

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



ITEM: 21.1  
(ID # 18826)

**MEETING DATE:**

Tuesday, May 24, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING; PUBLIC HEARING ON PLOT PLAN NO. 26240, CHANGE OF ZONE NO. 07932– Intent to Adopt Mitigated Negative Declaration - EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: South of Highway 74, east of Amanda Ave, north of Old Highway 74, and westerly of Winchester Road - 2.59 Acres – REQUEST: A Plot Plan to construct a total of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive thru restaurant and a 7,550 square multi tenant retail building, parking lots and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) APNs: 458-103-001, 458-103-002, 458-103-042. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION: THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

1. **ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43001**, 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;

Continued on page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 4/26/2022

  
Aaron Gettis, Deputy County Counsel 4/26/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4984 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: May 24, 2022  
xc: Planning, Co.Co., MC/COBAB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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2. **APPROVE CHANGE OF ZONE NO. 07932** amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No. 07932 subject to Board adoption of the Zoning Ordinance;
3. **ADOPT ORDINANCE NO. 348.4984** amending the zoning as shown on Map No. 2.2477, Change of Zone No. 07932 attached hereto and incorporated by reference; and
4. **APPROVE PLOT PLAN NO 26240** subject to the attached conditions of approval and advisory notification document, based on the findings and conclusions in this staff report, and subject to final approval of Change of Zone No. 07932.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Project includes Change of Zone No. 07932 and Plot Plan No. 26240. The current proposal is for a 4,276 square foot drive-through restaurant and a 7,550 square foot multi-tenant retail building, parking lots and retention basin on three existing parcels. The Project will be accessible from Amanda Avenue, State Highway 74, and the existing shopping center parking lot to the east. The bioretention basin will be located on the southeasterly portion of the site. The drive thru will accommodate a queue for 10 automobiles. The landscaping will provide 56% shading for the parking lot. The general retail building will be located on the southerly portion of the property and will be able to accommodate five retail uses. The Project proposes to change the Zoning Classification of the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

The Planning Commission considered the Project during a regularly scheduled public hearing on March 2, 2022. After the applicant spoke on the Project, the Planning Commission closed the public hearing and recommended the Board of Supervisors tentatively approve Change of Zone No. 07932 and approve Plot Plan No. 26240 with a 5-0 vote.

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). All required

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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mitigation measures have been included as required conditions of approval for the Project. Based on the findings and conclusions in the Initial Study (IS) and a Mitigated Negative Declaration (MND), attached hereto and incorporated herein by reference, the lead agency has determined there is no substantial evidence that the Project will have a significant physical environmental effect on the environment. The custodian of record for all the documents supporting this determination is the County of Riverside Planning Department located at 4080 Lemon Street, Riverside, California 92501.

**Impact on Residents and Businesses**

The Project has been found to have no direct impact on citizens or businesses. All potential impacts have been examined through CEQA, as detailed in the Planning Commission Staff Report that is attached hereto for reference.

**Additional Fiscal Information**

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

**ATTACHMENTS**

- ATTACHMENT A. Planning Commission Minutes
- ATTACHMENT B. Planning Commission Packet
- ATTACHMENT C. Change of Zone Map
- ATTACHMENT D. Exhibits
- ATTACHMENT E. Ordinance No. 348.4984

  
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Jason Farin, Principal Management Analyst      5/2/2022



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION - MARCH 2, 2022

COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

**I. AGENDA ITEM NO. 4.1**

**PLOT PLAN NO. 26240 and CHANGE OF ZONE NO. 7932 – Intent to Adopt a Mitigated Negative Declaration** – EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: Southerly of Highway 74, easterly of Amanda Avenue, northerly of Old Highway 74, and westerly of Winchester Road – 2.59 Acres.

**II. PROJECT DESCRIPTION:**

**Plot Plan No. 26240** is a proposal to construct a total of 11,826 sq. ft. of commercial buildings on 2.59 gross acres. The buildings include a 4,276 sq. ft. drive thru restaurant and a 7,550 sq. ft. multi-tenant retail building, parking lots, and retention basin on three (3) parcels. **Change of Zone No. 7932** proposes to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). APN's: 458-103-001, 458-103-002, and 458-103-042.

**III. MEETING SUMMARY:**

Project Planner Brett Dawson presented the subject proposal. Contact information: (951) 955-0972; email [bdawson@rivco.org](mailto:bdawson@rivco.org).

Chair Leonard opened the Public Hearing.

Spoke in favor:

Marwan Alabbasi, Applicant – agreed to the Conditions of Approval.

Chair Leonard closed the Public Hearing.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Motion by Vice-Chair Thornhill, Seconded by Commissioner Shaffer, by a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

**ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43001**, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7932** amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No. 7932 subject to Board adoption of the Zoning Ordinance; and,

**APPROVE PLOT PLAN NO 26240** subject to the modified conditions of approval and advisory notification document, and subject to final approval of Change of Zone No. 7932.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 2, 2022

COUNTY ADMINISTRATIVE CENTER

1<sup>ST</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3)  
Commissioner Bill Sanchez (District 4)  
Commissioner Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

### 1.0 CONSENT CALENDAR

NONE

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **PLOT PLAN NO. 26240 and CHANGE OF ZONE NO. 07932 – Intent to Adopt a Mitigated Negative Declaration** – EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: Southerly of Highway 74, easterly of Amanda Avenue, northerly of Old Highway 74, and westerly of Winchester Road – 2.59 Acres – **REQUEST:** A Plot Plan to construct a total of 11,826 sq. ft. of commercial buildings on 2.59 gross acres. The buildings include a 4,276 sq. ft. drive thru restaurant and a 7,550 sq. ft. multi-tenant retail building, parking lots, and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). APN's: 458-103-001, 458-103-002, and 458-103-042. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

#### Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

**ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43001**, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7932** amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No.

7932 subject to Board adoption of the Zoning Ordinance; and,

**APPROVE PLOT PLAN NO 26240** subject to the modified conditions of approval and advisory notification document, and subject to final approval of Change of Zone No. 7932.

4.2 **CONDITIONAL USE PERMIT NO. 200018 (CUP200018) and TENTATIVE PARCEL MAP NO. 37850 (TPM37850) Intent to Adopt a Mitigated Negative Declaration** – CEQ200049 – Applicant: Salmanco, LP – Marwan Alabbasi – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northwesterly of State Highway 74, southerly of 7<sup>th</sup> Street, northerly of Ellis Avenue, and southeasterly of Clayton Street – 15.61 Gross Acres – Zoning: Mixed Use (MU) – **REQUEST:** The Conditional Use Permit is a proposal to develop six (6) buildings totaling approximately 28,485 sq. ft. on 15.61 gross acres. Two (2) buildings are proposed for restaurants with drive-thrus, two (2) buildings for retail, one (1) building for a convenience store, and one (1) building for a drive-thru car wash. Two (2) fuel canopy structures are proposed at 5,720 sq. ft. and 3,420 sq. ft. The Conditional Use Permit is also a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed. The Tentative Parcel Map is a proposal for a Schedule “E” subdivision of 15.61 gross acres into seven (7) lots. APN’s: 326-240-079 and 326-250-040. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT CEQ200049** based on the findings incorporated in the initial study and the conclusion that the Project will not have a significant effect on the environment with the proposed mitigation; and

**APPROVED TENTATIVE PARCEL MAP NO. 37850**, subject to the advisory notification document and modified conditions of approval; and

**APPROVED CONDITIONAL USE PERMIT NO. 200018**, subject to the advisory notification document and modified conditions of approval.

4.3 **CHANGE OF ZONE NO. 2200005 – Exempt from the California Environmental Quality Act (“CEQA”)**, pursuant to Section 15061(b)(3) (Common Sense Exemption). Applicant: County of Riverside. Location: Countywide. **REQUEST: CHANGE OF ZONE NO. 2200005** is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to modify a provision within the existing Article XIXa, Temporary Events. This amendment extends the ending time for Tier IV, Tier V, and Tier VI events from 2:00am to 4:00am, and

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

**FIND** that the proposed amendment is exempt from CEQA pursuant to State CEQA

applies to temporary events located within the unincorporated areas of Riverside County. Project Planner: John Hildebrand at (951) 955-1888, or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org).

