meters southeast	Private home
29225 Allan Street	73 meters southeast	Private home
29247 Allan Street	73 meters southeast	Private home
18721 Conard Avenue	52 meters northeast	Mobile home
18670 Conrad Avenue	138 meters northeast	Private home
28841 8 th Street	155 meters north	Private home
28869 Rostrata Avenue	264 meters north	Private home
28871 Rostrata Avenue	242 meters north	Private home
28791 10 th Street	252 meters north	Private home
28830 10 th Street	282 meters north	Private home
28871 10 th Street	225 meters northwest	Private home
28875 10 th Street	223 meters northwest	Private home
28901 10 th Street	197 meters northwest	Private home
28921 10 th Street	207 meters northwest	Private home
28985 10 th Street	247 meters northwest	Private home
29029 10 th Street	269 meters west	Private home

Note:

¹ Relative straight-line distance from existing sensitive receptor structures to the nearest project property boundary.

Minimal equipment is expected on-site during project construction or operations. Because of the limited overall number of sensitive receptors, the complete absence of schools near the project site, the temporary nature of project construction activities, and the fact that the project would involve emissions typically associated with the commercial uses for which the area is both designated and zoned, impacts would be less than significant.

- d) **Findings of Fact:** According to the AQ/GHG Analysis prepared by HANA Resources (Appendix A), odors are not expected to substantially increase from existing conditions in the area due to the proposed project. Typically, odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e., irritation, anger, or anxiety) to the physiological (including circulatory and respiratory effects, nausea, vomiting, and headache).

Neither the state nor the federal government has adopted rules or regulations for the control of odor sources. The SCAQMD investigates odor complaints from the public. These complaints and the results of SCAQMD investigations are recorded and kept on file. A review of SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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records from the last 10 years shows no complaints logged by SCAQMD for odors associated with the Project site and no notices of violations related to any issue related to releases of potential odors.

The diesel delivery trucks are not considered significant because the emissions are from a mobile source and the diesel odor emitted would dissipate as the vehicle moves and would not be a constant source of odor. Thus, there would be no significant adverse air quality impacts with respect to objectionable odors that could affect a substantial number of people. Therefore, impacts are less than significant.

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

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

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

A-C) Twenty-seven (27) special-status plant species have been recorded in the Lake Elsinore quadrangle. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that no special-status plant species have potential to occur on the project site due to the lack of undisturbed native habitats and routine on-site disturbances.

Sixty-four (64) special-status wildlife species have been reported in the Lake Elsinore quadrangle. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the proposed project site has a moderate potential to support Cooper's hawk, sharp-shinned hawk, California horned lark, and a low potential to support burrowing owl, northern harrier, white-tailed kite, prairie falcon, and San Diego blacktailed jackrabbit. Further it was determined that the project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the project site has been heavily disturbed from on-site disturbances and surrounding development. To ensure impacts to the aforementioned special-status species do not occur from implementation of the proposed project, a pre-construction nesting clearance survey shall be conducted prior to ground disturbance. With implementation of the pre-construction clearance survey, impacts to the aforementioned species will be less than significant and no mitigation will be required. San Diego black-tailed jackrabbit is a covered species under the MSHCP and impacts to this species are mitigated to a less than significant level through the conservation efforts carried out under the MSHCP. No addition mitigation is required for San Diego blacktailed jackrabbit, as long as the proposed Project is consistent with the MSHCP.

Suitable nesting habitat for birds is present on the project site. Project implementation could result in direct impacts to nesting bird species, should the activity occur during the nesting season and nesting birds are present. Destruction of active nest or disruption of nesting activity for non - special status species would not be considered a significant impact under CEQA; however, it would be a violation of Fish and Game Code. Impacts to non - listed special-status nesting birds may be considered significant under CEQA if they result in adverse effects to a local or regional population, and any impacts to listed nesting birds would be considered significant under CEQA. Implementation of the proposed project has the potential to impact several special-status avian species and nesting birds.

None of the aforementioned special-status avian species are federally or state listed as endangered or threatened. In order to ensure impacts to special-status avian species and nesting birds do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of the recommendations outlined in the below mitigation measure BIO-1, impacts to the aforementioned special-status avian species and nesting birds will be less than significant.

D-F) The proposed project would not impact any sensitive natural community or riparian habitat identified in local or regional plans, policies, regulations by CDFW or the USFWS. No sensitive plant communities or riparian habitats occur on the project site. The proposed project will not impact state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. The proposed project will not 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. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not conflict with any local policies or ordinances protecting biological resources. Impacts are considered less than significant.

The project site is located within the Elsinore Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Additionally, the project is not located within any designated survey areas for specific wildlife species, Narrow Endemic Plant Species, or Criteria Area Plant Species. The County is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. To achieve coverage, the project must be consistent with Sections 6.1.2, 6.1.3, 6.3.2, and 6.1.4 of the MSHCP.

Based on an analysis of the MSHCP requirements for the proposed project, and with payment of the SKR HCP mitigation fee and MSHCP mitigation fee, development of the project site is fully consistent with the Western Riverside County MSHCP.

- G) Aerial imagery and Google Earth did not indicate that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. Should trees indicated above be determined to exist on site, specifically oak, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines. Therefore, impacts would be less than significant.

Mitigation:

- BIO-1: If any ground disturbances will occur during the nesting bird season (generally February 1st to August 31st), prior to any ground disturbing activity, a survey for active nests shall be conducted by a qualified biologist following, no more than 10 days prior to the start of activities. The survey shall include the entire area of disturbance plus a 300 - foot buffer for common passerine species, and a 500 - foot buffer for raptors.

The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer.

All construction work shall be conducted outside of a buffer avoidance zone to be determined by the qualified biologist based on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. Once work commences, all nests shall be continuously monitored to detect any behavioral changes. If behavioral changes are observed, the work causing that change shall cease and CDFW shall be consulted for additional avoidance and minimization measures. A qualified biologist shall confirm that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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breeding/nesting is completed, and young have fledged the nest prior to removal of the buffer.

Monitoring: To be conducted by a qualified biologist in consultation with the County of Riverside Planning Department.

CULTURAL RESOURCES Would the project:

8. Historic Resources

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

Source(s): County Archaeological Report (PDA) No.8019 submitted for this project was prepared by Paleowest and is entitled: Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California”, dated February 26, 2020.

a-b) Findings of Fact: The field survey revealed that the Project is currently undeveloped open land. The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. No evidence of previous cultivation was noted; however, several modern dirt roads were seen throughout the parcel. Review of the historic maps and aerial photographs indicates that the project has been undeveloped since 1938. No historic resources were identified as a result of the field survey.

It has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources.

Mitigation:

CUL-1: If during ground disturbance activities, unique cultural resources* are discovered, the following procedures shall be followed:

** Unique cultural resources are defined, for this condition, as being a feature and/or multiple artifacts in close association with each other.*

i. All ground disturbance activities within 100 feet of the discovered cultural resources 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 archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

ii. At the meeting, the significance of the discoveries shall be discussed with the tribal representative(s) and the archaeologist. A decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

iii. Grading or further ground disturbance shall not resume within the area of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discovery until the appropriate treatment has been accomplished. Work shall be allowed to continue outside of the buffer area and monitoring will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance.

v. The applicant and the Project Archaeologist, with input from the Tribe(s) shall develop a Preservation Plan for the long term care and maintenance of the cultural resource(s). The plan shall indicate at minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols.

Monitoring: If resources are found, the Riverside County Archaeologist will oversee further monitoring efforts in consultation with the Planning Department, consulting Tribe(s) and project applicant.

9. Archaeological Resources

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

Source(s): County Archaeological Report (PDA) No.8019 submitted for this project was prepared by Paleowest and is entitled: Lake Elsinore Phase I Cultural Resources Assessment Project, Lake Elsinore, Riverside County, California", dated February 26, 2020.

a-c) Findings of Fact: The field survey revealed that the Project is currently undeveloped open land. The ground surface visibility throughout the project was poor, with approximately 30 percent of the surface visible; a fairly dense cover of fresh grass, bushes of white sage and buckwheat were present throughout the project as well as numerous mature trees. The background research indicates that numerous archaeological sites have been previously documented within one mile of the project area, all of which are 0.5 mile or more from the project. No archaeological resources, significant or otherwise were identified as a result of the field survey. Subsurface cultural resources that were not identified during field surveys or do not have a surface expression, could be inadvertently unearthed during ground-disturbing activities that could result in the demolition or substantial damage to significant cultural resources. Avoidance or reduction of this potentially significant impact on subsurface or otherwise unidentified cultural resources would be achieved by implementing mitigation measures CUL-1 to CUL-2.

Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Mitigation measure CUL-3 is required to ensure proper adherence to state laws regarding accidental discovery of human remains. Implementation would ensure that any potential impacts are reduced to less-than significant levels. Therefore, impacts in this regard are considered less than significant with the inclusion of these mitigation measures.

Mitigation:

CUL-2: 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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

-Archaeological Monitor: An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite 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 and directed by the Project Archaeologist.

-Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training, and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

-Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

-Artifact Disposition- 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. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce

CUL-3: 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.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.

Monitoring: Monitoring will be overseen by the Project Archaeologist, County Archaeologist, and the Native American Tribal Monitor.

ENERGY Would the project:				
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a-b) Findings of Fact: The proposed project involves construction activities typically associated with the conversion of open or land to commercial uses, including the equipment to be used. Because the construction activities proposed would be of a limited nature in terms of duration and extent,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no unnecessary consumption of energy resources would occur in the construction phase. The long-term operations at the project site would be consistent with commercial uses and would not require significant amounts of energy inputs, as would be the case with certain other industrial, residential, or commercial uses. Because the project involves only the creation of a single commercial retail location and a limited amount of infrastructure to support it, ongoing operations would not cause significant impacts to energy resources in terms of wastefulness or inefficiency. Because neither the construction nor operations of the proposed project have the potential to result in wasteful, inefficient, or unnecessary consumption of energy resources, impacts would be less than significant.

Energy consumption from new projects that do not include residential uses, such as the proposed project, are primarily controlled by Title 24, Part 11 California Green Building Standards Code (CalGreen), which provides minimum requirements for bicycle parking, carpool/vanpool/electric vehicle parking spaces, use of water-efficient plumbing and landscaping fixtures, and recycling and use of recycled materials in building products. Because the project will comply with all aspects of CalGreen that apply to it as conditioned by the CUP that would be required, impacts would be less than significant.

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," GIS database, Geologist Comments, Geology Report

a) **Findings of Fact:** The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Thus, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. Additionally, any structure developed as a part of the Project will be subject to seismic design criteria in accordance with the California Building Code (CBC) which will reduce potential impacts related to the rupture of an earthquake fault. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

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

a) **Findings of Fact:** According to the Geology Report, the soils encountered within the depth of 49 feet on the project site consisted predominately of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay and siltstone/claystone. The historically highest groundwater is estimated to be at a depth of 30 feet below ground surface. The Riverside County GIS website shows the subject site to be in a moderate liquefaction potential area. Based upon further study stated in the Geology Report, the analysis indicated that the on-site soils had a low potential for liquefaction and that the thtal liquefaction-induced settlement was negligible. Impacts due to liquefaction would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

a) **Findings of Fact:** The project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of project approval, the County of Riverside will require that the proposed structures be constructed in accordance with the California Green Building Standards Code (CALGreen), also known as California Code of Regulations (CCR), Title 24 and the County Building Code. CALGreen and the County Building Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault zone is the Elsinore Fault Zone located approximately 1.8 miles southwest from the project site. Compliance with California Building Codes/Regulations, and geotechnical recommendations will reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

a) **Findings of Fact:** The project site is relatively flat. Grading in support of the project is not anticipated to result in the creation of any new substantial slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, or the proposed buildings. Accordingly, the proposed project would not create and would not be exposed to any risk of a landslide because there are no steep slopes within the vicinity of the site. Due to the relatively flat site topography, the Geology Report indicated that the likelihood of lateral spreading would be low. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

a) **Findings of Fact:** The Geology Report indicated that the Riverside County GIS shows the site to be in a susceptible subsidence potential area. The Geology Report further stated that based on the existence of medium dense to very dense clayey sand, silty sand, sand, very stiff to hard sandy clay, silty clay and siltstone/claystone, subsidence potential is considered minimal. Thus, impacts are considered less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **Findings of Fact:** The project site is not located close enough to the nearest body of water, Lake Elsinore, such that seiche conditions in that body could affect the project. There are no known volcanoes in the project area with the potential to affect the site. As the site is flat and not adjacent to any significant slopes, mudflow conditions would not be expected in the area. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

a-c) **Findings of Fact:** The site is relatively flat and will remain predominately flat with project implementation. A bioretention basin is proposed at the northern portion of the site that will have graded slopes no greater than 2:1 and will be approximately 8 ft. high. No grading is proposed that would occur greater than 2:1 or 10 feet in height. No sewage disposal systems would be negated because none exist, or will be utilized on the project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) **Findings of Fact:** Construction activities associated with the project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the long-term, development of the subject property would increase impervious surface cover in the form of the building footprint, parking, and bioretention basin. The project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the State Water Resources Control Board (SWRCB) Order WQ 2017-0023-DWQ as well as the California Construction General Permit for site development activities and the associated State order for ongoing operations. In addition, a project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) would be implemented to minimize water pollutants including sedimentation in stormwater runoff. Therefore, impacts would be less than significant.

- b) According to USDA's Web Soil Survey, the project site is underlain with nine different soil types, most of which are either sand or loamy sand. These soils generally have a "Low" shrink swell potential (USDA, n.d.). As a result, the project is not located on an expansive soil. Impacts would be less than significant.
- c) The project would not install any septic tanks or alternative wastewater disposal systems. The project would connect to existing utilities/infrastructure within the off-site roadway right-of-way. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

- a) **Findings of Fact:** The site is not an area that experiences significant wind erosion or blowsand. According to the County of Riverside General Plan, the site is designated as having a moderate potential for wind erodibility. The proposed construction and operation of the retail tire center would not result in an increase in erosion or blowsand, and construction would include dust abatement/control measures. Grading during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Further, the project would be required to comply with the provisions of Ordinance No. 460, Article XV, and Ordinance No 484, involving soil erosion control due to wind and controlling blowing sand. Compliance with these regulations would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) **Findings of Fact:** Project-related construction and operational activities would emit air pollutants, several of which are regarded as Greenhouse Gases (GHGs). Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions must be evaluated for their potential to contribute to cumulatively considerable increase in GHGs.

Construction activities produce combustion emissions from various sources (e.g., demolition, site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew). Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The annual CO₂ emissions for each of the planned construction phases (see Appendix A for details) is provided in Table 22.

Construction Phase	Peak Annual Emissions (MT/yr)				Total Emissions/Year (MTCO _{2e})
	CO ₂	CH ₄	N ₂ O	Total CO _{2e}	
2020					
Site Preparation	1.61	<0.01	0.00	1.62	171.12
Grading	4.02	<0.01	0.00	4.04	
Building Construction	164.80	0.026	0.00	165.46	
Paving					
Architectural Coating					

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

Construction Phase	Peak Annual Emissions (MT/yr)				Total Emissions/Year (MTCO _{2e})
	CO ₂	CH ₄	N ₂ O	Total CO _{2e}	
2021					
Site Preparation					66.11
Grading					
Building Construction	57.67	<0.01	0.00	57.89	
Paving	6.65	<0.01	0.00	6.70	
Architectural Coating	1.51	<0.01	0.00	1.52	
Total Construction Emissions					237.23
Total Construction Emissions Amortized Over 30 years					7.91

Operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and customers and employees to the project site. Area-source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses.

The GHG emission estimates associated with the level of proposed development is provided in Table 23. Area sources include architectural coatings and landscaping. Energy sources include natural gas consumption. Refer to Appendix A for CalEEMod outputs.