Guidelines Section 15061(b)(3) (Common Sense Exemption); and,

**ADOPT CHANGE OF ZONE NO. 2200005** and the associated ordinance amendment.

**5.0 WORKSHOPS**

NONE

**6.0 PUBLIC COMMENTS**

NONE

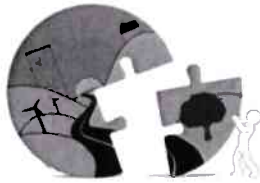
**7.0 DIRECTOR'S REPORT**

RECEIVED

**8.0 COMMISSIONER'S COMMENTS**

NONE

**ADJOURNMENT:** 9:45 a.m.




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
4.1  
(ID # 18211)  
**MEETING DATE:**  
**Wednesday, March 02, 2022**

**SUBJECT:** PLOT PLAN NO. 26240, CHANGE OF ZONE NO. 07932-- Intent to Adopt Mitigated Negative Declaration - EA43001 – Applicant: Marwan Alabbasi – Representative: Land Engineering Consultants – Third Supervisorial District – Harvest Valley/Winchester Area Plan -- Homeland Zoning Area – General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: South of Highway 74, east of Amanda Ave, north of Old Highway 74, and westerly of Winchester Road - 2.59 Acres – REQUEST: A Plot Plan to construct a total of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive thru restaurant and a 7,550 square multi tenant retail building, parking lots and retention basin on three (3) parcels. A Change of Zone to change the project site’s Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) APNs: 458-103-001, 458-103-002, 458-103-042. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	PP26240 CZ07932
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Homeland Area
Supervisorial District:	Third District
Project Planner:	Brett Dawson
Project APN(s):	458-103-001, 458-103-002, 458-103-042
Continued From:	

  
John Hildebrand, Planning Director 2/14/2022

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 7932** is a proposal to change the project site’s Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

**Plot Plan No. 26240** is a proposal for the construction of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive-through restaurant and a 7,550 square foot multi-tenant retail building.



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The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration constitutes the "project" as further referenced in this staff report.

The project site is located south of Highway 74, east of Amanda Avenue, north of Old Highway 74, and westerly of Winchester Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43001**, 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,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7932** amending the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) as shown on the exhibit for Change of Zone No. 7932 subject to Board adoption of the Zoning Ordinance; and,

**APPROVE PLOT PLAN NO 26240** subject to the attached conditions of approval and advisory notification document, based on the findings and conclusions in this staff report, and subject to final approval of Change of Zone No. 7932.

**PROJECT DATA**

**Land Use and Zoning:**

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:		Community Development
Proposed General Plan Foundation Component:		N/A
Existing General Plan Land Use Designation:		Commercial Retail (CR)
Proposed General Plan Land Use Designation:		N/A

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Policy / Overlay Area:	Green Acres, Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Rural Community- Low Density Residential (RC-LDR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Scenic Highway Commercial (C-P-S)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Vacant land
Surrounding Uses	
North:	Single Family Residential
South:	Single Family Residential
East:	Commercial
West:	Vacant land and Single Family Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.59 Gross Acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	11,826	N/A
Floor Area Ratio:	0.27	0.20-0.35
Building Height (FT):	22'	35'

**Parking:**

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<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Drive Thru Restaurant	4,276 (1,395 serving area)	1 space per 2 employees 1 space per 45 sq. ft of serving area	5 31	36
Mixed Use Commercial	7,550	1 space per 200 sq. ft of gross floor area	37	38
			73	74
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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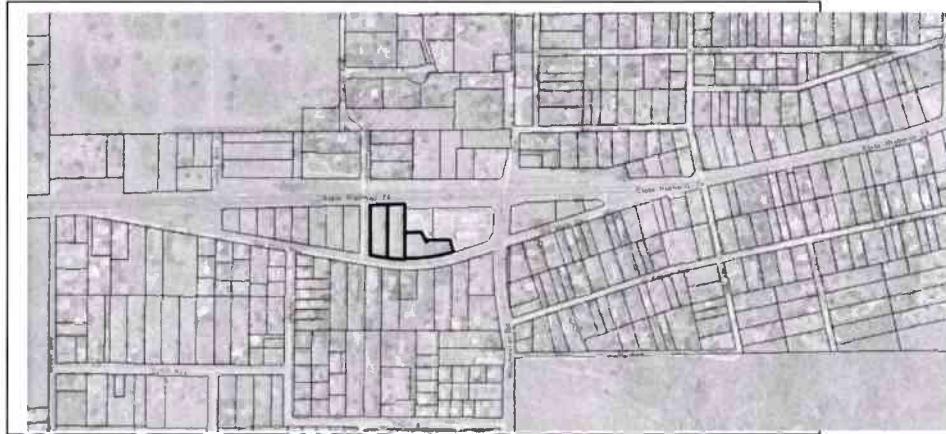


Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

The project site was originally proposed as two drive-through restaurants, with possible alcohol sales under CUP03579. The design changed to the current one, whereby removing the alcohol component, no longer requiring a Conditional Use Permit. The project was revised to a Plot Plan under PP26240.

The current proposal is for a 4,276 square foot drive-through restaurant and a 7,550 square foot multi-tenant retail building, parking lots and retention basin on three existing parcels. The project will be accessible from Amanda Avenue, State Highway 74, and the existing shopping center parking lot to the east. The bioretention basin will be located on the southeasterly portion of the site. The drive thru will accommodate a queue for 10 automobiles. The landscaping will provide 56% shading for the parking lot. The general retail building will be located on the southerly portion of the property and will be able to accommodate 5 retail uses.

Because of the elevation changes on the south side of the project, the project includes a 10-12 foot high variable height keystone retaining wall along the southern border of the site facing Old Highway 74. The landscaping in front of this retaining wall includes Spotted Emu Bush and Blue Spire Rosemary, with Huntington Carpet Rosemary on the top to soften the appearance of the retaining wall.

The applicant will be responsible for offsite roadway improvements on SR-74 Per COA (90-RCTD- Existing Caltrans Maintained). State Highway 74 along the project boundary is a paved Caltrans maintained road and designated as "Expressway" and shall be improved with 58-68 foot half width AC pavement, concrete curb, and gutter (project side), 8-inch concrete raised curbed median, and must match up asphalt concrete paving; reconstruction or resurfacing of

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existing paving as determined by Caltrans within the 92 foot half width dedicated right of way in accordance with modified County Standard No. 86, Ordinance 461. (Modified for reduced half-width right-of-way from 110 to 92 feet.)

The Transportation Department has been in coordination with CalTrans regarding improvements to the property. CalTrans has requested that the full turn at Amanda Avenue be restricted to right in/out only, this need can be re-evaluated with an updated Traffic Impact Analysis at the time of future Caltrans encroachment permit review.

An 8-foot concrete sidewalk shall be constructed 7 feet from the curb line within the 29-foot modified parkway per Standard No. 401 parkway, A 14-foot-wide raised curb landscaped median shall be constructed at the centerline per Standard No. 113, Ordinance 461, as approved by Caltrans.

All curb to curb required street improvement plans and all parkway improvement plans within the Caltrans jurisdiction shall be submitted to Caltrans. Off-site roadway improvements have been designed in coordination with Caltrans.

The property has had three lot line adjustments:

March 7, 2001 Lot Line Adjustment No. 4321 was approved on the property.

December 19, 2013 Lot Line Adjustment No. 5383 was approved.

August 25, 2016 Lot Line Adjustment No. 5547 was approved.

A Certificate of Parcel Merger and/or a Lot Line Adjustment is required as Condition of Approval (80-Planning-Parcel Merger) to consolidate the three parcels into one in order to prevent discrepancies over the shared parking, access or detention basin or at least to shift the parcel lines so the proposed buildings do not cross parcel lines.