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	Total CO _{2e}
Construction emissions amortized over 30 years						7.91
Area Sources	0.00	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.00	44.78	44.79	0.00	0.00	44.98
Mobile Sources	0.00	145.04	145.04	0.01	0.00	145.29
Waste Sources	6.35	0.00	6.35	0.38	0.00	15.74
Water Usage	0.24	4.87	5.11	0.02	0.00	5.93
Total Project Emissions	6.59	194.69	201.29	0.41	0.00	211.94

As discussed above under *Air Quality*, the limited scope and duration of construction involved in preparing an open space for a single commercial use would not lead to considerable GHG emissions that could have potentially significant impacts on the environment either directly or indirectly. The long-term operation of the site would involve commercial/retail activities, and GHG-related emissions would be limited to a limited number of truck trips to and from the site, as well as travel to and from the site by its employees and customers. GHG generation could

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not occur at levels that have the potential to be significant in either a local or regional context. Impacts would be less than significant.

- b) **Findings of Fact:** The California State Legislature adopted AB 32 in 2006, which requires the state's GHG emissions by 2020 to meet the GHG emissions level created in 1990, and adopted AB 197 and SB 32 in 2016, which require the state's GHG emissions to be 40 percent below 1990 levels by 2030.

Based on an evaluation of the methodology to determine GHG emissions calculations in the legislation above, the Project does not have the potential to conflict with their provisions nor the goals of any other applicable GHG reduction plan or policy. Construction would be limited to grading and the erection of a single commercial structure including associated features such as parking, lighting, and a bioretention basin, and operations would be typical of those found in small commercial enterprises. The County of Riverside adopted the updated Climate Action Plan (CAP) in December 2019. Due to the relatively small size of the project, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. Therefore, the Project would not conflict with plans, policies, or regulations for GHG reductions. Impacts would be less than significant.

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

Source(s): Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Findings of Fact: Construction of the proposed project would involve the use of construction-related chemicals. These include but are not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials, trash, and debris. The County's General Plan Safety Element addresses potential hazards in the County and identifies goals and policies to reduce risks and damages associated with hazards, including disposal of hazardous materials due to human activities.

The proposed project would comply with local, state, and federal requirements for proper storage and handling of hazardous materials, including development of a hazardous materials business plan. In addition, the project would implement BMPs to minimize impacts in the event of a spill or release of hazardous materials used on site. These include, but are not limited to routine cleaning, inspection, and maintenance, development of procedures to mitigate spills, provide signage in construction areas, proper storage and handling procedures, and providing secondary containment of liquid materials. No routine transport or use of hazardous materials would occur. With adherence to State and federal compliance and implementation of BMPs, impacts would be less than significant.

Construction of the proposed project would utilize potentially hazardous materials from construction equipment and other related materials. As previously discussed in Section 4.3.9(a), the proposed project would comply with the goals and policies under the Hazard Mitigation section of the County's General Plan to ensure the safe use, transport, and disposal of hazardous materials. Project-specific BMPs would be implemented, including but not limited to, providing temporary containment for spills, use of drip pans beneath potential leak points, segregation of potentially hazardous materials from non-hazardous debris, and storage and disposal procedures of hazardous materials. All operations would be in compliance with County and State regulations on hazardous materials; therefore, impacts would be less than significant.

- c) **Findings of Fact:** The proposed project is in a semi-rural area and is well-served by existing roads. No construction equipment or operations would necessitate lane closures. As a result, construction of the proposed project would have no impact on emergency response or evacuation plans. The project would also not generate significant traffic, as detailed below. Impacts would be less than significant.
- d) **Findings of Fact:** The proposed project is not within one-quarter mile of any school. The closest school to the project site would be Earl Warren Elementary School, 41221 Rosetta Canyon Drive, Lake Elsinore, CA, 92532. No impacts would occur.
- e) According to the Department of Toxic Substances Control GeoTracker database, there are no hazardous materials sites on or adjacent to the project site. Therefore, the proposed project would not create a significant hazard to the public because no proposed activities would occur on a LUST cleanup site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-d) Findings of Fact: There are no airports within two miles of the project site nor does the County's General Plan include the area in an airport land use plan. The project would not be inconsistent with an Airport Master Plan or require the review by the Airport Land Use Commission because the project site would not be located within those jurisdictions. The closest private airstrip would be Skylark Field Airport, which is approximately 4.3 miles south of the project site. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
drainage systems or provide substantial additional sources of polluted runoff?				
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Findings of Fact:** The County is one of the municipal permittees under the Municipal Separate Storm Sewer system (MS4) issued by the California Regional Water Quality Control Board. Development projects in the County over one-acre in size must comply with the MS4 permit regulations, including the preparation of Storm Water Pollution Prevention Plans (SWPPPs) which detail short- and long-term Best Management Practices (BMPs) that must be implemented by applicants to ensure that the regulations of the State Water Resources Control Board (SWRCB) including Order WQ 2017-0023-DWQ, the National Pollutant Discharge Elimination System (NPDES), and the federal Clean Water Act (CWA) are met.

The proposed commercial uses on the project site, including all associated infrastructure, would be analyzed by a Qualified SWPPP Developer (QSD) so that appropriate short- and long-term BMPs could be developed and outlined in the Project's SWPPP, and approved by the County of Riverside Engineering Department. Implementation of these BMPs including regular, documented inspections would ensure that the implementation of the proposed Project would not affect ground or surface water quality. BMPs would include but not be limited to erosion control plans, sediment control, non-stormwater management, and waste management and materials control to limit or reduce potential pollutants at the source. In addition, an on-site bioretention basin that will capture and treat water before it is released into the existing drainage system is proposed as part of the project. Impacts would be less than significant.

- b) **Findings of Fact:** The proposed project would create impervious surfaces beyond existing conditions on portions of the site as it is currently undeveloped. This would include the footprint of the building itself as well as associated access and parking. However, the project includes a bioretention basin such that groundwater flows on the site would be funneled to the basin, therefore ensuring impacts to groundwater recharge as a result of project implementation would be less than significant.
- c) **Findings of Fact:** The proposed project is a parcel designated and zoned for commercial uses, and all construction and operational activities would occur within its boundaries. No streams or rivers are currently located within the project site. Although grading would occur on the site as part of preparation for commercial activities, no significant impervious surfaces are proposed as part of the project beyond standard features such as a parking lot. In addition, a bioretention basin is proposed for the site. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **Findings of Fact:** A drainage feature (Arroyo del Toro) is located approximately 100 feet northwest of the project site, outside of the project footprint. Storm flows within this drainage feature are infrequent, and the drainage does not support riparian habitat. This drainage feature becomes channelized west of the project site at the Lake Elsinore Marketplace. In addition, the northwestern portion of the site lies within the 100-year flood plain but has been cut off from the influences of the river from the development northeast of the project site. Site development will be confined to the southeastern portion of the project site and no impacts to the offsite drainage feature will occur. On-site grading would not alter the course of any streams as none exist on the site.
- e) **Findings of Fact:** The site would see an increase in impervious surfaces associated with the building itself as well as associated parking and access. However, the inclusion of a bioretention basin as part of project implementation and adherence to County-required Best Management Practices (BMPs) detailed in a Storm Water Pollution Prevention Plan (SWPPP) would ensure that impacts are less than significant.
- f) **Findings of Fact:** The implementation of the proposed project would create impervious surfaces on portions of the project site, parts of which have been previously graded, but which is currently undeveloped. However, the project includes a bioretention basin to manage stormwater flows created by project implementation. The project would also be in compliance with the MS4 permit during construction by implementing strategies to lessen water quality impacts by minimizing soil compaction, design projects to minimize impervious areas, and employ LID design principles. Therefore, the proposed project would not result in increased polluted runoff or exceed the capacity of existing or planned drainage systems. Impacts would be less than significant.
- g) **Findings of Fact:** As previously discussed in Section 4.3.10 a) through c), the proposed project is located on an undeveloped site designated for commercial uses of the type proposed by the project with no rivers or streams in the immediate vicinity. No aspect of project implementation would significantly increase impervious surfaces at the project site such that flood flows would be affected. The project includes the construction of bioretention basin to manage stormwater. Impacts would be less than significant.
- h) **Findings of Fact:** According to Riverside County GIS (Map My County), the project site is potentially within an area prone to flooding. A drainage is indicated to the north of the project site, but is not located within the project boundary. If determined necessary, the project would be required to flood proof the proposed building pursuant to County of Riverside regulations so that the structure would not contribute to property damage or risks to public safety. Compliance with County regulations would ensure that the project would not impede or redirect flood flows. The potential for seiche or tsunami is considered very low due to the location/distance of the site from large bodies of water. The project may require review and approval from the Riverside County Flood Control District and comply with any conditions imposed by the District. As such, compliance with County and Flood Control regulations and conditions would reduce impacts to less than significant levels.
- i) **Findings of Fact:** The proposed project would comply with the County's MS4 permit, as noted above. Implementation of project BMPs from the SWPPP during proposed construction activities would reduce any impacts associated with water quality to less than significant. In addition, the proposed project does not include any activities that will interfere with any groundwater management plan as all construction would occur entirely within the site. Impacts would be less than significant.

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

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The land use at the project site is governed by the County of Riverside General Plan Land Use Element as well as the County's zoning ordinance. Both the Land Use Map and zoning ordinance designate the project site for commercial land uses such as the retail tire store proposed. No impacts would occur.
- b) The project site consists of undeveloped land surrounded by commercial and residential land uses on two sides, and undeveloped areas on all other sides. The project would provide a driveway access off of the existing Highway 74 and would utilize the existing circulation system for the community. This type of development would not be out of the ordinary for this area. The project does not propose any bridges, utility easements, roadway right-of-way, or drainage channels that would have the potential to divide the community. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

a-c) Findings of Fact: The project site is designated by the California Department of Conservation Division of Mines and Geology as Mineral Resource Zone 3 (MRZ-3). This designation indicates that the area's mineral resource significance is undetermined. The project site and its surroundings are not currently being mined for mineral resource extraction. The Riverside County General Plan's Multipurpose Open Space Element discusses the presence of mineral resources in the County and goals, policies, and objectives for their conservation and extraction, as well as maps the aforementioned Mineral Resource Zones. Project implementation would not affect mineral resources in Riverside County as the project site is not a known site of significant mineral deposits and project implementation would therefore not affect any goal, policy, or objectives regarding mineral resources in the relevant sections of the General Plan. In addition, there are no existing, proposed, or abandoned quarries or mines on the project site. No impacts would occur.

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

a-b) Findings of Fact: Refer to response 22. Airports, above. There are no public or private airports within two miles of the project site and the project site is not located within an airport land use plan. No impacts would occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan, noise ordinance, or applicable standards of other agencies?

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

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

a-b) Findings of Fact: The proposed project would generate noise during both construction and operations. Construction noise would be limited primarily to grading activities at the site, which is undeveloped, semi-rural in nature, and surrounded by other similar land uses and open space. Operational noise would consist of truck trips to and from the site as well as noise typically emitted by construction machinery. As noted above, the County Environmental Thresholds and Guidelines Manual has four criteria which, if exceeded, would constitute significant noise impacts:

- Generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors.
- Expose noise sensitive uses to 65 dBA CNEL or greater in outdoor living areas or if indoor noise levels cannot be reduced to at least 45 dBA CNEL.
- Substantially increase ambient noise levels at noise sensitive receptors. This is generally presumed when ambient noise levels exceed 65 dBA CNEL. However, a significant impact may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case basis.
- Result in the operation of construction and grading equipment within 1,600 feet of noise sensitive receptors. This number is based on the assumption that average construction noise is 95 dBA at 50 feet from the source and a distance of 1,600 feet is necessary to attenuate this level to 65 dBA. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

The construction activities at the site would be limited to the two-acre project site. Given the size of the overall site relative to surrounding open space on two sides, the activities would have significant physical buffers from nearby receptors, all of which are either commercial or residential uses across Highway 74. There are no sensitive receptors in the Project area beyond a limited number of single-family homes, detailed above under *Air Quality*. These homes are of sufficient distance from the project site such that noise levels would not reach 65 dBA CNEL as a result of project construction or operational activities. Impacts would be less than significant.

Construction activities would require the operation of construction vehicles that are known sources of vibration. However due to the fact that two sides of the project site are undeveloped, and the only directly adjacent land use is commercial in nature, no construction activities would occur close enough to existing occupied structures such as residences such that they could be affected by construction-generated vibration.

Operational activities at the site would be limited to truck trips servicing the commercial/retail location and typical traffic from employees and customers, discussed below. However, as stated above, no operational activities would occur close enough to existing occupied structures such that they could be affected by operational-generated vibration. Impacts would be less than significant.

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

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity Riverside County GIS

a) **Findings of Fact:** Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site, the potential for paleontological resources occurring on the site is low. In the event that paleontological resources are uncovered during ground-disturbing activities, all work will halt, the County of Riverside Geologist will be contacted, and a qualified paleontologist will be called to the site. This will be a standard condition of approval imposed by the County of Riverside. Compliance with this condition will reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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, GIS database, Riverside County General Plan Housing Element

a) **Findings of Fact:** The proposed project is commercial in nature and does not propose new homes. The site is currently vacant and the proposed project would not displace any people with project implementation. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would be a commercial operation. Due to the relatively small nature of the project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.
- c) The proposed project would operate as a commercial facility. The operation would be considered as a small business and would not have the capacity to induce substantial unplanned population growth in the area. The project would not be required to extend any roads or other infrastructure. The only roads associated with project implementation are parking areas, a turning lane for site access, and a loading dock internal to the project site. No existing housing would be displaced as the project site is undeveloped and both designated and zoned for commercial uses such as the one proposed. Therefore, the proposed project would not induce population growth. No impacts would occur.

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

Findings of Fact: The proposed project is commercial in nature as is the only developed neighboring property. Project features include parking, signage, lighting, and a bioretention basin would be constructed. None of these project features change the nature or intensity of population or structures on or adjacent to the project site. Therefore, no new or altered fire protection facilities would be required upon project implementation. The project would be subject to Development Impact Fees for fire services that would contribute to potential future facilities and reduce fire services impacts to less than significant levels. Impacts would be less than significant as the site is adequately served by fire protection and would not require additional protection upon project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: The project would introduce a new building structure and employees to the project site, which would result in an incremental increase in demand for sheriff protection services. However, it is not anticipated to require or result in the construction of new or physically altered sheriff facilities because the new facility and uses would not significantly increase demand on such services. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site receives adequate sheriff protection service and its implementation would not result in the need for new or physically altered sheriff facilities. The project would be subject to Development Impact Fees for sheriff services that would contribute to potential future facilities and reduce sheriff services impacts to less than significant levels. Impacts to sheriff protection facilities would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact: Development of the site as proposed by the project would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not directly generate any school-aged children requiring public education. The addition of employment-generating uses on the project site would assist the County in achieving its goal to provide a better jobs/housing balance within the County. However, the proposed project is not expected to draw a substantial number of new residents to the region as employees are likely to be already local and would therefore not indirectly generate school-aged students requiring public education. The project would be subject to Development Impact Fees for school facilities that would contribute to potential future facilities, which would reduce impacts to school services less than significant levels. Because the project would contribute Development Impact Fees and would not directly generate students, is not expected to indirectly draw students to the area, the project would not cause or contribute to a need to construct new or physically altered public school facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact: The proposed project would not induce population growth in the project area, as discussed above. The project would be subject to Development Impact Fees for the provision of capital facilities such as libraries, which would reduce impacts to libraries to less than significant levels. There would therefore be no need for new or expanded library facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: As noted above, the proposed project is not of a nature that population growth would occur nor is it a land use that would increase the likelihood of an increased need for health services. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a-c) Findings of Fact: The proposed project is a commercial tire center that would not induce population growth in the area and does not include any recreational components. Customers visiting the operation are not anticipated to visit/utilize nearby parks or recreational facilities. As a result, it is not expected that an increase in the use of parks or recreational facilities would occur. In addition, the site is not located in a CSA and is not subject to Quimby fees. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

a) Findings of Fact: No trails would be constructed or expanded as part of the proposed project. According to the Riverside County General Plan, the closest trail is a Community Trail along El Toro Cut Off Road that is accessed off of Highway 74 and is located approximately 0.78-mile northeast of the project site. Implementation of the project would not require the construction or expansion of a trail system. No impacts would occur.

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

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **Findings of Fact:** Each county in California is required to develop a Congestion Management Program (CMP) that analyzes at the links between land use, transportation and air quality. The Riverside County Transportation Commission (RCTC) is the County of Riverside's Congestion Management Agency. The RCTC prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines and state CMP legislation.

According to Table 2-1-CMP System of Highways and Roadways in the 2011 Riverside County Congestion Management Program, the RCTC has defined the CMP roadway system in the Lake Elsinore area to be Highway 74 and Interstate 15 (I-15). All local jurisdictions are responsible for determining the impacts of local development/land use decisions on the CMP roadway system. RCTC requires local agencies whose developments impact the CMP system by causing the Level of Service (LOS) on a non-exempt segment to fall to "F" to prepare deficiency plans.

LLG Engineers performed a trip generation analysis for the proposed project and communicated their findings with the Riverside County Transportation and Land Management (TLMA) staff (Appendix D). County staff determined that a Traffic Impact Analysis was not required for the project as it does not have the capacity to significantly affect traffic volumes in the project area, including on Highway 74. As a result, the project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. Impacts would be less than significant.

b) **Findings of Fact:** New retail development, include service commercial uses such as the proposed project, typically redistributes shopping trips rather than creating new trips. By adding retail opportunities into the urban fabric and thereby improving proximity, local-serving retail

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tends to shorten trips and reduce VMT. According to guidance from OPR's Technical Advisory document and Riverside County's draft Transportation Analysis Guidelines, local serving retail projects less than 50,000 square feet can be presumed to result in a less than significant VMT impact. The proposed project has a total building area of less than 50,000 square feet and is expected to serve the local community. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Findings of Fact:** The project does not have design features that would alter existing roadways, and the only paving associated with the project is a turn lane off of Highway 74, plus the parking lot. No incompatible uses are proposed as the project is a commercial development on a site designated and zoned for such uses. No impacts would occur.
- d-f) **Findings of Fact:** The project would be accessed via Highway 74. No aspect of this access point or trip generation has the ability to interfere with existing emergency access to the project site or surrounding uses. The site is parked per County guidelines, and no interference with Highway 74 would occur during construction staging or ongoing operations. Less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan

- a) **Findings of Fact:** The project does not propose the construction or expansion of a bike system of bike lanes. The project would not be required to construct bike lanes or expand a bike system. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact: According to PRC Chapter 2.5, Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and items with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in Section 5020.1. Assembly Bill (AB) 52 mandates early tribal circulation prior to and during CEQA review with a requirement to formally conclude consultation. AB 52 established a new category of tribal cultural resources for which only tribes are experts. The mandate requires CEQA documents to incorporate findings, not just in terms of mitigation measures, but also in terms of which type of CEQA document is appropriate.

Tribal consultation was conducted in accordance with AB 52. Notification letters were distributed on 8/28/2019, to tribal parties on the list provided by the County and no responses were received. The tribal parties were the Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians, Cahuilla, CRIT, Morongo, and Pala. Pechanga, Rincon, and Soboba provided information indicating that they project site is in a Tribal Cultural Properties (TCP) area, however they did not indicate that the proposed project would impact a TCP.

There is the potential to uncover tribal cultural resources. However, adherence to mitigation measure TCR-1 would ensure that Native American monitors are present during grading activities. If a potential tribal cultural resource is discovered, work would halt, and the tribal monitor and archaeological monitor would determine the appropriate course of action.

Mitigation:

TCR-1: 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, 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) 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.

Monitoring: Monitoring will be overseen by the Project Archaeologist, County Archaeologist, and Native American Tribal Monitor.

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): Project Application Materials, WMWD UWMP

- a) **Findings of Fact:** The proposed project consists of undeveloped land in an area zoned and designated for commercial uses. In addition to the structure itself, associated infrastructure including a parking lot, bioretention basin, security lighting, and signage are proposed. Grading would occur on the site but would be subject to a Storm Water Pollution Prevention Plan that complies with the California Construction General Permit under the National Pollutant Discharge Elimination System, which would ensure that stormwater drainage impacts would be less than significant. The proposed project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The project would obtain potable water from Western Municipal Water District (WMWD). Wastewater would be conveyed to an existing sewer system within roadway right-of-way. Due to the relatively small amount of wastewater the commercial facility would generate, no wastewater facility would be impacted. Impacts would be less than significant.
- b) **Findings of Fact:** The proposed commercial uses associated with the project would occur on a parcel that has been designated by both the County's General Plan and zoning code as intended for commercial uses. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are communicated with WMWD as well as all other applicable agencies as necessary. Due to the relatively small nature of the proposed development, it is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated that the project would not impact the district significantly for water demand and water delivery would be in compliance with WMWD's and the County's requirements. It is anticipated that WMWD will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years and impacts are considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Department of Environmental Health Review, WMWD UWMP

a-b) Findings of Fact: The proposed project is a retail tire center, a use that is not known to place significant strain on wastewater treatment facilities. In addition, the project would connect to existing sewer lines and would not require the installation of septic tanks. The Proposed Project would result in a minimal demand for wastewater treatment by the WMWD. The Project would be consistent with the County General Plan and the projected wastewater flow demands are accounted for in the WMWD Urban Water Management Plan and would not require the construction of new wastewater treatment facilities. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Waste Management District, <https://www.americastire.com/learn/tire-fees>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Findings of Fact: As noted above, the intention of the goals, policies, and land use map of the County's General Plan is that the project site and surround parcels be used for commercial purposes. As such, the County's solid waste handling infrastructure has sufficient capacity to serve solid waste generated by the project, although the commercial nature of the project would not generate significant amounts of solid waste as no residential or industrial activities including processing would occur on the site. The proposed project is a commercial tire facility. The state requires fees for tire sales that go toward programs that mitigate tire waste. The operation of the tire facility would comply with state-mandated environmental fees that apply to new tire purchases, which provide funds for research and development on recycling used tires. The operation of the tire facility would impose tire disposal fees that covers the cost for a licensed regulated disposal service to properly transport/discard/recycle used tires. Impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

a-f) Findings of Fact: The proposed retail tire center would not require the construction or expansion of infrastructure facilities such as those listed above. Energy consumption in the form of electricity or natural gas would not be of a level such that either Southern California Edison or the SoCal Gas would need new or expanded facilities to service the site. No communications systems would be affected, and the project would not necessitate the provision of additional off-site street lighting. Implementation of the proposed project would incrementally increase the demand for utility service systems. The incremental increased demand would not have an adverse effect based on the availability of existing utility facilities that support project area systems. Connections would be made to existing facilities within local roadway right-of-way. Each utility service provider would be coordinated with on the design, approvals and installation of new facilities, which would ensure that potential impacts to utility systems are reduced to a less than significant level. Thus, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Findings of Fact:** The proposed project is located within a high fire hazard severity zone (CAL FIRE 2007). However, the proposed construction and operational activities would not result in the impairment of an adopted emergency response plan or evacuation plan within a fire hazard severity zone. The construction of the proposed project would not involve any activities that would physically impair or interfere with emergency response plans for the project area. During construction there could be the potential for temporary lane closures to allow for utility connections. However, the temporary lane closures would be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure emergency access is maintained. The project would be required to design, construct and maintain structures and access ways in compliance with local, regional, state requirements related to emergency access. Riverside County Fire Department would review and ensure that adequate emergency access and adequate emergency response times are maintained. Compliance with local, regional, state requirements related to emergency access would ensure that the Proposed Project would not substantially impair and adopted emergency response plan or emergency evacuation plan and potential impacts would be less than significant.
- b) **Findings of Fact:** The Project site appears to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed and vacant land and is located within a high fire susceptibility area. The project would be developed in compliance with Riverside County Fire regulations which would involve the use of non-flammable materials that would reduce potential fire impacts. Adjacent undeveloped properties would be required to comply with Riverside County Fire regulations that regulate brush growth and fire break setbacks. Implementation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed project would reduce fire risks in the area. Because the project would reduce fire risk, prevailing winds, and other factors, will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed and vacant land uses and by an existing developed roadway system that will not be impacted. The project does not propose any new above ground utility lines or other infrastructure that may exacerbate fire risk. As discussed above the project site is surrounded by existing developed and vacant land and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) The proposed project site is relatively flat, which will limit exposure to 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. The surrounding area is vacant and developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. As discussed above, construction of the project will minimize fire risk because there will be no more vacant open space on the site and non-flammable materials will be used to minimize fire risks. Impacts are considered less than significant.

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: Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, 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, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment. Some of the issue areas will have no impact.

Impacts to nesting birds (Biological Resources) would be considered significant unless mitigated. Mitigation Measures presented in the Biological Resources analysis are required and would reduce impacts to less than significant levels.

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

Impacts to Cultural Resources or Tribal Cultural Resources would be considered significant unless mitigated. Mitigation Measures presented in the Cultural Resources and Tribal Cultural Resources analysis are required and would reduce impacts to less than significant levels.

Therefore, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact or Less Than Significant Impact With Mitigation Incorporated.

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: The environmental analysis conducted in this Initial Study determined that the land uses, once approved, would be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project is in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were determined to be less than significant with mitigation, less than significant or there would be no impact. Thus, impacts are considered less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts were identified to have no impact, a less than significant impact or less than significant impact with mitigation incorporated..

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:

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 11/19/2020 3:58 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx



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: July 17, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
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.
Warm Springs Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer

City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

CONDITIONAL USE PERMIT NO. 190006 – CEQ#19XXX – Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP) – Location: North of Cambern Avenue, south of Conrad Avenue, east of 10th Street, and west of State Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The proposed project is for the construction of a 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26’) feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations – APN: 377-020-026 – BBID: 162-159-583

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 July 25, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@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.

Bradford, Deborah

From: Lopez, Valentina
Sent: Wednesday, August 28, 2019 8:23 AM
To: anthonymad2002@gmail.com; CRITTHPO (CRITTHPO@crit-nsn.gov); culturaldirector@cahuilla.net; dcolocho@rincontribe.org; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); emartinez@rincontribe.org; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); sgaughen@palatribe.com; thpo@morongo-nsn.gov
Cc: Bradford, Deborah; Jones, David
Subject: AB52 Formal Notification CUP190006
Attachments: 8.5_ x 11_Topo.pdf; 8.5_ x 11_ Aerial.pdf; AB52 Formal Notification.pdf

Good Morning,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAIM
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-8632 office
(951) 955-1811 fax
vslopez@rivco.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the link and tell us.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 28, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190006)

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 within 30 days of receipt of this notice to djones@rivco.org and [cc: vslopez@rivco.org](mailto:vslopez@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. 190006 – CEQ#19XXX – Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP)

LOCATION: North of Cambern Avenue, south of Conrad Avenue, east of 10th Street, and west of State Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) –

REQUEST: The proposed project is for the construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations – APN: 377-020-026

Sincerely,

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Deborah Bradford

Email CC: dbradford@rivco.org

Attachment: Project Vicinity Map and Project Aerial

CC 08164



RIVERSIDE COUNTY CP 190009 PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Halle Properties, L.L.C

Contact Person: Scott Fournier E-Mail: scott.fournier@discountire.com

Mailing Address: 20225 N. Scottsdale Road
Scottsdale AZ 85255
City State ZIP

Daytime Phone No: (480) 606-6838 Fax No: ()

Engineer/Representative Name: R.A. Smith, Inc.

Contact Person: Reid Kunishige E-Mail: reid.kunishige@rasmith.com

Mailing Address: 8881 Research Drive
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 242-8042 Fax No: ()

Property Owner Name: Rosalyn J. Hall

Contact Person: Rosalyn J Hall E-Mail: Roz.andbill@icloud.com

Mailing Address: 44835 Via Esperanza
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 538-2733 Fax No: (951) 367-1545

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

Desert Office - 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Form 295-1010 (08/03/18)

"Planning Our Future... Preserving Our Past"

RECEIVED
County of Riverside
Building & Safety
JUL 01 2019
RIVERSIDE

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Rosalynne J Hall

PRINTED NAME OF PROPERTY OWNER(S)

Rosalynne J Hall

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): 377-020-026-9

Approximate Gross Acreage: 95.083 SQ. FT. (2.18 Acres)

General location (nearby or cross streets): North of Central Avenue (SH-74), South of Conard Avenue, East of 10th Street, West of Central Avenue (SH-74)

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project consists of a ground up commercial building of a new Discount Tire, 8,192 sq. ft., single story automotive retail facility with a mezzanine floor. The proposed facility is used entirely for tires and wheels sale and installation only. The scope of work will include a proposed parking area with 1 driveway connection to on-site private utilities, and stormwater quality measures.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Tire Sales and Services - Not Including Recapping.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8,192	26'	1	Installation and selling of tires.
2	2,600	10'-4"	1	Trash Enclosure with Steel Deck Roof
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

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

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Geotechnical Report

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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) Rosalynne J Hall Date 6/28/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



**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 Halle Properties, L.L.C. hereafter "Applicant" and Rosalyn J. Hall "Property Owner".

Description of application/permit use:

Land Use and Conditional Use Permit Application for a construct a ground up single story, 8,182 sf automotive retail facility with a 2,750 sf mezzanine floor.

Proposed Facility is used entirely for tires and wheels sales and installation only. Scope of work includes new parking lot paving, landscaping, installation of new underground utility lines, and stormwater quality measures

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

Section 1. Deposit-based Fees

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-8838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-8879

- 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): 377-020-026-9

Property Location or Address:

West of 18745 Conard Ave., Lake Elsinore, CA 92532

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Rosalyn J. Hall

Phone No.: 951-538-2738

Firm Name: Rosalyn J. Hall

Email: Roz.andbillecloud.com

Address: 44835 Via Esperanza

Temecula, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Scott Fournier

Phone No.: (480) 606-6838

Firm Name: Halle Properties, L.L.C.

Email: _____

Address (if different from property owner)

20225 N. Scottsdale Road

Scottsdale, AZ 85255

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 1 July 2019
 Print Name and Title: SCOTT M FOURNIER

Signature of Property Owner: Rosalyn J. Hall Date: 6/28/19
 Print Name and Title: Rosalyn J. Hall

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.