The Plot Plan and Change of Zone were submitted to the County of Riverside on April 4, 2017

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review for 30 days from January 28, 2022 through

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February 28, 2022 per the California Environmental Quality Act Statue and Guidelines Section 15105.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project is located within the Harvest Valley/Winchester Area Plan (HVWAP). The HVWAP designates the project site Community Development: Commercial Retail. The Commercial Retail designation encourages the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. Floor area ratios range from 0.2 to 0.35. The proposed project would result in a FAR of 0.1. The reduced FAR is largely due to the required ROW dedication along the northern, western, and southern project site to accommodate necessary roadway improvements consistent with the roadway classifications. Policy LU 29.11 states "Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization."

***Policy LU 29.1: Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps.***

The proposal complies with the intended use for the Commercial Retail Designation whereby complying with this Land Use policy.

***Policy LU 29.3: Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity.***

The proposed project would include installation of pedestrian improvements along the northern, western, and southern site boundaries.

***Policy LU 29.5: Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts.***

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The proposed land uses would serve nearby residences and travelers utilizing Hwy 74 and Hwy 79, adjacent to the project site. An existing bus stop is located northwest of the project site on eastbound SR-74.

**Policy LU 29.6:** *Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.*

The proposed project is compatible with this policy because it is located adjacent to the sidewalk and accommodates pedestrian access from the sidewalks. The Mitigated Negative Declaration analyzes the potential impacts from noise, light, fumes, odors, vehicular traffic, and operational hazards and found that impacts are less than significant or can be reduced to less than significant with mitigation. Additionally, the project meets the required parking and will have sufficient onsite parking to support the proposed use.

**Policy LU 29.7:** *Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.*

The proposed project has been designed to provide adequate site access and on-site circulation. In addition, the project applicant has coordinated with the County and Caltrans to design off-site roadway improvements along the project site frontage consistent with existing roadway classifications for Hwy 74 and Hwy 79. The proposed project would connect to existing utility infrastructure adjacent to the project site, such as water and wastewater, to provide on-site utility services.

**Policy LU 29.9:** *Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area.*

The proposed project has been designed consistent with applicable design standards in the County's Code of Ordinances. The design has been reviewed by the Planning Department Staff. The proposed structure on the site would be similar in character and height as the other commercial land uses at the SR-74/SR-79 intersection. In addition, a retaining wall would be constructed along the northern, western, and southern site boundaries that would partially obstruct views from public roadways.

2. The project site is within the Green Acres Policy Area and the Highway 79 Policy Area. Green Acres is a rural community located at the junction of State Route 74 and 79. The intent of this policy area is to preserve the historic rural and agricultural character of this community and preserve the residents' ability to keep animals on appropriately sized lots. The proposed project would not affect parcels designated for residential land uses, and as such, would not conflict with policies to allow animal-keeping in residential areas. The Highway 79 Policy Area is related to residential development only and does not apply to this project.

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3. The project site currently has a zoning classification of Rural Residential (R-R) and has a proposed Zoning Classification of Scenic Highway Commercial (C-P-S), which would make the zoning consistent with the General Plan land use designation of Commercial Retail (CR). Ordinance No. 348 Section 9.50 A permits restaurants and a variety of commercial uses with the approval of a plot plan. Therefore, the project as approved would be consistent with this proposed zone classification, which is consistent with the Riverside County General Plan.

**Entitlement Findings:**

**Change of Zone:**

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Ordinance No. 348 (Land Use):

Change of Zone No. 3769 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) and is subject to the following findings:

1. As detailed above in the Land Use Findings, the current zoning applied to the parcels is not fully consistent with the General Plan. The proposed Change of Zone would provide for zoning consistency on the subject parcels with the General Plan. The uses allowed by the proposed C-P-S zone that are generally commercial in nature is consistent with the General Plan land use designation of Commercial Retail that also generally allows for commercial uses.

**Plot Plan:**

The following findings shall be made prior to making a recommendation to grant a Plot Plan pursuant to the provisions of the Riverside County Ordinance No. 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. As identified in the Land Use findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail and is consistent with this designation and applicable policies of the General Plan. The project is not located within a Specific Plan.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare, since as detailed in the Initial Study and the Mitigated Negative declaration prepared for the project, the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise. The design of the project has been reviewed by all applicable Riverside County Departments to ensure the project would not have an adverse effect on the public's health, safety, and general welfare. Conditions of approval have been included on the project from these departments. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere in addition to the conditions of approval.
3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property, as the Plot Plan would be a commercial use to serve the surrounding area and would be compatible with existing and planned surrounding uses. The project proposes to develop the site in a manner that would remain compatible with the commercial uses further to the east and west and would not inhibit logical development of the surrounding area.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project, and the project includes a drainage basin onsite which will serve the project.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. A Certificate of Parcel Merger and/or Lot Line Adjustment is required as Condition of Approval (80-Planning-Parcel Merger) to consolidate the three parcels into one in order to prevent discrepancies over the shared parking, access or detention basin.

**Development Standards Findings:**

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

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. The project is not located in a zone classification or particular area where a minimum lot size requirement would apply.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required as required for specific plans. The highest elevation of the building reaches 22 feet.
3. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The highest elevation of the building reaches 22 feet.
4. Automobile storage space shall be required by Section 18.12 of Ordinance No. 348. The project has been determined to require 73 spaces and 74 will be provided. Three of those spaces are conditioned to be electrical vehicle parking spaces are required with one charging station. Three accessible parking spaces for persons with disabilities are required.
5. All roof mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned that no roof equipment will be visible from a minimum sight distance of 1,320 feet (80 Planning - Roof Mounted Equipment).

**Other Findings:**

1. In compliance with Assembly Bill 52 (AB52) notices regarding this project were mailed to all requesting tribes on April 7, 2017. The Soboba Band of Luiseno Indians requested to consult in a letter dated April 24, 2017, the Morongo Band of Mission Indians requested to consult in a letter dated April 24, 2017 and the Pala Band of Indians deferred to closer tribes.

No response was received from the Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Ramona Band of Cahuilla Indians, Temecula Band of Luiseño Indians (Pechanga [late]), the Rincon Band of Luiseño Indians or the San Manuel Band of Mission Indians.

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This project was discussed with Morongo during a video conference on October 17, 2017. All project documentation was provided to the tribe and consultation was concluded by the tribe on April 28, 2018.

Consultation was completed with Soboba during a meeting held November 22, 2017. All project documentation was provided to Soboba and consultation was concluded by the tribe on June 13, 2018. No Tribal Cultural Resources were identified by either of the consulting tribes. As such, there will be no impacts to any Tribal Cultural Resources. The project has been conditioned with the County standard Human Remains and Unanticipated Resources conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed on this project.

2. 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 the Zone B.
3. 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.
4. 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.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very 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 Fire Code states that the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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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. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The project site is located within a Cal Fire Local Responsibility Area ("LRA") and is also located within a very high hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site.