Rosalyn J Hall 6/28/19
Property Owner(s) Signature(s) and Date

Rosalyn J Hall
Printed Name of Owner

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

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *if the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

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

NOTICE OF PUBLIC HEARING
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. 190006 – Intent to Adopt a Mitigated Negative Declaration – CEQ190078 – Halle Properties, LLC./Scott Fournier – Engineer: R. A. Smith, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northeasterly of Cambern Avenue, southwesterly of Conrad Avenue, southeasterly of 10th Street, and northwesterly of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190006 proposes to allow for the construction of an 8,192 sq. ft. building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, 26 feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 16, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 29, 2020,

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

APN (s) or case numbers CUP190006 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

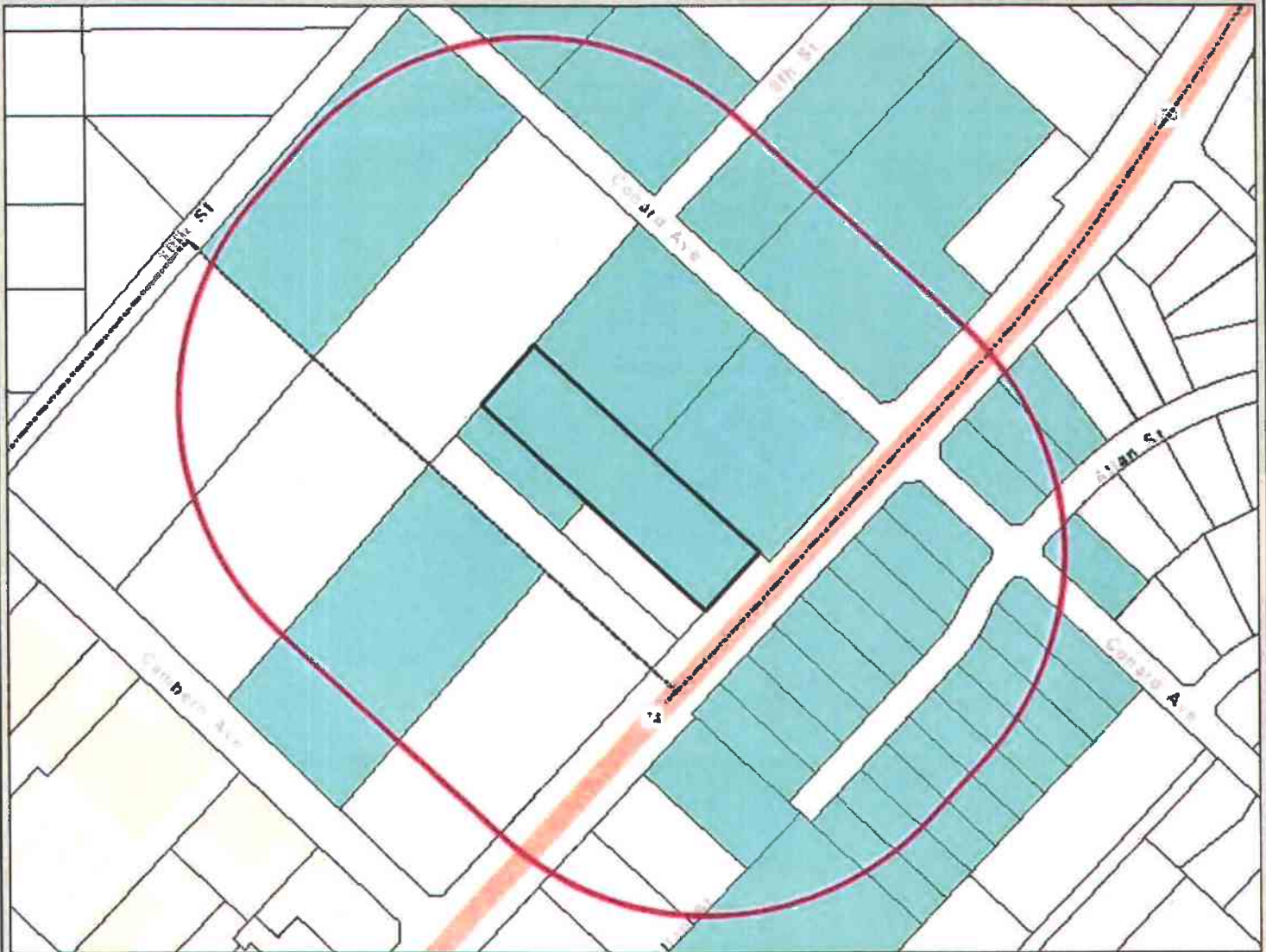
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190006 (600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 10/29/2020 2:05:17 PM

© Riverside County RCIT

377371005
MATTHEW PINGMAO WU
1828 S BALDWIN AVE
ARCADIA CA 91007

377403001
CAROL A SOLIS JONES
29138 ALLAN ST
LAKE ELSINORE CA 92532

377403008
KENNETH W. MILLER
29234 ALLAN ST
LAKE ELSINORE CA 92532

377020004
STATE OF CALIFORNIA
P O BOX 231
SAN BERNARDINO CA 92403

377392001
ANTONIO CURIEL
29111 ALLAN ST
LAKE ELSINORE CA 92532

377404003
MIGUEL MUNOZ
29211 ALLAN ST
LAKE ELSINORE CA 92532

377020001
XIU YING SHI
26560 MEADOW RD
MENIFEE CA 92584

377020014
BILLIE J. BOYLE
4337 N DESERTS GATE CIR
MESA AZ 85207

377020016
NIELSEN RTT&T REVOCABLE LIVING TRUST
25092 WILD VIEW RD
MENIFEE CA 92584

377371004
MIGUEL CEJA ROSALES
28841 8TH ST
LAKE ELSINORE CA 92532

377372040
74 CENTRAL SELF STORAGE
200 E CARIILLO ST STE 200
SANTA BARBARA CA 93101

377403005
CHRIS MATTESON
29186 ALLAN ST
LAKE ELSINORE CA 92532

377404002
THOMAS A. PACHECO
29225 ALLAN ST
LAKE ELSINORE CA 92532

377404004
JOHN BRANSON
29193 ALLAN ST
LAKE ELSINORE CA 92532

377404006
CHARLES E. LAGRONE
29161 ALLAN ST
LAKE ELSINORE CA 92532

377404007
J&K DTD 1/22/2009
29147 ALLAN ST
LAKE ELSINORE CA 92532

377403002
ROBERT B. MCCLARY
29146 ALLAN ST
LAKE ELSINORE CA 92532

377403004
SARETH LOEUNG
29170 ALLAN ST
LAKE ELSINORE CA 92532

377403006
DAVID MCLEAN
29202 ALLAN ST
LAKE ELSINORE CA 92532

377403007
ARMANDO GOMEZ
29218 ALLAN ST
LAKE ELSINORE CA 92532

377404005
TU UYEN CAO NGUYEN
1601 NABIL CIR
CORONA CA 92881

377401001
ANGELA DUTCHEN
29123 ALLAN ST
LAKE ELSINORE CA 92532

377403009
KARIN MARIE PARKS
29248 ALLAN ST
LAKE ELSINORE CA 92532

377404001
DAVID BAUCHMAN
29247 ALLAN ST
LAKE ELSINORE CA 92532

377404008
JASON LEMMON
29139 ALLAN ST
LAKE ELSINORE CA 92532

377372017
LAURIE ANNE LABBITT
28830 8TH ST
LAKE ELSINORE CA 92532

377392002
MARIA VALENCIA GARZA
29101 ALLAN ST
LAKE ELSINORE CA 92532

377401002
WE FIVE SAI DESAIS
18442 VILLA DR
VILLA PARK CA 92861

377020009
POPE ATHANASIOUS
4030 BIRCH ST STE 100
NEWPORT BEACH CA 92660

377020023
STEVEN D. VANMETER
30239 CALLE BELCANTO
MENIFEE CA 92584

377020026
HALLE PROPERTIES
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

377403003
ALLAN ST LAKE ELSINORE INC
29154 ALLAN ST
LAKE ELSINORE CA 92532

377020003
CHARLES H. SIMS
33280 HOLLISTER ST
LAKE ELSINORE CA 92530

Halle Properties, LLC
Atten: Scott Fournier
20225 N. Scottsdale Road
Scottsdale, AZ 85255

Halle Properties, LLC
Atten: Scott Fournier
20225 N. Scottsdale Road
Scottsdale, AZ 85255

R.A. Smith, INC.
Atten: Reid Kunishige
8881 Research Drive
Irvine, CA 92618

R.A. Smith, INC.
Atten: Reid Kunishige
8881 Research Drive
Irvine, CA 92618

Lake Elsinore Unified School Dist.
c/o Facilities & Operations
Building B., 545 Chaney Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
c/o Facilities & Operations
Building B., 545 Chaney Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Dept.
130 S. Main Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Dept.
130 S. Main Street
Lake Elsinore, CA 92530

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Cal Trans District #8
Atten: Mark Roberts MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Cal Trans District #8
Atten: Mark Roberts MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

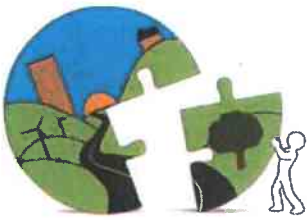
Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Rincon Band of Mission Indians
Atten: Jim McPherson
1 West Tribal Road
Valley Center, CA 92082

Rincon Band of Mission Indians
Atten: Jim McPherson
1 West Tribal Road
Valley Center, CA 92082

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

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.

CUP190006; CEQ190078MND

Project Title/Case Numbers

Deborah Bradford, Project Planner
County Contact Person

(951) 955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Halle Properties, LLC; c/o Scott Fournier
Project Applicant

Address

Project Location: north-east of Cambren Avenue; south-west of Conrad Avenue; south-east of 10th Street; north of Highway 24.

Project Description: **CONDITIONAL USE PERMIT NO. 190006** is a request to allow for the construction of an 8,192 square foot building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, twenty-six (26') feet in height and will provide 55 parking spaces, including 3 electrical vehicle parking spaces and charging stations. The Project site is comprised of 2.42 gross acres.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 13, 2020, 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 for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) 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: _____

Please charge deposit fee case#: CEQ190078

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00128572)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Scott Fournier
Halle Properties, L.L.C.
20225 N Scottsdale Rd
Scottsdale, Az 85255

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00128572	11/02/2020	11/02/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200046	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Lake Elsinore, CA 92532	SUB TOTAL	\$2,456.75

TOTAL DUE	\$2,456.75
------------------	-------------------

PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

I. AGENDA ITEM 3.1

CONDITIONAL USE PERMIT NO. 3771 – No New Environmental Documentation Required – EA43010 – Applicant: Vohne Liche Kennels West – Engineer/Representative: Kathleen Browne – Fifth Supervisorial District – Beaumont/Banning Zoning District – The Pass Area Plan: Agriculture: Agriculture (AG) –Location: Northerly of Death Valley Road, southerly of Hilltop Drive, easterly of Sunset Avenue, and westerly of Turtle Dove Lane – 10 gross acres – Zoning: Light Agriculture (A-1).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 3771 proposes to expand the existing law enforcement K9 dog kennel training facility to increase the kennel's capacity to 80 dogs, changing the facility from a Class I Kennel to a Class IV Kennel. The previously approved project Plot Plan No. 25072 permitted the applicant to house up to 10 dogs at the kennel. High and low explosives are securely kept on site to train police and military dogs to detect the odor of explosives. All explosive materials shall be maintained per federal, state, and local requirements. No ignition systems are kept on the site, and there is to be no detonation of explosive devices at the site. The expansion will include the construction of a 6,000 sq. ft. office and training facility, two (2) 3,000 sq. ft. kennels (each with a 30-dog capacity) not open to the public, additional OWTS facilities will be constructed. The hours of operation are 7:30am - 5:30pm, Monday through Friday. The dogs are to be trained for police and law enforcement agencies only, and not available for purchase by the general public. Continued from November 18, 2020.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Ken Baez, Principal Planner
Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

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

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Open
Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer
By a vote of 5-0

CONTINUED to January 20, 2021.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 1900034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 – Intent to Adopt a Mitigated Negative Declaration – CEQ190110 – Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 27.11 Acres (GPA/CZ)/23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – Proposed: Mixed Use (MU).

II. PROJECT DESCRIPTION:

General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture, 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule "E" subdivision of 23.21 gross acres into seven (7) parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550 sq. ft. multi-tenant retail building, a 5,800 sq. ft. gas station with a convenience store including sale of beer and wine, eight (8) fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800 sq. ft. pharmacy retail building with sale of beer, wine, and liquor, a 2,400 sq. ft. fast food restaurant with a drive-thru, and a 158,800 sq. ft. two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). APN: 764-070-001 thru 004, and 764-080-001 thru 006, 010, 011.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Spoke in favor:

John Corella, Applicant's Representative

Keith Christiansen, Applicant's Representative, 951-323-4713

Nancy Ferguson, Applicant's Representative, 760-799-7525

Spoke in opposition:

Linda Evans, Interested Party, City of La Quinta, 760-899-3279

Jody Shapiro, Interested Party, 760-564-2299

Laurie Davis, Interested Party, 760-289-6040

Valerie Murphy, Interested Party, 626-536-1378

Alex Garcia, Interested Party, 714-310-9088- did not speak

James Hedger, Interested Party, 760-774-0592- did not speak

Kari Garcia, Interested Party, 760-449-0719

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer

By a vote of 5-0



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

ADOPTED Planning Commission Resolution No. 2020-015; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 1901110; and,

TENTATIVELY Approve General Plan Amendment No. 190012; and,

TENTATIVELY Approve Change of Zone No. 1900034; and,

APPROVE Tentative Parcel Map No. 37801; and,

APPROVE the Determination of Public Convenience and Necessity; and,

APPROVE Conditional Use Permit No. 190030, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

I. AGENDA ITEM 4.1

Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration – CEQ180084 – Applicant: County of Riverside – Location: Countywide.

II. PROJECT DESCRIPTION:

Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan's Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units ("SROs"); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include "Supportive Housing," "Transitional Housing," and "Employee Housing;" and (6) make global changes for consistency of the ordinance. No new development is being proposed.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Kyle Fecik, Project Planner
Project Planner: Peter Hersh at (951) 955-8514 or email at phersh@rivco.org.

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

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Thornhill

By a vote of 4-1

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180084; and,

APPROVE Change of Zone No. 1900012, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 190006 – Intent to Adopt a Mitigated Negative Declaration – CEQ190078 – Halle Properties, LLC./Scott Fournier – Engineer: R. A. Smith, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northeasterly of Cambern Avenue, southwesterly of Conrad Avenue, southeasterly of 10th Street, and northwesterly of Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 190006 proposes to allow for the construction of an 8,192 sq. ft. building to operate a retail tire store specializing in the retail sales and installation of tires and wheels. The proposed building will be, 26 feet in height and will provide 57 parking spaces, including three (3) for electrical vehicles and three (3) that are ADA compliant. The Project site is comprised of 2.42 gross acres. APN: 377-020-026.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Reid Kinishige, Applicant's Representative, 949-242-8042

Chris Pedersen, Applicant's Representative, 858-735-5904

Steve Appel, Interested Party, 714-353-4593

Spoke in opposition:

John Slingerland, Interested Party, 951-205-1281

Kimberly Slingerland, Interested Party, 951-609-4044

Robert Koch, Interested Party, 480-261-8835

Pako Pimsaguan, Interested Party, 909-208-0760

Petra Cavers, Interested Party, 760-902-9591

Veronica Ambriz, Interested Party, 760-238-2392

Erasmus Sanchez, Interested Party, 760-968-6097

Esther Lopez, Interested Party, 760-899-0837

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez.

By a vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ190078; and,

APPROVED Conditional Use Permit No. 190006, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 16, 2020**

I. AGENDA ITEM 4.3

PLOT PLAN NO. 190011 – Intent to Certify an Environmental Impact Report (CEQ190038) – Applicant: Sares Regis Group Perris, LP c/o Patrick Russell – Engineer/Representative: Michael Baker International c/o Cesar Mota – First Supervisorial District – March Zoning Area/Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Oleander Avenue, southerly of Nandina Avenue, easterly of Day Street, and westerly of Decker Road – 93.84 Gross Acres – Zoning: Industrial Park (I-P).