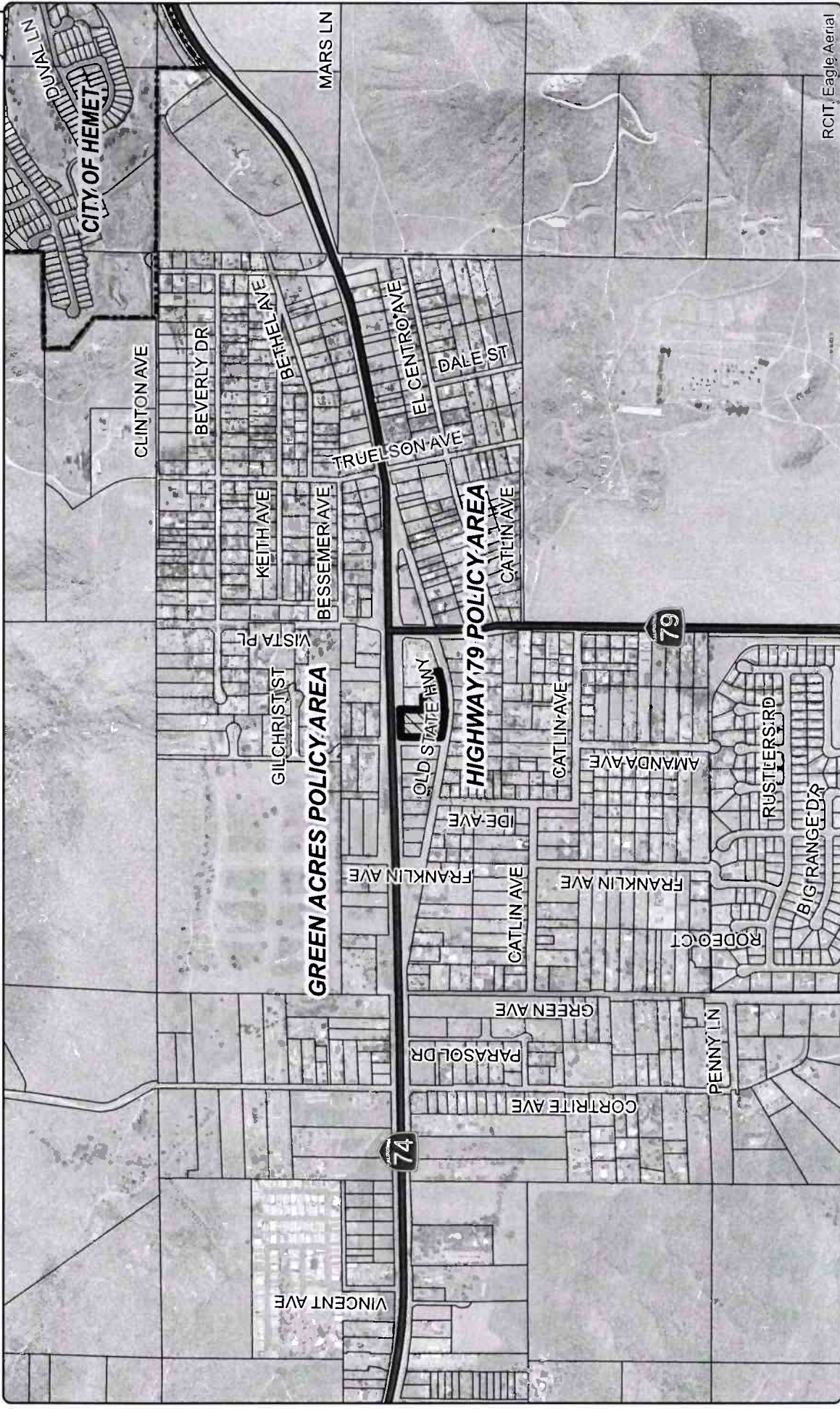
As of the writing of this staff report, we have received one phone call in opposition, the main concern was the lack of clientele for the proposal. There were no substantive CEQA comments raised at this time.

This project was presented before the Homeland Winchester MAC on September 6, 2016.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07932 PP26240  
VICINITY/POLICY AREAS**

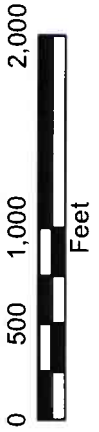
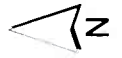
Supervisor: Washington  
District 3

Date Drawn: 01/19/2022  
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen

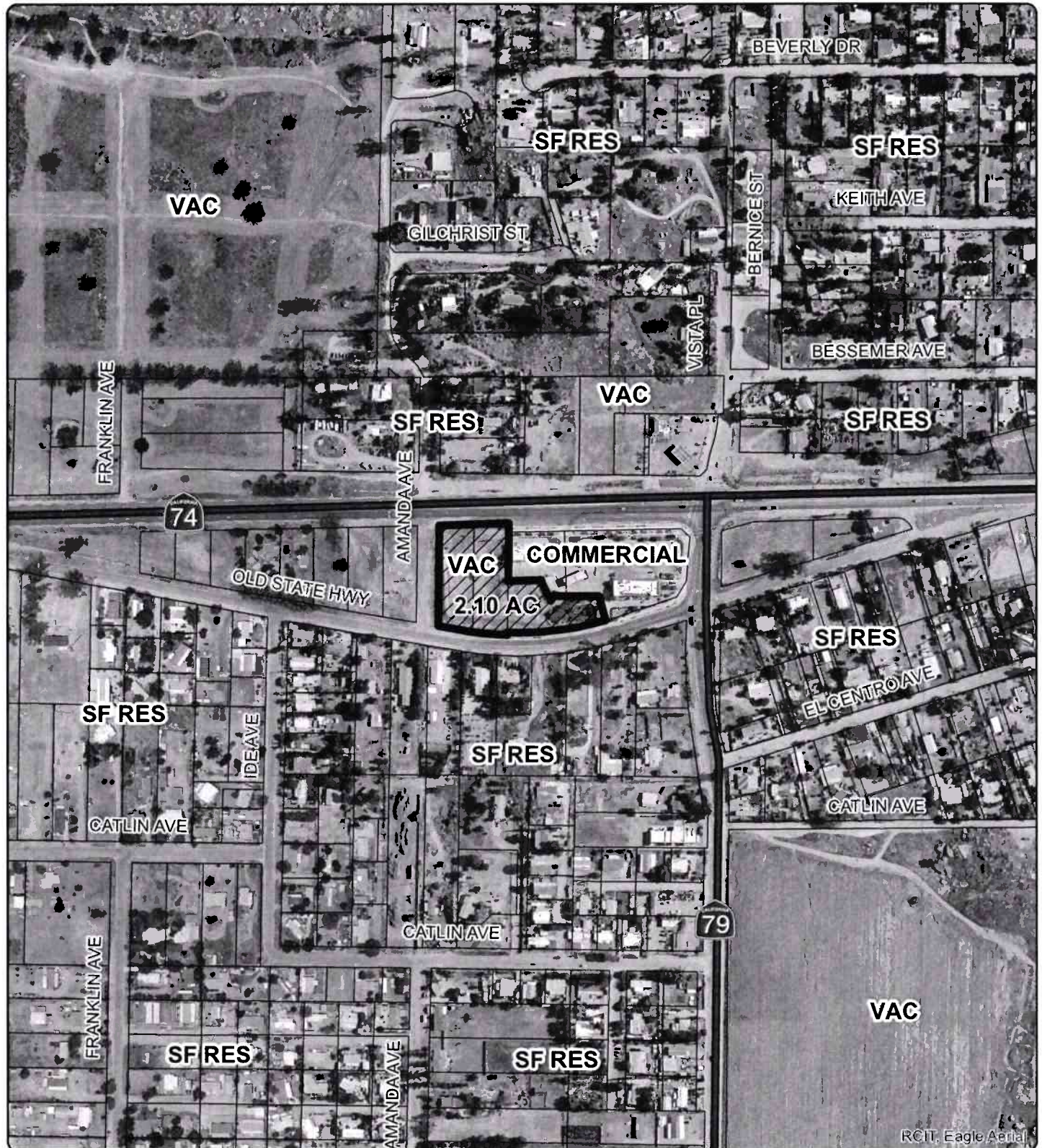


DISCLAIMER: On October 7, 2021, the County of Riverside adopted a new General Plan and a new General Plan Map. The new General Plan and General Plan Map contain different information than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951.945.5200 (Western County) or in Palm Desert at 760.663.7477 (Eastern County) or Website: [www.co.riverside.ca.gov](http://www.co.riverside.ca.gov)

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07932 PP26240**  
**LAND USE**