II. PROJECT DESCRIPTION:

Plot Plan No. 190011 is a proposal to construct two (2) industrial warehouse buildings on two (2) parcels. The total project site consists of four (4) parcels that would adjust their existing lot lines to consist of the following: Parcel 1 of 20.90 acres would include a 363,367 sq. ft. industrial building (Building A) with 15,000 sq. ft. of office/mezzanine space and 348,367 sq. ft. of warehouse area with 46 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 245 parking spaces for vehicles and 62 parking stalls for trucks. Parcel 2 of 19.59 acres would include a 347,369 sq. ft. industrial building (Building B) with 15,000 sq. ft. of office/mezzanine space and 332,369 sq. ft. of warehouse area with 39 docking bay doors and drive aisles. Parking for Parcel 1/Building A would consist of 224 parking spaces for vehicles and 53 parking stalls for trucks. Landscaping will surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 53.35 acres will remain vacant. APN: 295-310-012, 013, 014, and 015.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Spoke in favor:

Patrick Russell, Applicant's Representative, 949-809-2414

Cesar Mota, Applicant's Representative, 949-855-7051

Aric Evatt, Applicant's Representative, 949-480-7788

Ross Geller, Applicant's Representative, 949-677-7411

Spoke in opposition:

John Minnella, Interested Party, 714-574-5911

Debbie Walsh, Interested Party, 951-317-6868

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke.

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2020-016; and,

APPROVED Plot Plan No. 190011, subject to the conditions of approval as modified at hearing.

DISCOUNT TIRE LAKE ELSINORE
 PARCEL WEST OF 18745 W CONARD AVENUE,
 LAKE ELSINORE, CA 92532

rasmith
 CREATIVITY BEYOND ENGINEERING
 8881 Research Drive
 Irvine, CA 92618-4236
 (949) 872-2378
 rasmith.com

OVERALL CONCEPTUAL SITE PLAN

PROJECT LOCATION

VICINITY MAP
 M.T.S.

SCOPE OF WORK

THE PROJECT CONSISTS OF A GROUND UP COMMERCIAL BUILDING OF A NEW DISCOUNT TIRE, A 102,500 S.F. SINGLE STORY AUTOMOTIVE RETAIL BUILDING. THE BUILDING WILL BE CONSTRUCTED ON THE WEST HALF OF THE TRACT AND WILL INCLUDE A PROPOSED PARKING AREA WITH 150 SPACES. THE PROJECT WILL INCLUDE A PROPOSED PARKING AREA WITH 150 SPACES AND A PROPOSED WATER TREATMENT PLANT WITH 150,000 GPD CAPACITY. THE PROJECT WILL ALSO INCLUDE A PROPOSED WATER TREATMENT PLANT WITH 150,000 GPD CAPACITY. THE PROJECT WILL ALSO INCLUDE A PROPOSED WATER TREATMENT PLANT WITH 150,000 GPD CAPACITY.

LEGAL DESCRIPTION

BASED UPON THE COMMITMENT FOR TITLE INSURANCE ORDER NO. 2009-10008 OF OFFICIAL RECORDS, AND THE COMMERCIAL LAND TITLE INSURANCE COMPANY POLICY NO. 2009-10008-026-9

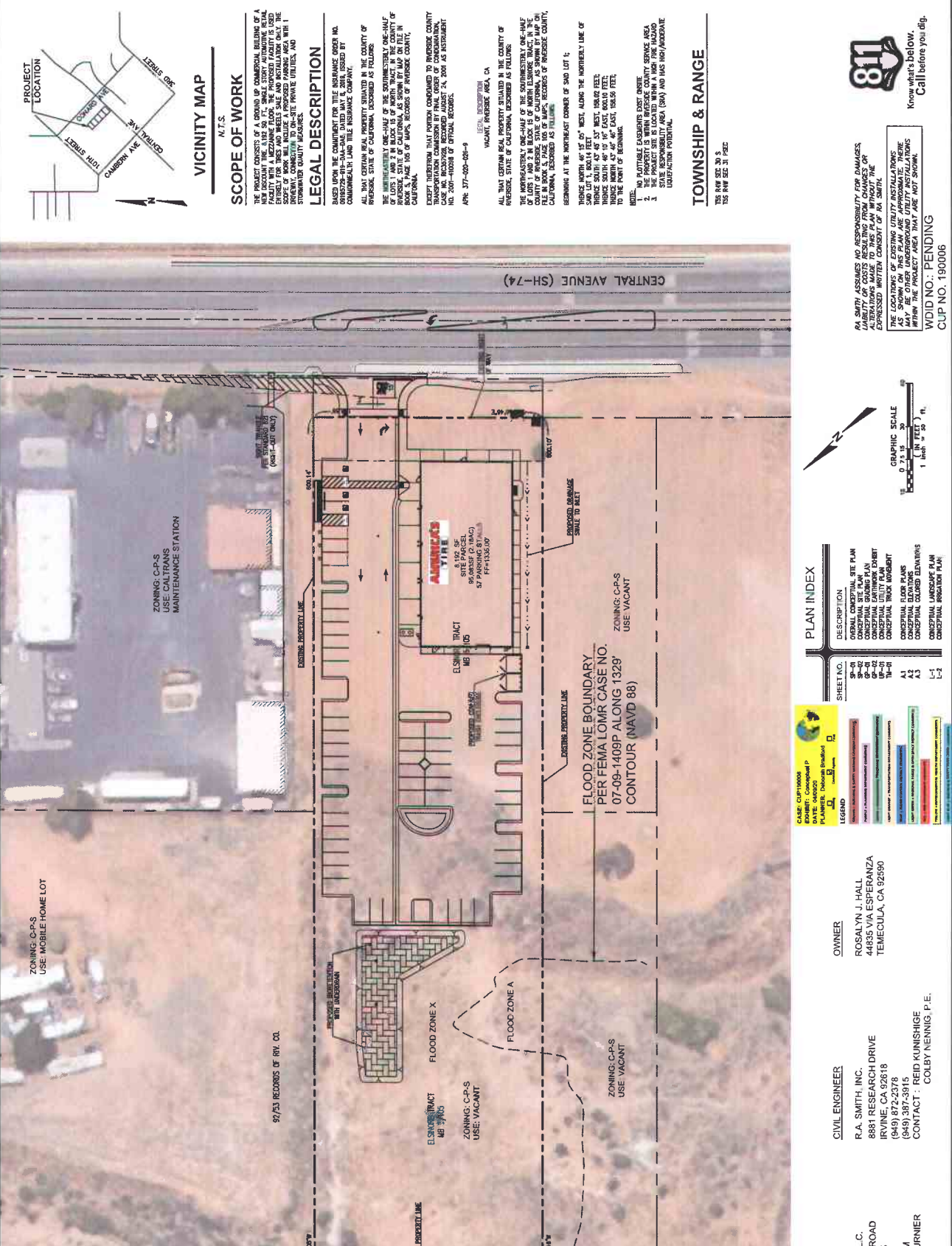
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE MORE OR LESS ONE-HALF OF THE SOUTHWESTERLY ONE-HALF OF LOTS 1 AND 2 IN BLOCK 15 OF NORTH TRACT, IN THE COUNTY OF CALIFORNIA, AS SHOWN ON MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 45° 07' 00" WEST, ALONG THE NORTHERLY LINE OF TRACTE SOUTH 45° 07' 00" WEST, 1642.00 FEET; THENCE SOUTH 45° 07' 00" EAST, 804.00 FEET; THENCE EAST 90° 00' 00" EAST, 1642.00 FEET; TO THE POINT OF BEGINNING.

NOTE:
 1. NO ADJUTABLE EASEMENTS EXIST OVER THE STATE RESPONSIBILITY AREA (SRA) AND HAS HIGH/MODERATE LIQUIDATION POTENTIAL.
 2. THE SRA SET IS 5' 0" WIDE.
 3. THE RHW SET IS 30' WIDE.

TOWNSHIP & RANGE

T15S R10E S03E
 T15S R10E S03E



ZONING: C-P-S
 USE: MOBILE HOME LOT

ZONING: C-P-S
 USE: CALTRANS MAINTENANCE STATION

ZONING: C-P-S
 USE: VACANT

ZONING: C-P-S
 USE: VACANT

ZONING: C-P-S
 USE: VACANT

ZONING: C-P-S
 USE: VACANT

ZONING: C-P-S
 USE: VACANT

ZONING: C-P-S
 USE: VACANT

811
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WPD NO.: PENDING
 CUP NO. 190006

DATE: 3/7/20
SCALE: 1" = 30'
JOB NO.: 1910081
PROJECT MANAGER: R.A. SMITH
DESIGNED BY: R.A. SMITH
CHECKED BY: R.A. SMITH
SHEET NUMBER: SP-01

97/23 RECORDS OF RIV. CO.

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

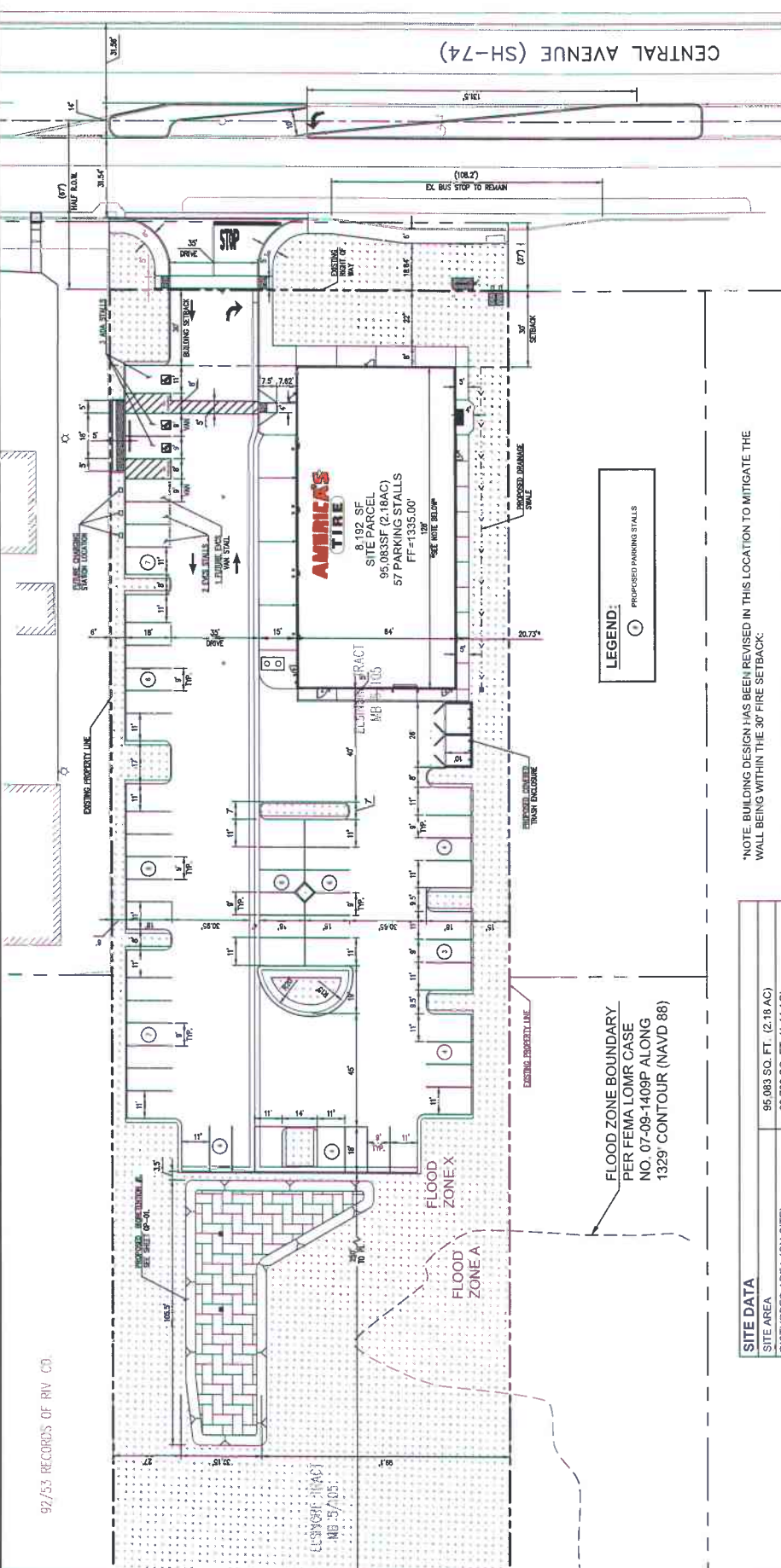
FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

92/53 RECORDS OF RIV CO.



LEGEND:
 ○ PROPOSED PARKING STALLS

*NOTE: BUILDING DESIGN HAS BEEN REVISED IN THIS LOCATION TO MITIGATE THE WALL BEING WITHIN THE 30' FIRE SETBACK.

- EXTERIOR WALLS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE ONE OF THE FOLLOWING: 1. CONCRETE OR CMU WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 2. BRICK WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 3. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 4. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 5. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS.
- EXTERIOR WALL PROJECTIONS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE ONE OF THE FOLLOWING: 1. CONCRETE OR CMU WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 2. BRICK WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 3. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 4. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 5. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS.
- OPENINGS IN THE EXTERIOR WALLS WITHIN 30 FEET OF, AND NOT PERPENDICULAR TO, THE PROPERTY LINE SHALL BE ONE OF THE FOLLOWING: 1. CONCRETE OR CMU WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 2. BRICK WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 3. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 4. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 5. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS.
- THE PORTION OF THE ROOF WITHIN 30 FEET OF ANY PROPERTY LINE SHALL BE ONE OF THE FOLLOWING: 1. CONCRETE OR CMU WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 2. BRICK WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 3. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 4. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS. 5. METAL PANELS WITH A MINIMUM OF 4" REINFORCING BARS AND 1/2" THICKNESS.
- THE ROOF SHALL NOT CONTAIN ANY VENT OPENINGS WITHIN 30 FEET OF ANY PROPERTY LINE.

SITE DATA	
SITE AREA	95,083 SQ. FT. (2.18 AC)
DISTURBED AREA (ON-SITE)	62,780 SQ. FT. (1.44 AC)
PROPOSED BUILDING AREA (ON-SITE)	8,192 SQ. FT. (0.19 AC)
PROPOSED IMPERVIOUS (ON-SITE)	33,050 SQ. FT. (0.76 AC)
PROPOSED LANDSCAPING (ON-SITE)	21,538 SQ. FT. (0.49 AC)
UNDISTURBED TO REMAIN (ON-SITE)	32,303 SQ. FT. (0.74 AC)
DISTURBED AREA (OFF-SITE)	4,270 SQ. FT. (0.10 AC)
PROPOSED IMPERVIOUS (OFF-SITE)	1,970 SQ. FT. (0.05 AC)
PROPOSED PERVIOUS (OFF-SITE)	2,300 SQ. FT. (0.05 AC)
LAND USE	VACANT LOT
ADJACENT USE	CALTRANS STATION
PARKING STALLS	57 STALLS
CURRENT ZONING	C-P-S
PROPOSED ZONING	C-P-S
SURROUNDING ZONING	C-P-S
ENTITLEMENT TYPE	CUP
APN	377-020-026-9
BUILDING CODE OCCUPANCY GROUP	M-RETAIL/S-1 (SERVICE AND STORAGE)
BUILDING CODE CONSTRUCTION TYPE	I-B (FULLY SPRINKLERED)
TOPOGRAPHIC SURVEY	RA SMITH DATED 03/19/19

FLOOD ZONE BOUNDARY PER FEMA LOMR CASE NO. 07-09-1409P ALONG 1329' CONTOUR (NAVD 88)

DISCOUNT TIRE LAKE ELSINORE
 PARCEL WEST OF 18745 W CONARD AVENUE
 LAKE ELSINORE, CA 92532
RA Smith
 CREATIVITY BEYOND ENGINEERING
 8881 Research Drive
 Irvine, CA 92618-4236
 (949) 872-2278
 rasmith.com

CONCEPTUAL SITE PLAN

© COPYRIGHT 2020
 R.A. SMITH, INC.
 DATE: 3/17/20
 SCALE: 1" = 20'
 JOB NO. 1910001
 PROJECT MANAGER:
 DESIGNER: R.A. SMITH
 CHECKED BY: R.A. SMITH
 SHEET NUMBER: **SP-02**

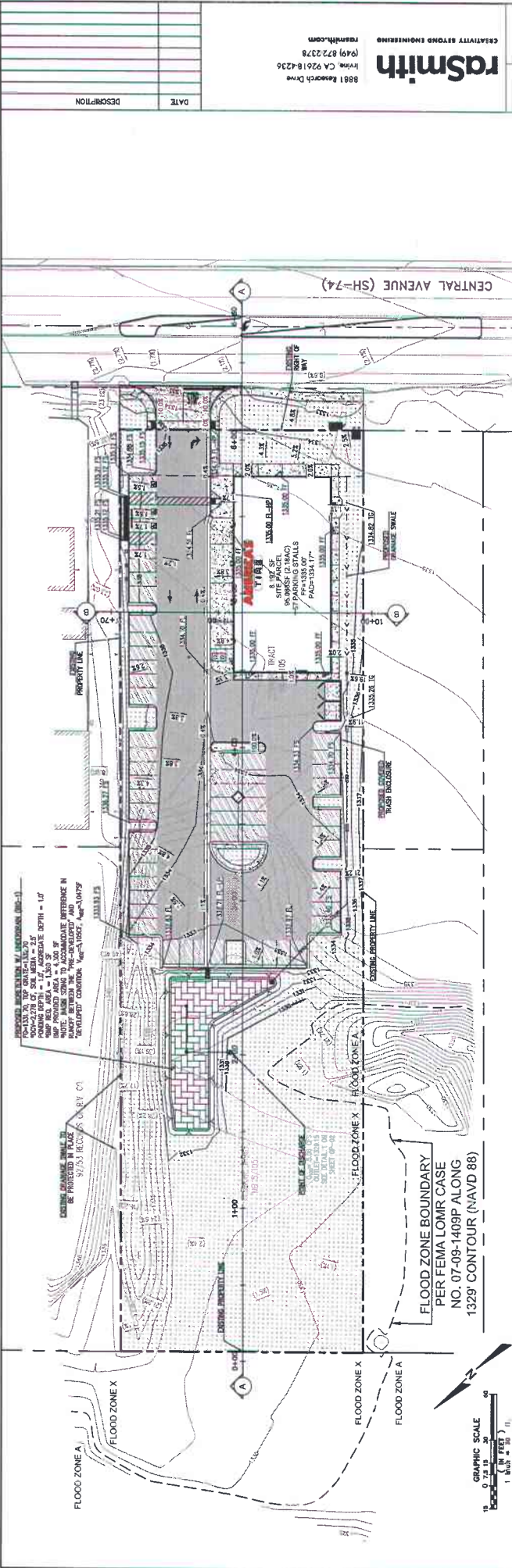


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WORLD NO.: PENDING
 CUP NO. 190006


CUP 190006 - Exhibit A



DISCOUNT TIRE LAKE ELSINORE
LAKE ELSINORE, CA 92532

CONCEPTUAL GRADING PLAN

DATE: 3/17/20
JOB NO. 190001
PROJECT MANAGER: RED M. KUSHNIR
DESIGNED BY: CMK
CHECKED BY: BMK
SHEET NUMBER: **GP-01**



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WDID NO.: PENDING
CUP NO. 190006

NOTE:

1. *PAD PREPARATION PER APPROVED GEOTECHNICAL REPORT. FINAL PAD ELEVATION SHALL BE COORDINATED WITH STRUCTURAL BUILDING PLANS AND THE APPROVED GEOTECHNICAL REPORT.

ALL ENTRY ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THESE PLANS WITH THE APPROVED GEOTECHNICAL REPORT.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDETERMINED UTILITY INSTALLATIONS NEARBY THAT ARE NOT SHOWN.

A SECTION A-A SCALE: 1" = 30' H.V.

ELEVATION	HORIZONTAL DISTANCE (FEET)
1350	0+00
1340	0+50
1330	1+00
1320	1+50
1310	2+00

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE A

B SECTION B-B SCALE: 1" = 30' H.V.

ELEVATION	HORIZONTAL DISTANCE (FEET)
1350	10+00
1340	10+50
1330	11+00
1320	11+50
1310	12+00

PROPERTY LINE

EXISTING GRADE

PROPOSED GRADE

PROPOSED ROADWAY

PROPOSED SIDEWALK

PROPOSED LANDSCAPING

PROPOSED BIOTRENTION AREA

CUT/FILL ESTIMATE OF EARTHWORK

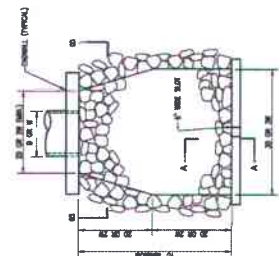
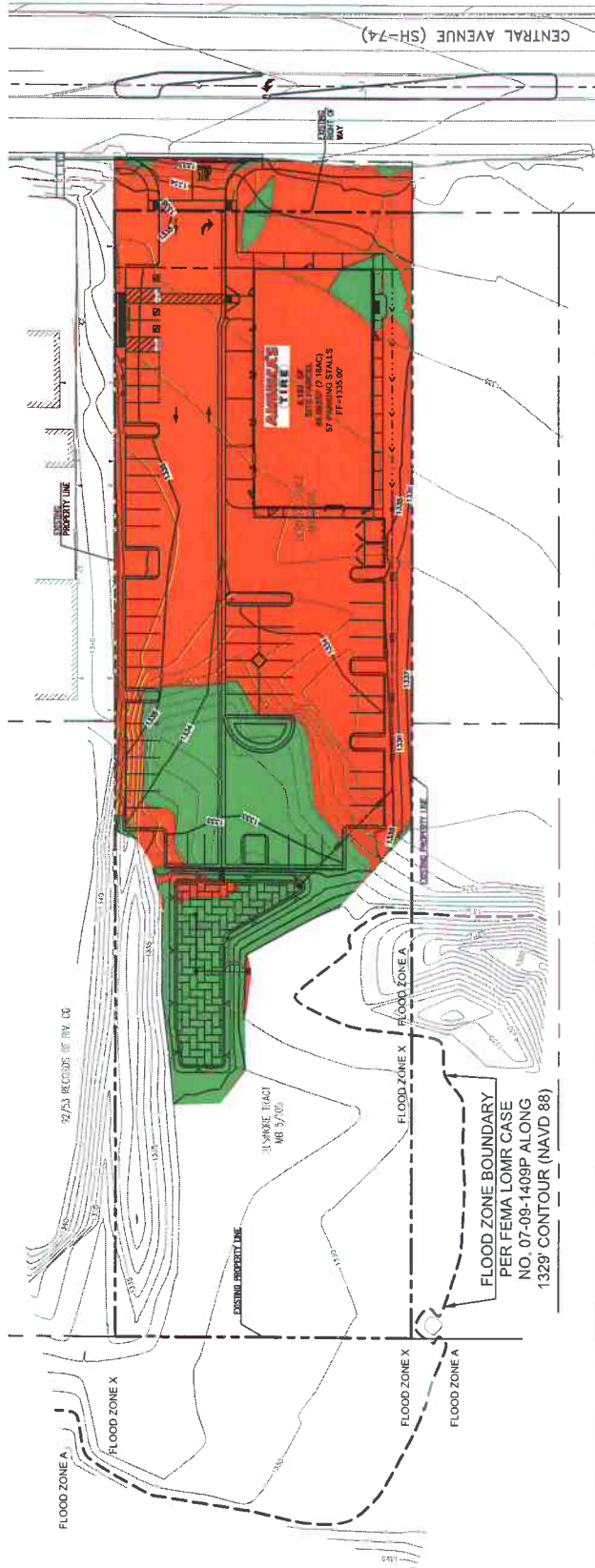
DATE: 1/20/17
 PREPARED BY: J. J. GILBERT
 CHECKED BY: J. J. GILBERT

NET EXPORT: 1,810 CY
 NET IMPORT: 1,770 CY

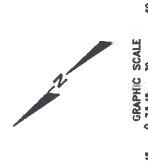
CUT/FILL BASED ON INTERPOLATION OF EXISTING SURFACE TO THE PROPOSED GRADE SURFACE AND DOES NOT ACCOUNT FOR ANY OVER-EXCAVATION FOR PARAMOUNTS, BUILDING SUBSTANCES, OR LANDSCAPE IMPROVEMENTS. CONTRACTOR TO REFER TO ALL APPROPRIATE REGULATIONS, PERMITS AND ORDINANCES FOR ADDITIONAL UNDERLAY AND/OR CUT AND FILL EARTHWORK REQUIREMENTS.

CLEARING QUANTITIES PROVIDED FOR PERMITS PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID AND CONSTRUCTION. APPROVED QUANTITIES SUBJECT TO CHANGE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-4.81	0.00	48983.34	Red
2	0.00	3.71	16613.05	Green



- NOTES**
1. THE RIP RAP SHALL BE 4" TO 6" DIAMETER.
 2. THE RIP RAP SHALL BE PLACED ON A 4" SAND FILL OVER A 6" GEOTEXTILE.
 3. THE RIP RAP SHALL BE PLACED ON A 4" SAND FILL OVER A 6" GEOTEXTILE.
 4. THE RIP RAP SHALL BE PLACED ON A 4" SAND FILL OVER A 6" GEOTEXTILE.
 5. THE RIP RAP SHALL BE PLACED ON A 4" SAND FILL OVER A 6" GEOTEXTILE.



PI BEARY ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF PI BEARY.

THE CONTRACTOR SHALL VERIFY ALL UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WJJD NO. 1: PENDING
 CUP NO. 190006

SHEET NUMBER: GP-02

8881 Research Drive
 Irvine, CA 92618-4230
 (949) 872-2378
 rasmith.com

rasmith
 CREATIVITY BEYOND ENGINEERING

CONCEPTUAL EARTHWORK EXHIBIT
 DISCOUNT TIRE LAKE ELSINORE
 PARCEL WEST OF 18745 W CONARD AVENUE
 LAKE ELSINORE, CA 92532

DATE	DESCRIPTION

8881 Redwood Drive
Folsom, CA 95630
916 872 2378
rasmith.com



CONCEPTUAL UTILITY PLAN
PARCEL WEST OF 18745 W CONARD AVENUE,
DISCOUNT TIRE LAKE ELSINORE

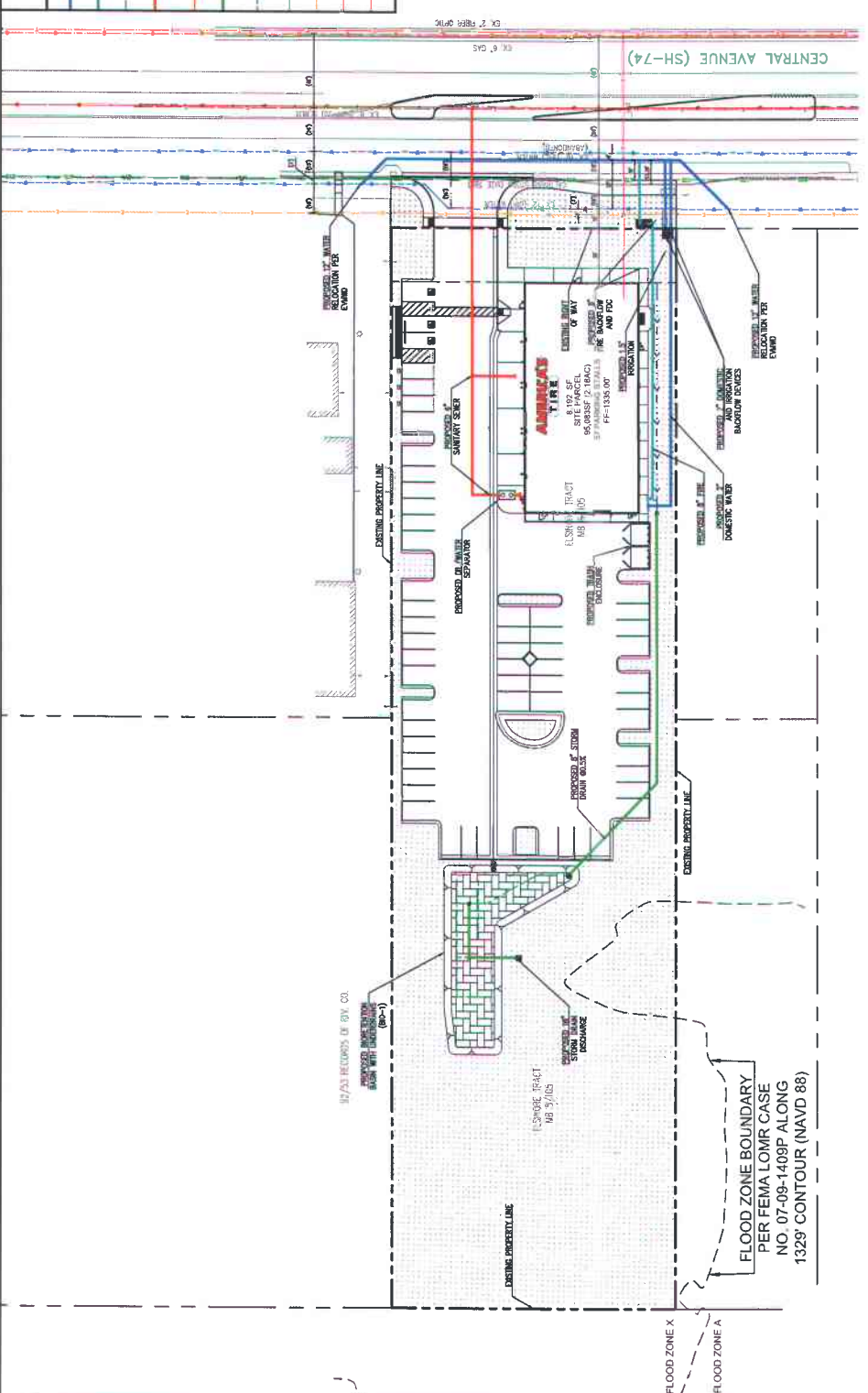
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P.A. Smith, Inc.
DATE: 3/17/20
SCALE: 1" = 30'
JOB NO. 190001
PROJECT MANAGER:
RED N. HILSHIDE
DESIGNED BY: CJM
CHECKED BY: BMK
SHEET NUMBER
UP-01



Know what's below.
Call before you dig.

UTILITY LEGEND:

—	PROPERTY LINE
—	PROPOSED WATER LINE
—	PROPOSED FIRE LINE
—	EXISTING WATER AND FIRE LINE
—	PROPOSED SANITARY SEWER LINE
—	EXISTING SANITARY SEWER LINE
—	PROPOSED STORM DRAIN LINE
—	PROPOSED UNDERDRAINS WITHIN BIORETENTION BASIN
—	EXISTING STORM DRAIN LINE
—	EXISTING ELECTRIC LINE
—	EXISTING GAS LINE
—	EXISTING TELEPHONE LINE



GRAPHIC SCALE
15 0 15 30 45 60
1 inch = 30 feet

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNLabeled UTILITY INSTALLATIONS WITHIN THE PROJECT AREA / SEE NOT SHOWN.