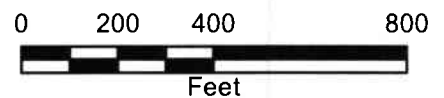
Supervisor: Washington  
 District 3

Date Drawn: 01/19/2021  
 Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



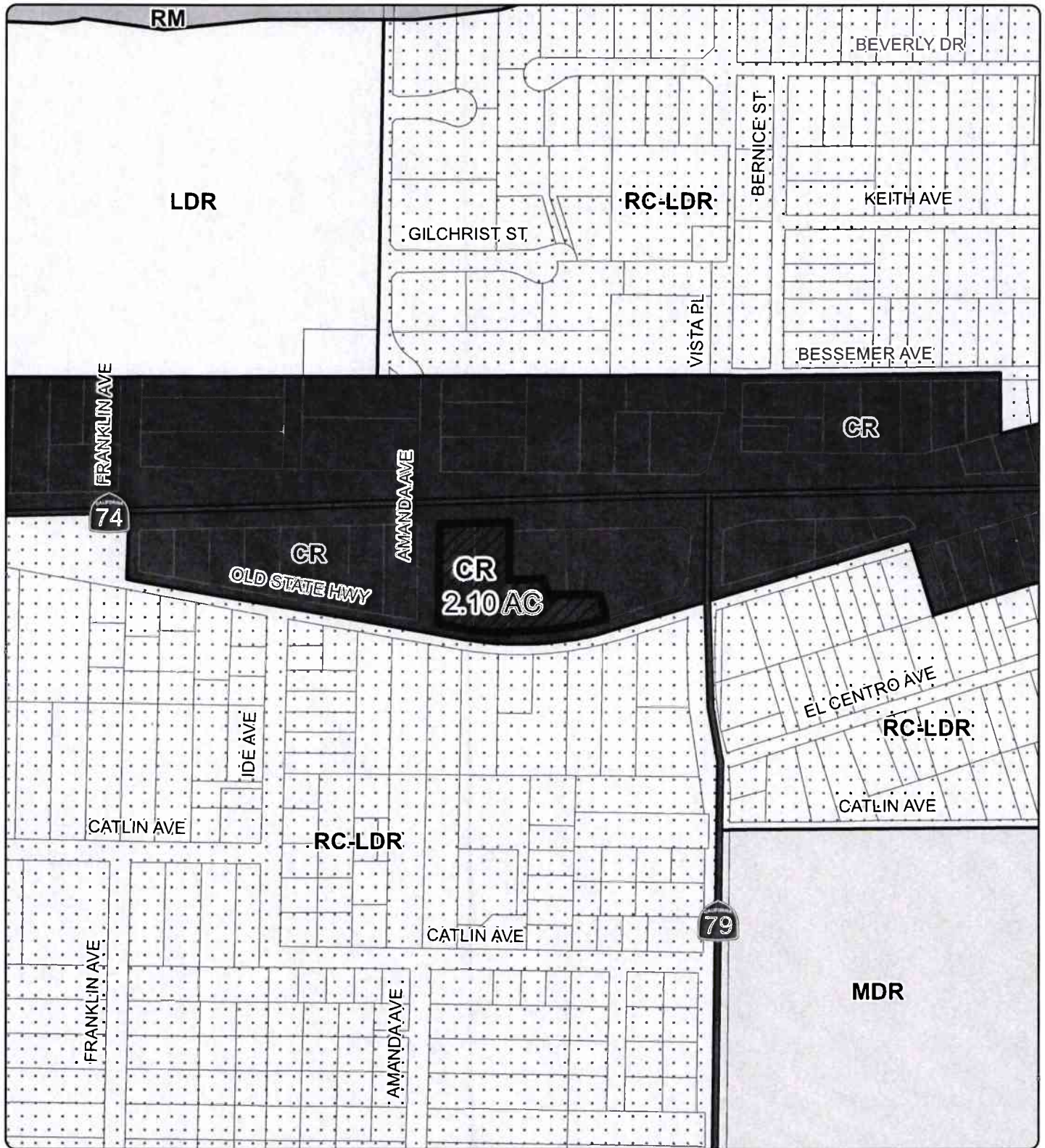
**DISCLAIMER** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07932 PP26240 EXISTING GENERAL PLAN

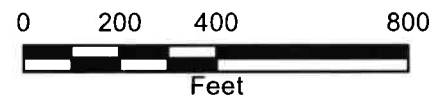
Supervisor: Washington  
District 3

Date Drawn: 01/19/2021  
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07932 PP26240

PROPOSED ZONING

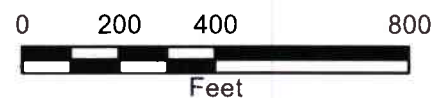
Supervisor: Washington  
District 3

Date Drawn: 01/19/2021  
Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



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



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

**Environmental Assessment (CEQ / EA) Number:** 43001  
**Project Case Type (s) and Number(s):** Plot Plan No. 26240, Change of Zone No. 07932  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Brett Dawson  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Marwan Alabassi  
**Applicant's Address:** 764 West Ramona Expressway, Suite C, Perris CA 92571

**I. PROJECT INFORMATION**

**Project Description:**

**Plot Plan No. 26240** is a proposal for a total of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive thru restaurant and a 7,550 square foot multi-tenant retail building.

**Change of Zone No. 7932** is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration constitutes the "Project" as further referenced in this staff report.

The project is located south of Highway 74, east of Amanda Avenue, north of Old Highway 74, and westerly of Winchester Road.

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

**B. Total Project Area:**

<b>Residential Acres:</b> 0	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 2.69	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> 11,740	<b>Est. No. of Employees:</b> 30
<b>Industrial Acres:</b> 0	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 458-103-001,458-103-002, 453-103-042

**D. Street References:** The project is located at the southeast corner of State Highway 74 and Amanda Avenue, north of Old Highway 74 and west of State Highway 79 (Winchester Road).

**E. Section, Township & Range Description or reference/attach a Legal Description:** Section 15, Township 5 South, Range 2 West

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Winchester / Harvest Valley Area Plan of Western Riverside County in the community of Green Acres. Currently the surrounding area is rural

residential to the west, north and south. New commercial construction is located adjacent to and east of the project site. The surrounding area is primarily flat.

**G. Other Public Agency Involvement and Required Permits:** Caltrans District 8

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

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

1. **Land Use:** The proposed project meets the requirements of the General Plan Land Use Designation of Community Development: Commercial retail (CD:CR) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open Space Policies.
4. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies of the general Plan including policy 5.1.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community Policies: HC 2.2; HC 3.3; HC4.1; HC 9.2; HC 14.1.

**B. General Plan Area Plan(s):** Harvest Valley/Winchester

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

**D. Land Use Designation(s):** Commercial Retail (CR)

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

**F. Policy Area(s), if any:** Green Acres, Highway 79

**G. Adjacent and Surrounding:**

- 1. **General Plan Area Plan(s):** Harvest Valley/Winchester
- 2. **Foundation Component(s):** Community Development, Rural Community
- 3. **Land Use Designation(s):** Commercial Retail, Rural Community – Low Density Residential
- 4. **Overlay(s), if any:** N/A
- 5. **Policy Area(s), if any:** Green Acres, Highway 79

**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:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) and Scenic Highway Commercial (C-P-S)

**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 type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input checked="" 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

1/28/22  
Date

  
Printed Name

For: John Hildebrand  
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
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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” California Department of Transportation, Officially Designated State Scenic Highways, website visited February 1, 2018.

Findings of Fact:

a)The project site is located adjacent to SR-74. According to Caltrans, this segment of SR-74 is a State Eligible scenic highway (Caltrans 2019). Riverside County General Plan, Figure C-8 “Scenic Highways”, includes the same designation for SR-74 (County of Riverside 2015a).

During construction, the presence of construction equipment would increase activity on the project site, visible from SR-74. Despite the visibility of construction equipment on the project site, these activities would be temporary, and views of the construction activities by vehicles traveling within the public right-of-way on SR-74 would be limited to a relatively brief duration. As such, views of project construction would not have a substantial effect on this scenic corridor.

Travelers on SR-74 eastbound and westbound have a view of hillsides to the north, southeast and southwest. Upon implementation of the proposed project, the structures on-site would be similar in character and scale as the existing gas station and retail development adjacent to the SR-74/SR-79 intersection. The existing commercial development adjacent to SR-74 does not substantially obstruct

the surround hillsides. As such, implementation of the proposed project would not result in a substantial effect on views from SR-74.

b) The County of Riverside General Plan Amendment (2015) and Harvest Valley/Winchester Plan includes the project area and provides planning and policy guidance for development within the County and planning area. No specific visual features are noted in the General Plan or Green Acres/Winchester section of the Harvest Valley/Winchester Area Plan that pertain to the general project area nor do the documents include policy guidance referencing the protection or preservation of visual resources.

The project would be constructed on a vacant, undeveloped site. Development would be consistent with neighboring commercial development to the east. Views into the site are of a disturbed development area. Bare ground with limited ruderal vegetation can be seen from State Highway 74 and Amanda Avenue looking south and east. Views within the area are not designated scenic nor does the site contain any unique visual features.

c) The project site consists of undeveloped disturbed land with minimal vegetation and sparsely located ornamental trees. There are currently no sidewalks, curb-and-gutter, or landscaping improvements along SR-74, SR-79, or Old State Highway within the project site or the public ROW.

The proposed project would be developed in the Green Acres community, adjacent to SR-74 and SR-79 (County of Riverside n.d.). Existing commercial land uses are located northwest and southwest of the SR-74/SR-79 intersection. Existing residential development is located north of SR-74, and south of the project site. The closest residence is located approximately 80 feet south of the project site. The proposed project would be similar, in character and design, as the gas station developed on the parcel directly to the east. The applicant will be responsible with off site roadway improvements on SR-79. Per COA (90- RCTD- Existing Caltrans Maintained) State Highway 74 along the project boundary is a paved Caltrans maintained road and designated as "Expressway" and shall be improved with 58-68 foot half width AC pavement, concrete curb and gutter (project side), 8-inch concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by Caltrans within the 92 foot half width dedicated right of way in accordance with modified County Standard No. 86, Ordinance 461. (Modified for reduced half-width right-of-way from 110 to 92 feet.) These improvements would aid in defining the roadway along the property boundary, and landscaping would improve the scenic quality of the site.

The project consists of a zone change from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The proposed fast-food restaurant with drive-through and retail commercial building at 22 feet in height is below the maximum permitted height of 35 feet, and no "yard setbacks" are required. In addition, the proposed structure would be similar in height as nearby commercial and residential development.

Upon approval of the Project, development of the proposed project would introduce land uses within the project site that are consistent with the vision of the County's General Plan and consistent with the commercial land uses at the SR-74/SR-79 intersection. As such, the proposed project would not conflict with the zoning regulations governing scenic quality or substantially degrade the visual quality of the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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)

**Findings of Fact:** As shown on the Harvest Valley/Winchester Area Plan, Figure 7 *Mt. Palomar Nighttime Lighting Policy Area*, the project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within Zone B are required to adhere to the general and Zone B lamp type and shielding requirements of Riverside County Ordinance No. 655, which regulates light pollution from outdoor lighting fixtures. More specifically, Riverside County Ordinance No. 655 regulates artificial illumination for buildings and structures, recreational facilities, parking lots, landscape, outdoor advertisements and other signs, and private street lighting and walkway lighting. The proposed project would introduce new light sources on the project site associated with exterior lighting, signage, and storefront lighting. However, the proposed project would be required to comply with Sections 6, 7, and 8 of Ordinance 655, which set requirements for lamp source, shielding, and placement and contain certain lighting prohibitions. Adherence to the applicable provisions of Ordinance No. 655 would ensure project lighting would not interfere with nighttime use of the Mt. Palomar Observatory.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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

**Findings of Fact:**

a-b) The proposed residential land use will necessitate the installation of outdoor lighting for public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project, compliance with County lighting standards would reduce this impact to less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**4. Agriculture**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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. RCIP Figure OS-2 "Agricultural Resources", GIS database and Project Materials and Phase I Environmental Site Assessment (Birdseye Planning Group, 2018).

**Findings of Fact:** a-d) The proposed project is located on property currently zoned for Rural Residential development. It has been heavily disturbed as a result of past residential development and use as a recreational vehicle/outdoor storage area. The site is not zoned for nor has it been used for agricultural purposes. The project is not located within 300 feet of any agriculturally zoned parcel and will not conflict with any existing agricultural use or a Williamson Act contract as no such contracts exist on the property or adjacent sites. No impact would occur under this threshold.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located in an area zoned for forest land. The project would have no impact related to conflict with forest land or timberland zoned Timberland Production.

b-c) the proposed project would not directly result in changes to the existing environment or loss of forest land. The proposed project would be consistent with the existing C-P-S zoning designation and the proposed land uses would be similar to existing commercial land uses near the intersection of SR-74 and SR-79. As such, the proposed project would not introduce land uses that would indirectly affect the operation forest land uses..

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

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

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook Table 6-2, EIR No. 380. Hemet Center Phase II Commercial Project, Air Quality and Greenhouse Gas Study prepared for Al Husn LP, By BPG Birdseye Planning Group June 2018, CalEEMod version 3.2. Air Quality and Greenhouse Gas Study prepared for Al Husn, LP, 764 West Ramona Expressway, Suite C, Perris CA 92571, by Birdseye Planning Group, June 2018.

**Findings of Fact:**

The SCAQMD has developed specific quantitative thresholds that apply to projects within the SCAB. The following significance thresholds apply to short-term construction activities:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 75 pounds per day of ROG
- 100 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

The following significance thresholds apply to long-term operational emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

### Construction Emissions

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) and exhaust emissions from heavy construction vehicles, work crew vehicle trips in addition to ROG that would be released during the drying phase upon application of paint and other architectural coatings. Construction would generally consist of demolition, site preparation, grading, construction of the proposed buildings, paving, and architectural coating (i.e., paint) application.

This analysis assumes that graded soils would be balanced on the project site and that no soil import or export would be required. The project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions, which are required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in CalEEMod for site preparation and grading phases of construction.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which is expected to begin early 2019 and extend through late 2019. The total area disturbed as a result of the project would be 2.69 acres with construction of two commercial buildings. For modeling purposes, it was assumed the maximum area disturbed daily is two acres and the site would be watered three times daily. In addition to SCAQMD Rule 403 requirements, emissions modeling also accounts for the use of low-VOC paint (50 g/L for nonflat coatings) as required by SCAQMD Rule 1113. Table 3 summarizes the estimated maximum mitigated daily emissions of pollutants occurring during 2019.

**Table 3**  
**Estimated Maximum Mitigated Daily Construction Emissions**

Construction Phase	Maximum Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2019 Maximum lbs/day	23.7	10.6	8.4	0.015	1.5	0.7
<i>SCAQMD Regional Thresholds</i>	75	100	550	150	150	55
<b>Threshold Exceeded 2019</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

As shown in Table 3, construction of the proposed project would not exceed the SCAQMD regional thresholds. No mitigation in addition to compliance with SCAQMD Rule 403 and Rule 1113 would be required to reduce construction emissions to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub>. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. As referenced, a total of two acres is assumed to be disturbed daily during construction of the proposed project; thus, look up table values for two acres were used to provide a conservative evaluation of potential impacts. The project site is located in Source Receptor Area 24 (SRA-24, Perris Valley). LSTs for construction related emissions in the SRA 24 at varying distances between the source and receiving property are shown in Table 4.

**Table 4**  
SCAQMD LSTs for Construction

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO <sub>x</sub> to NO <sub>2</sub>	170	200	264	379	684
CO	883	1,262	2,232	5,136	18,947
PM <sub>10</sub>	7	20	38	75	186
PM <sub>2.5</sub>	4	6	10	23	91

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As referenced, the nearest sensitive receptors to the project site are located approximately 100 feet (33 meters) south of the property boundary. To provide a conservative evaluation of construction emissions relative to LST thresholds, allowable emissions for 25 meters were used. As shown in Table 3, emissions of NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub> would not exceed the LST thresholds shown in Table 4 for 25 meters.