WDID NO.: PENDING
CUP NO. 190006

UTILITY PURVEYORS AND SCHOOL DISTRICT	
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
GAS	SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY	S.C.E.
TELEPHONE	SUNESYS
CABLE	SUNESYS
SCHOOL DISTRICT	LAKE ELSINORE UNIFIED

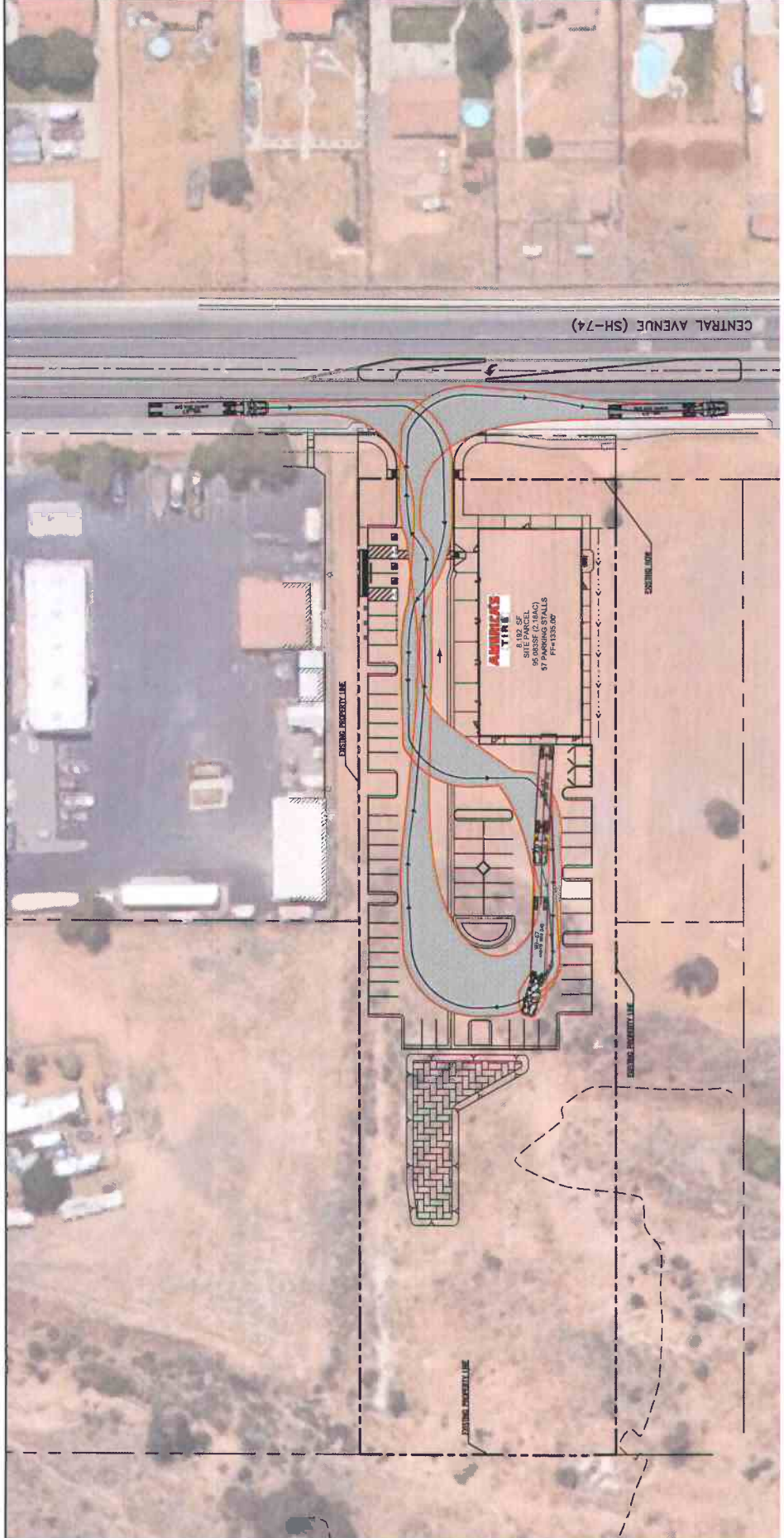
DATE	DESCRIPTION

8881 Research Drive
 Irvine, CA 92618-2326
 (949) 872-2378
 rasmith.com

rasmith
 CREATIVITY BEYOND ENGINEERING

CONCEPTUAL TRUCK MOVEMENT
 PARCEL WEST OF 18745 W CONARD AVENUE,
 LAKE ELSINORE, CA 92532

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 R.A. SMITH, INC.
 DATE: 3/7/20
 SCALE: 1" = 30'
 JOB NO. 1900061
 PROJECT MANAGER:
 RICHARD H. TORRES
 DESIGNED BY: CJM
 CHECKED BY: BMK
 SHEET NUMBER:
TM-01

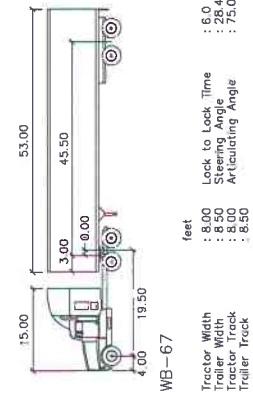
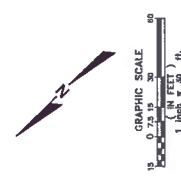


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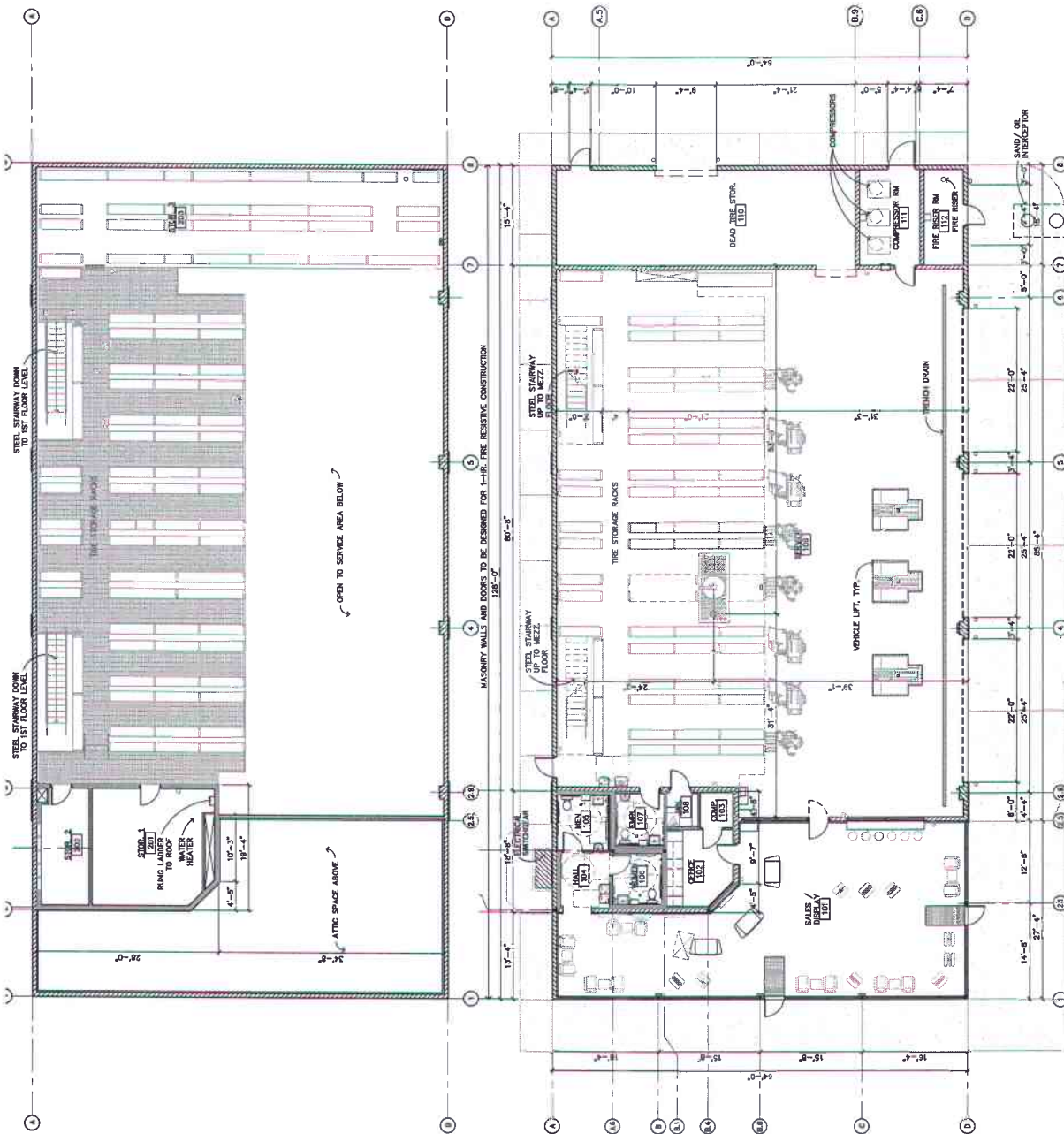
VOID NO.: PENDING
 CUP NO.: 190006



BUILDING DATA	
Building Area Breakdown	
GROUND FLOOR AREA	
% OCCUPANCY	1,378.86 S.F.
OFFICE DISPLAY	118,30 S.F.
COMPUTER	28,88 S.F.
RECEPTION	6,56 S.F.
MEN	65.86 S.F.
WOMEN	58.17 S.F.
WAITING ROOM	97.50 S.F.
MECHANICAL	25.40 S.F.
% OCCUPANCY	5128 '18 S.F.
RECYCLE TIRE	674.67 S.F.
MECHANICAL	188.00 S.F.
FIRE RISER ROOM	80.00 S.F.
TOTAL GROUND FLOOR AREA	7,750.78 S.F. (NET AREA) (USABLE)
MEZZANINE LEVEL AREA	
OFFICE	308.14 S.F.
STORAGE # 1	131.23 S.F.
STORAGE # 2	819.27 S.F.
WALKING GRATE	1379.48 S.F.
TOTAL MEZZANINE LEVEL AREA	2,782.27 S.F. (NET AREA) (USABLE)
TYPE OF CONSTRUCTION	4-2 (Fully Sprinkled)
OCCUPANCY GROUP	M-Retail / S-1 (Service & Storage)
SPRINKLER TYPE	ESFR Sprinkler System (Wet)

CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONCEPTUAL FLOOR PLANS

West of 18745 W. Conard Avenue
LAKE ELSINORE, CA 92532

Sheet No.

A.1

BUILDING MODEL	ALT - 1L
REVISION	#2 - 02.21.20
DATE	02.21.20
SCALE	AS NOTED
PROJECT NUMBER	70,00261194

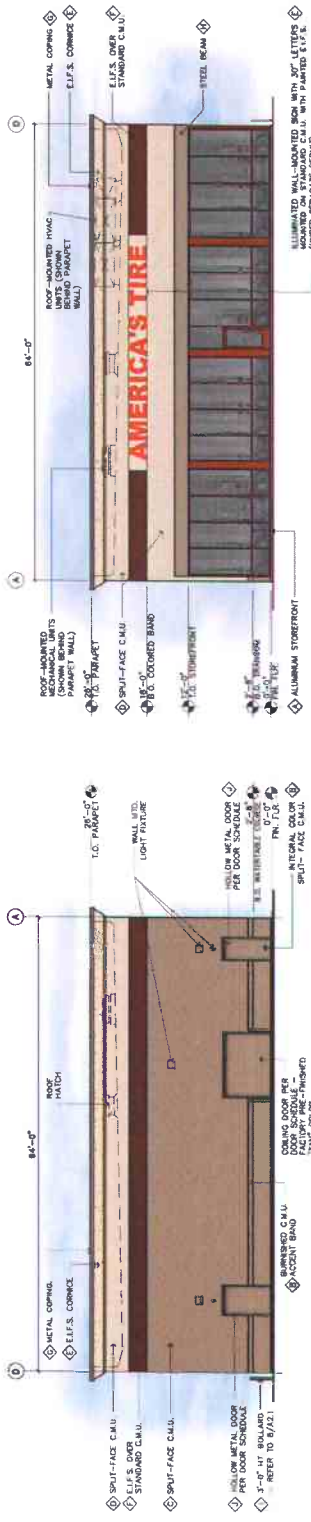
Ei Design Inc.
10000 Harbor Blvd.
Suite 301
Costa Mesa, CA 92626
951.251.0136 (t)
eidesigninc.com



CUP 190006 - Exhibit C

THIS CONCEPTUAL FLOOR PLAN IS THE PROPERTY OF AMERICA'S TIRE AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF AMERICA'S TIRE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. AMERICA'S TIRE AND ITS AFFILIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS CONCEPTUAL FLOOR PLAN.





FINISH LEGEND

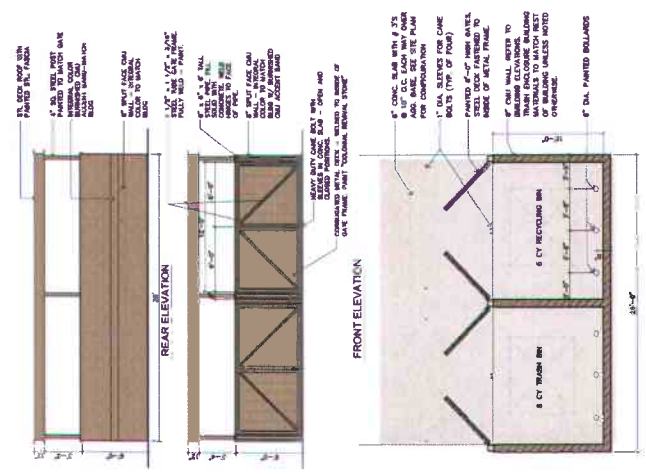
- ◇ MODIFIED ALUMINUM STOREFRONT SYSTEM
- ◇ MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER BEP"
- ◇ INTEGRAL COLOR CMU (SPUIT-FACE OR BURNISHED AS NOTED)
- ◇ COLOR TO MATCH SW 2827 "COLONIAL REVEL STONE"
- ◇ GRAY SPUIT-FACE CMU - PAINTED SHERWIN WILLIAMS
- ◇ GRAY SPUIT-FACE CMU - PAINTED SHERWIN WILLIAMS "ANTIQUE WHITE"
- ◇ PAINT - SHERWIN WILLIAMS #119 "ANTIQUE WHITE"
- ◇ E.F.'S BAND PAINT SHERWIN WILLIAMS SWP595 "SANGREDE TOMATO"
- ◇ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BURNISHED "SHERA TAN" COLOR
- ◇ EXPOSED STEEL / DPS - PAINTED SW 2827 "COLONIAL REVEL STONE"
- ◇ STEEL BOLLS - PAINTED SW 2827 "COLONIAL REVEL STONE"
- ◇ HOLLOW METAL DOORS - PAINTED SW 2827 "COLONIAL REVEL STONE"
- ◇ PAINTED METAL SHERWIN WILLIAMS SWP595 - PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVEL STONE"
- ◇ PAINTED METAL SHERWIN WILLIAMS SWP595 - PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVEL STONE"

WEST ELEVATION (Central Ave)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (Central Ave)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS
1/8" = 1'-0"

Ei Design Inc.
15000 Serrano Parkway, Suite 303
Concord, CA 94529
Tel: 925.309.8888
www.eidesign.com

DESIGN

REVISION
ALT - 1L

DATE
03.25.20

SCALE
AS NOTED

PROJECT NUMBER
190006

Sheet No.
A.2
190006 - Exhibit B

CONCEPTUAL ELEVATIONS
West of 18745 W. Conard Avenue
LAKE ELSINORE, CA 92532

AMERICA'S TIRE

CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING ENVELOPE AND THE APPEARANCE OF THE BUILDING ENVELOPE. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING ENVELOPE AND THE APPEARANCE OF THE BUILDING ENVELOPE.