Project-related construction impacts would be less than significant per thresholds (b) and (d) referenced above.

### Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". The California Office of Environmental Health Hazard Assessment (OEHHA) health risk guidance states that a residential receptor should be evaluated based on a 30-year exposure period. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 year) exposure to a substantial source of toxic air contaminant emissions; and thus, would not be exposed to the related individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

### Construction-Related Odor Impacts

Potential sources of odor during construction activities include equipment exhaust and activities such as paving. The objectionable odors that may be produced during the construction process would occur periodically and end when construction is completed. No significant impact related to odors would occur during construction of the proposed project per threshold referenced above.

### Long-Term Regional Impacts

#### Regional Pollutant Emissions

Table 5 summarizes emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including landscape equipment and architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. Trip volumes were based on trip generation factors for drive-thru restaurants and strip mall retail incorporated into CalEEMod.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Table 5, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub> or PM<sub>2.5</sub>. Therefore, the project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant per threshold b. Further, the project would not contribute to a cumulatively considerable impact. Impacts relative to threshold c would be less than significant.

Objectionable Odors

The primary source of odors during operation would be operation of the restaurant. During operation, the project would be subject to SCAQMD Rule 1138 which addresses restaurant emissions, specifically from chain-driven char-broilers. Rule 1138 requires the use of a catalytic oxidizer control device to control emission. With the implementation of Rule 1138, odors would be less than significant per threshold (e).

**Table 5**  
**Estimated Operational Emissions**

	Estimated Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Proposed Project</i>						
Area	0.2	0.01	0.01	0.0	0.01	0.01
Energy	0.03	0.3	0.2	0.01	0.02	0.2
Mobile	6.4	39.3	44.5	0.1	8.5	2.4
<b>Maximum lbs/day</b>	<b>6.63</b>	<b>39.61</b>	<b>44.71</b>	<b>0.11</b>	<b>8.03</b>	<b>2.61</b>
<i>SCAQMD Thresholds</i>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*See Appendix for CalEEMod version. 2013.2.2 computer model output for the demolition of existing development. Summer emissions shown.*

AQMP Consistency

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth.

The proposed project involves the construction of two commercial buildings; one for use as a fast-food drive-thru restaurant and the other for retail purposes, which may include a restaurant. The proposed project would not create housing and jobs are expected to be filled by local or regional residents. The proposed project would be consistent with neighboring properties and the transition of properties along SR 74 to commercial uses. Vehicle trips

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with the project would be consistent with similar uses in the area and as discussed herein, project-related emissions would not exceed thresholds recommended by the SCAQMD. Thus, the project would be consistent with the AQMP and not cause an adverse impact under threshold (a).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), Western Riverside County Multiple Species Habitat Conservation Plan, site observations (October 24, 2019) and Riverside County Parcel Report review.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation San Jacinto Area Plan. The project site is not located within or adjacent to any Criteria Cells or MSHCP Conservation Areas. In addition the project site is not located within any MSHCP required survey areas. The project site is currently vacant other than the presence of non native grasses, The site was previously graded, disturbed land and contains minimal vegetation.

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

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

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

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

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

**6.3.2 Additional Survey Needs and Procedures**

The project site is not located within a Criteria Area Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.3.2 of the MSHCP.

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

b) No impacts to any endangered, or threatened species will occur.

c) The Riverside County Planning Department, Environmental Programs Division determined that a nesting bird survey is not required due to the parcel is completely denuded.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The 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 with adherence to Riverside County Conditions of Approval.

e-f) No impacts to 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 or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

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

**Monitoring:** No mitigation measures are required

<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, RCIP Figure OS-7 “Historic Resources”, site visit, Project Application Materials, Plot Plan 24260, Phase I Archaeological Assessment (Birdseye Planning Group, April 2018).

**Findings of Fact:** Based on an information center record search and a survey of the property by a qualified archaeologist, it has been determined that there are no historic resources present on this property. Because there are no historic resources identified, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-Site Inspection, Project Application Materials, RCIP Figure OS-6 “Archaeological Sensitivity”, Project Application Materials, Phase 1 Archaeological Site Assessment (Birdseye Planning Group, February 2018).

**Source(s)** Phase I Cultural Resources Study for the Plot Plan 26240 Change of Zone No. 07932 Project, Winchester, Riverside County, California. Report on file at the Eastern Information Center, University of California, Riverside.

**Findings of Fact:** The cultural resource records search, Native American scoping, and pedestrian survey identified no cultural resources within the project site and the site exhibits tremendous previous disturbance. No further cultural resources work is recommended. Because there are no archaeological resources present, there will be no impact.

**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.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

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

Findings of Fact:

a) The project would result in an increase the site's demand for energy compared to its existing undeveloped state. Specifically, the proposed project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The project will be required to comply with all Title 24 Building Energy Efficiency Standards developed by the California Energy Commission. These standards apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. With the inclusion of Title 24 requirements, project impacts would be less than significant.

b) The project would not conflict with adopted energy conservation plans. The project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance. The building design will incorporate energy efficient appliances and heating units as feasible. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Project impacts due to wasteful consumption of energy resources would be less than significant and no impact would occur due to conflicts with an adopted energy conservation plan.

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?

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 S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

**Findings of Fact:** The project site is not within an Alquist-Priolo Earthquake Fault Zone nor is there any evidence of faulting within or projecting towards the site. Therefore, the potential for this site to be affected by surface fault rupture is considered low. During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," LGC Inland Soils Report, October 2009.

**Findings of Fact:** Liquefaction typically occurs within the upper 50 feet of the surface, when saturated, loose, fine- to medium-grained soils (sand and silt) are present. Earthquake shaking suddenly increases pressure in the water that fills the pores between soil grains, causing the soil to lose strength and behave as a liquid. When liquefaction occurs, the strength of the soil decreases which reduces the ability of the underlying soil to support foundations for buildings and other structures. The type of geologic process that created a soil deposit has a strong influence on its liquefaction susceptibility. Saturated soils that have been created by sedimentation in rivers and lakes can be susceptible to liquefaction.

The soils report prepared by LGC Inland "Response and Supplemental Investigation for the Proposed Hemet Center: APN 453-103-008 -014 Located on the Southwest Corner of State Highway 79 and State Highway 74, Green Acres Area, Riverside County, California (October 2009) is representative of the project site. Groundwater was encountered approximately 48 feet below the ground surface; however, the report found that the potential for liquefaction on the site is low with the exception induced dry sand settlement. Up to 1/2 inch of settlement can be expected. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking.

**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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**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. RCIP Figure S-18 "Inventory of Hazardous Materials", LGC Inland, October 2009

**Findings of Fact:** As referenced, there are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

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

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," LGC Inland, October 2009

**Findings of Fact:** The project site is located in an area that is relatively flat and is surrounded by generally flat land. The site does not have the potential for landslide.

**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?

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report. RCIP Figure S-7 "Documented Subsidence Areas", LGC Inland, October 2009

**Findings of Fact:** Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The 2007 California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** On-site Inspection, Project Application Materials, Geology Report. Site visit, Project Application, LGC Inland, October 2009

**Findings of Fact:** The LGC Inland October 2009 report did not find any evidence that the project site is subject to any further geological hazard such as seiche, mudflow, or volcanic hazard.

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

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report. Harvest Valley/Winchester Area Plan, LGC Inland, October 2009, Site Plan

**Findings of Fact:** The project area is relatively flat and will not require an extensive amount of grading, except for the southerly portion of the project site. The project will connect to the sewer system; thus, grading will not negate or affect subsurface sewage disposal systems. Standard conditions of approval will be provided by Riverside County Planning regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

**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
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** The site is greater than one acre in size and individual improvements would disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section IX, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be less than significant. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** The project site lies within an area subject to wind erosion. However, the project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>20. Greenhouse Gas Emissions</b>	<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
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?	<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

Findings of Fact:

a) GHG emissions associated with construction and operation of the proposed project and existing development have been estimated using California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Construction Emissions

Construction of the proposed project would generate temporary GHG emissions primarily associated with the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Complete CalEEMod results and assumptions can be viewed in the Appendix.