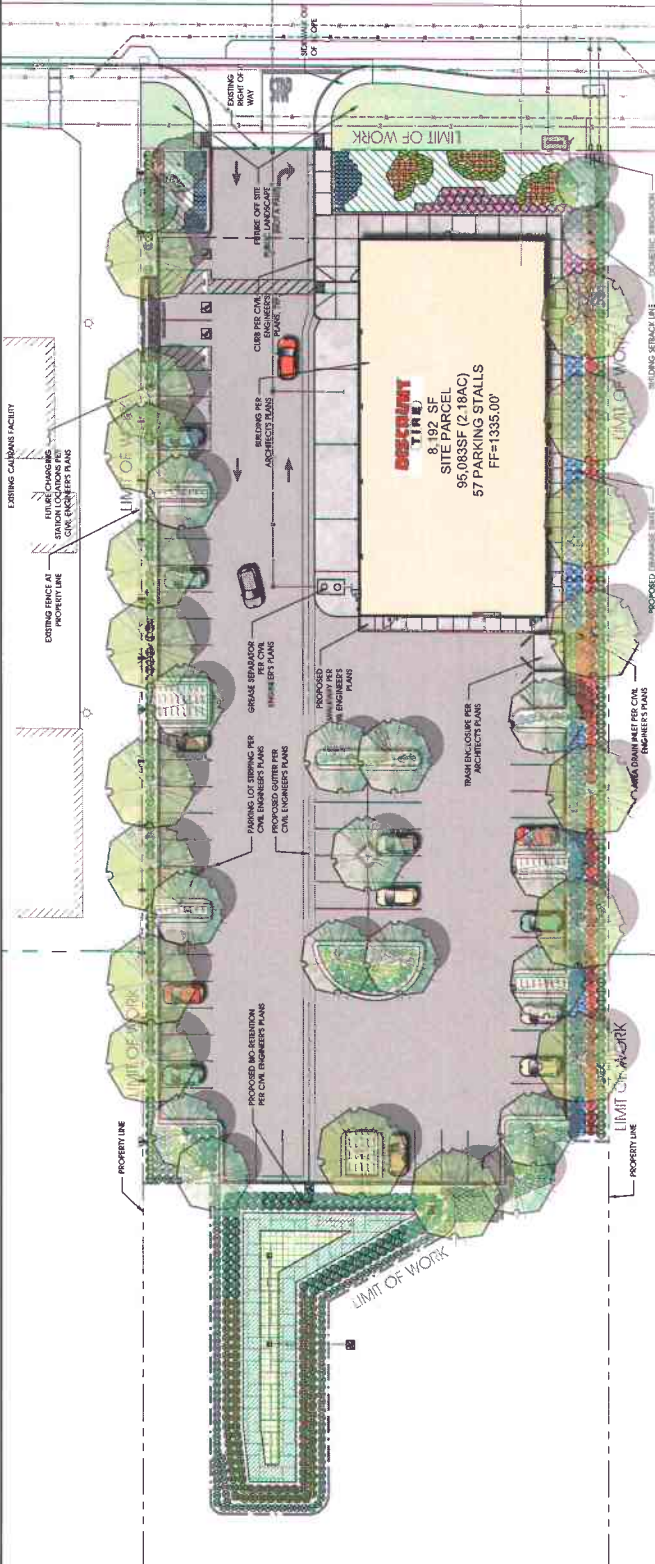
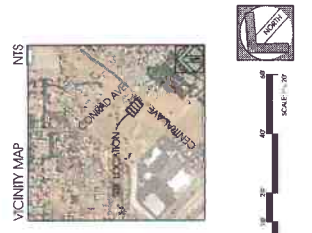
DATE: 05/17/20
 SCALE PER SHEET
 JOB NO. 19004
 PROJECT MANAGER:
 Virentin Lopez
 DESIGNED BY: VR
 CHECKED BY: MK
 SHEET NUMBER
L-1

DESCRIPTION	DATE

CIVIL ENGINEER:
 P.A. SMITH
 3500 W. CENTER AVENUE
 SUITE 200
 RIVERSIDE, CA 92503
 CONTACT: REED BANKSHIR
 (951) 251-6664

LANDSCAPE ARCHITECT:
 CONCEPTUAL DESIGN & PLANNING COMPANY
 21801 W. 27TH AVENUE, SUITE 200
 IRVINE, CA 92614
 CONTACT: REED BANKSHIR
 (949) 399-8870

- NOTES:**
- EXISTING UTILITIES LOCATED ON THE SITE WITHIN THE CURRENT SCOPE OF WORK.
 - PLANTS WITH DIFFERENT WATER NEEDS SHALL BE IRRIGATED SEPARATELY. PLANNING AREAS SHALL BE IRRIGATED ACCORDING TO THE FOLLOWING CLASSIFICATIONS SHALL BE SCHEDULED ACCORDING TO HIGH AND MEDIUM. PLANTS FROM THESE GROUPINGS SHALL NOT BE PERMITTED.
 - ALL EXPOSED BRACKETS OF NON-LIFE AREAS WITHIN EXCEPT IN AREAS WITH GROUND COVER PLANNED FROM THE LIMIT OF WORK SHALL BE ONE AND ONE HALF INCHES (1-1/2").
 - ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE A MINIMUM OF ONE AND ONE HALF INCHES PER YEAR APPROXIMATE. IRRIGATION SYSTEMS SHALL BE PROVIDED WITH A SMART CONTROLLER PER ORDINANCE 189.
 - LANDSCAPE AREAS SHALL BE PROVIDED WITH A SMART CONTROLLER PER ORDINANCE 189.
 - IRRIGATION SYSTEMS SHALL BE PROVIDED WITH APPROXIMATE MATH AND SCHEDULE.
 - NO OVERHEAD IRRIGATION ALLOWED WITHIN 2' OF THE LIMIT OF WORK.
 - SUBSURFACE OF LOW-VOLUME REGRADATION MUST BE USED FOR IRREGULARLY SHAPED AREAS OF AREAS LESS THAN 10 FT BY 10 FT. (PER ORD. 159.3)
 - NO TREES SHALL BE PLANTED TO AWAY FROM DRIVEWAY.
 - NO TREES IN RIGHT OF WAY.
 - NO TREES SHALL BE PLANTED TO AWAY FROM DRIVEWAY.
 - A COMPLETE LANDSCAPE CONTRACT DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF LAKE ELSINORE IS SUBMITTED NECESSARILY LIMITED TO ORDINANCE NO. 159.3. THE CITY ENGINEER'S REVIEW AND APPROVAL OF THESE CONCLUSIONS OF APPROVAL AND FINAL LANDSCAPE CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN IS NOT A GUARANTEE OF ACCURACY. THE CITY ENGINEER'S CONCLUSIONS OF APPROVAL AND FINAL LANDSCAPE CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN MAY BE SUBJECT TO CHANGE.

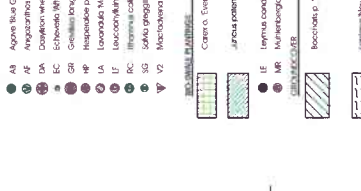
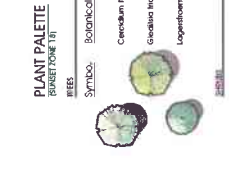


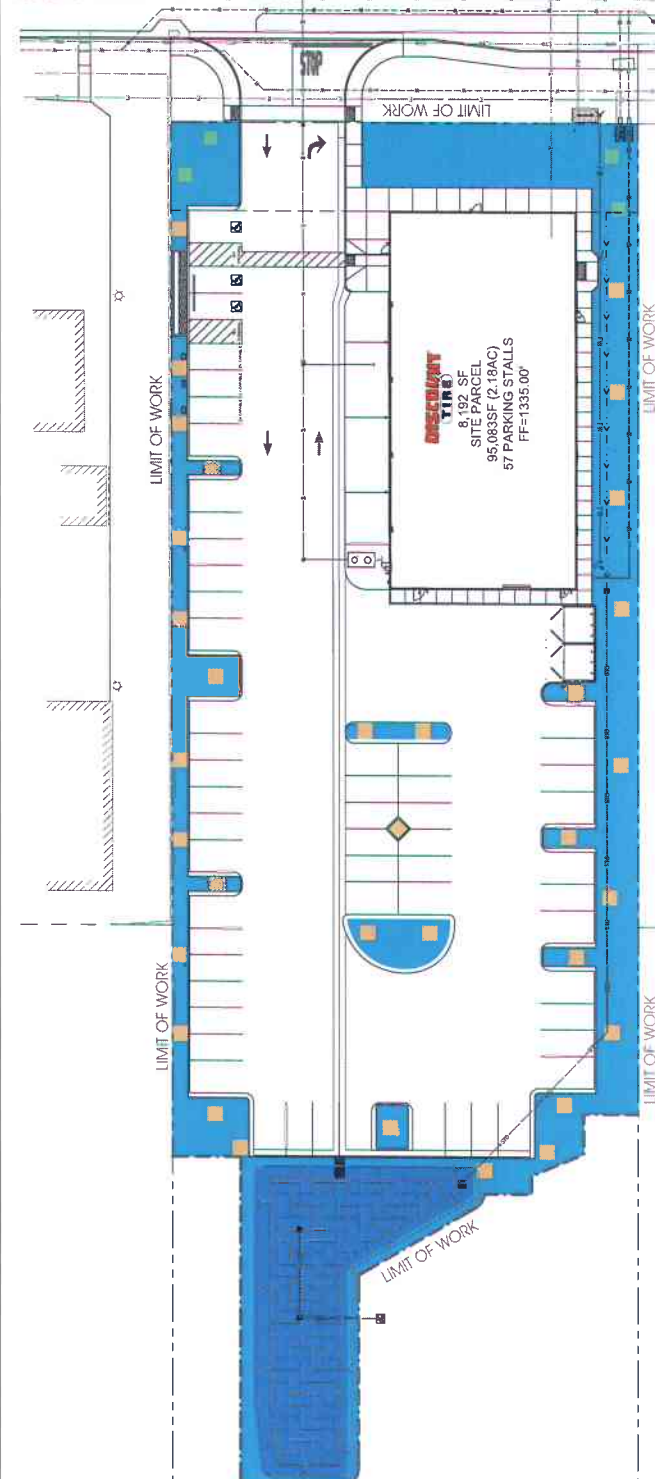
PLANT PALETTE

SYMBOLS: Botanical Name, Common Name, Form, Size, Region(s), Width (spacing)

Symbol	Botanical Name	Common Name	Form	Size	Region(s)	Width (spacing)
⊙	Agave Parviflora	Blue Chalk Agave	Standard	24" BOX	Low	4-6" (1)
⊙	Asplenium Platyneuron	Bear Palm	Standard	24" BOX	Low	4-6" (1)
⊙	Dasylirion wheeleri	Dove Tail Palm	Standard	24" BOX	Low	4-6" (1)
⊙	Echium vulgare	Cocksfoot	Standard	24" BOX	Low	4-6" (1)
⊙	Grass (various)	Grass	Standard	24" BOX	Low	4-6" (1)
⊙	Limonium	Limonium	Standard	24" BOX	Low	4-6" (1)
⊙	Mesququite	Mesququite	Standard	24" BOX	Low	4-6" (1)
⊙	Neonotis	Neonotis	Standard	24" BOX	Low	4-6" (1)
⊙	Quercus	Quercus	Standard	24" BOX	Low	4-6" (1)
⊙	Yucca	Yucca	Standard	24" BOX	Low	4-6" (1)

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⊙	Quercus	Quercus	Standard	24" BOX	Low	4-6" (1)
⊙	Yucca	Yucca	Standard	24" BOX	Low	4-6" (1)





LANDSCAPE WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THE LANDSCAPE CONCEPT PLAN AS DESCRIBED BELOW!

- ALL PLANT MATERIALS SELECTED FOR THIS SITE WERE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE. THEIR ADAPTABILITY TO DROUGHT, DATA FROM WILCOLOS IS HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTOR FOR THE WATER USE CALCULATIONS.
- PLANTS WITH SIMILAR WATER USE REQUIREMENTS WERE GROUPED TOGETHER.
- 75% OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS. THE BALANCE WITH MODERATE USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
- IRRIGATION SECTIONS/HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR. PLANTS WITH LOW WATER USE PLANTS ARE PLANTED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE. THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS.
- THE USE OF TURF & SUBSTITUTES, PALM TREES, AND GROUNDCOVER AREAS WILL BE DRESSED EXCEPT IN AREAS WITH LARGE MULCH MONITORING PERIODS AND TO DISCOURAGE WEEDS. EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE HALF INCHES (1-1/2").

LANDSCAPE TABULATION

DESCRIPTION	TOTAL AREA	OVERALL %
LOW WATER USE AREA:	12,940 SF	75%
MODERATE WATER USE AREA:	4,198 SF	25%

WATER CONSERVATION LEGEND

SYMBOL	DESCRIPTION
[Blue Box]	HYDROZONE 1 - (GRUB, GROUNDCOVER AND TREES) PLANT TYPE: MODERATE WATER USE IRRIGATION: LOW VOLUME MICRO-SPRAY AREA: 12,135 S.F.
[Light Blue Box]	NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
[Green Box]	HYDROZONE 2 - (DETENTION BASIN) PLANT TYPE: MODERATE WATER USE IRRIGATION: MICRO-SPRAY AREA: 4298 S.F.
[Light Green Box]	NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
[Yellow Box]	HYDROZONE 3 - (TREES) PLANT TYPE: MODERATE WATER USE IRRIGATION: BUBBLERS AREA: 103 S.F.
[Light Yellow Box]	NOTE: OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.

Riverside County Ordinance 8533 Landscape Water Use Calculations

Project: Parcel West of 18745 W Conard Avenue (Discount Tire Lake Elsinore)

1. Maximum Annual Water Allowance (MAWA) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

2. Estimated Annual Water Use (EAWU) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

Hydrozone #	Plant Factor	Plant Type	Water Use
Hydrozone #1	0.3	Grub, Groundcover and Trees	12,135 S.F.
Hydrozone #2	0.5	Detention Basin	4,298 S.F.
Hydrozone #3	0.3	Trees	103 S.F.

3. Total Annual Water Use (TAWU) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

4. Total Annual Water Allowance (TAWA) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

5. Final Water Use (FWU) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

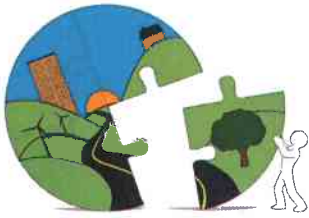
6. Final Water Allowance (FWA) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

7. Final Water Use (FWU) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

8. Final Water Allowance (FWA) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

9. Final Water Use (FWU) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)

10. Final Water Allowance (FWA) = 17,335 gal/yr (17,335 gal/yr) (17,335 gal/yr)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

Memorandum

DATE: December 16, 2020
TO: Planning Commission
FROM: Deborah Bradford, Project Planner
RE: Item 4.2 – CUP190006

Staff received the attached email which includes the signatures of neighbors within the Project vicinity stating their concern with the proposed Project.

To whom this may concern,

12/15/2020

We live at 29147 Allan Street, Lake Elsinore CA. We are responding our concerns regarding the project scheduled on Hwy 74, America's Tire Store Conditional use permit #190006. Also please find the surrounding signatures of the neighbors also included in this letter who agree with our concerns.

Listed below in bullet points are our concerns:]

1. Per conceptual elevations, Exhibit B-A.2, the north elevation has the bay doors opening in the direction of our neighborhood. This will cause a noise disturbance problem to the neighboring houses across the highway. A resolution would be to flip the building footprint so as the bay openings would face south which exposes noise to vacant land and future development.
2. Building height of 26' will obstruct scenic views of the mountains that we as a neighborhood have had for 40 years. A resolution would be to have a greater setback to the front of the building from the highway.

Thank you for your consideration of making appropriate changes so they do not have an impact on our current situation.

Kimberly Nigeland 29147 Allan St.

Alexandra Gilmore 29225 Allan St

John Dranson 29195 Allan St.

Laura Moran 29161 Allan St

Marjorie K. LaGrone 29161 Allan St.

Angela Dutchen 29123 Allan St

Jason Leman 29139 ALLAN ST.