Operational Emissions

Default values used in CalEEMod version 2016.3.2 are based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO<sub>2</sub>, N<sub>2</sub>O and CH<sub>4</sub>. This methodology has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC; and therefore, is considered reasonable and reliable for use in GHG impact analysis pursuant to CEQA. It is also recommended by CAPCOA (January 2008).

Emissions associated with area sources (i.e., consumer products, landscape maintenance, and architectural coating) were calculated in CalEEMod based on standard emission rates from CARB, USEPA, and district supplied emission factor values (CalEEMod User Guide, 2016). Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC’s methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide, 2016). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity from the CEC’s 2006 Refining Estimates of Water-Related Energy Use in California



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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using the average values for Northern and Southern California. Emissions from mobile sources were quantified based on trip generation estimates included in CalEEMod version 2016.3.2 for commercial projects.

**Estimate of GHG Emissions**

Construction Emissions

Construction activity is assumed to occur over a period of approximately 12 months beginning in early 2019 and conclude in late 2019. Based on CalEEMod results, construction activity for the project would generate an estimated 79 metric tons of carbon dioxide equivalent (CO<sub>2</sub>E), as shown in Table 6. Amortized over a 30-year period (the assumed life of the project), construction of the proposed project would generate 2.6 metric tons of CO<sub>2</sub>E per year.

**Table 6**  
**Estimated Construction Related Greenhouse Gas Emissions**

Year	Annual Emissions (metric tons CO <sub>2</sub> E)
2019	79.2
<b>Total</b>	<b>79.2</b>
<b>Amortized over 30 years</b>	<b>2.6 metric tons per year</b>

*See Appendix for CalEEMod software program output for new construction.*

Operational Indirect and Stationary Direct Emissions

Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is discussed below and includes the emissions associated with existing development and the anticipated emissions that would result from the proposed project.

Energy Use. Operation of onsite development would consume both electricity and natural gas (see Appendix for CalEEMod results). The generation of electricity through combustion of fossil fuels typically yields CO<sub>2</sub>, and to a smaller extent, N<sub>2</sub>O and CH<sub>4</sub>. Natural gas emissions can be calculated using default values from the CEC sponsored CEUS and RASS studies which are built into CalEEMod. As shown in Table 7, the overall net increase in energy use at the project site would result in approximately 165 metric tons of CO<sub>2</sub>E per year.

Water Use Emissions. The CalEEMod results indicate that the project would use approximately 1.9 million gallons of water per year. Based on the amount of electricity generated to supply and convey this amount of water, as shown in Table 8, the project would generate approximately 10 metric tons of CO<sub>2</sub>E per year.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Solid Waste Emissions.** For solid waste generated onsite, it was assumed that the project would be involved in a municipal recycling program that would achieve a 50% diversion rate, as required by the California Integrated Waste Management Act of 1989 (AB 939). The CalEEMod results indicate that the project would result in approximately 15 metric tons of CO<sub>2</sub>E per year associated with solid waste disposed within landfills.

**Table 7  
Estimated Annual Energy-Related Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO <sub>2</sub> E)
<i>Proposed Project</i>	
Electricity	100 metric tons
Natural Gas	65 metric tons

<b>Total</b>	<b>165 metric tons</b>
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*See Appendix for CalEEMod software program output (demolition and new construction).*

**Table 8  
Estimated Annual  
Solid Waste and Water Use Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO <sub>2</sub> E)
Water	10 metric tons
Solid Waste	15 metric tons
<b>Total Water and Solid Waste</b>	<b>25 metric tons</b>

*See Appendix for CalEEMod software program output (demolition and new construction).  
<sup>1</sup>Based on a 50% diversion rate, as required by the California Integrated Waste Management Act (AB 939).*

**Transportation Emissions.** Mobile source GHG emissions were estimated using the average daily trips calculated by CalEEMod for commercial drive-thru restaurant and strip mall retail projects. Table 9 shows the estimated mobile emissions of GHGs for the project based on the estimated annual VMT of 3,044,273. CalEEMod does not calculate N<sub>2</sub>O emissions related to mobile sources. As such, N<sub>2</sub>O emissions were calculated based on the project's VMT using calculation methods provided by the California Climate Action Registry General Reporting Protocol (January 2009) and fleet mix percentages calculated by CalEEMod. As shown in Table 9, the project would generate approximately 1,881 metric tons of CO<sub>2</sub>E associated with new vehicle trips.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 9**  
**Estimated Annual Mobile Emissions of Greenhouse Gases**

Emission Source	Annual Emissions (CO <sub>2</sub> E)
<i>Proposed Project</i>	
Mobile Emissions (CO <sub>2</sub> & CH <sub>4</sub> )	1,819 metric tons
Mobile Emissions (N <sub>2</sub> O) <sup>1</sup>	62 metric tons
<b>Total</b>	<b>1,881 metric tons</b>

*See Appendix for CalEEMod software program output (demolitions and new construction). <sup>1</sup> California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009, page 30-35. See Appendix for calculations.*

Combined Construction, Stationary and Mobile Source Emissions

Table 10 combines the net new construction, operational, and mobile GHG emissions associated with the proposed project. As discussed above, temporary emissions associated with construction activity (approximately 76.2 metric tons CO<sub>2</sub>E) are amortized over 30 years (the anticipated life of the project).

**Table 10**  
**Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO <sub>2</sub> E)
<b>Construction</b>	2.6 metric tons
<b>Operational</b>	
Energy	165 metric tons
Solid Waste	15 metric tons
Water	10 metric tons
<b>Mobile</b>	1,881 metric tons
<b>Total</b>	<b>2,073.6 metric tons</b>

*See Appendix for CalEEMod software program output (demolition and new construction).*

For the proposed project, the combined annual emissions would total approximately 2,073.6 metric tons per year in CO<sub>2</sub>E. This total represents less than 0.001% of California's total 2015 emissions of 440.4 million metric tons. The majority (70%) of the project's GHG emissions are associated with motor vehicular travel. The proposed project is evaluated based on the threshold of 3,000 MT CO<sub>2</sub>E annually (County of Riverside, 2015). Project-related annual GHG emissions would not exceed the threshold of 3,000 metric tons per year; therefore, impacts from GHG emissions would be less than significant per threshold a.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Climate Action Team Report identifies a recommended list of strategies that the State could pursue to reduce GHG emissions. The CAT strategies are recommended to reduce GHG emissions at a statewide level to meet the goals of the Executive Order S-3-05. These are strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met with existing authority of the State agencies. In addition, in 2008 the California Attorney General published The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level (Office of the California Attorney General, Global Warming Measures Updated May 21, 2008). This document provides information that may be helpful to local agencies in carrying out their duties under CEQA as they relate to global warming. Included in this document are various measures that may reduce the global warming related impacts of a project. Tables 11 and 12 illustrate that the proposed project would be consistent with the GHG reduction strategies set forth by the 2006 CAT Report as well as the 2008 Attorney General's Greenhouse Gas Reduction Measures.

As referenced, specific goals and actions included in the County of Riverside Climate Action Plan that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new commercial development under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. Implementation of these building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

Further, the project is expected to generate less than 3,000 metric MT CO<sub>2e</sub> annually; and thus, are defined as small projects with less than significant GHG emissions. These projects do not require evaluation per the screening tables provided in CAP. Based on the fact that the project is consistent with the CAP and GHG reduction strategies set forth by the 2006 CAT Report as well as the 2008 Attorney General's Greenhouse Gas Reduction Measures, the proposed project would not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases. This would be a less than significant impact under threshold b.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	<b>Would the project:</b>			
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Phase I Environmental Site Assessment (Birdseye Planning Group, February 2018).

**Findings of Fact:**

a-e) The project would entail construction of two commercial buildings. One would be used for a drive-thru restaurant; the other for retail which may include a restaurant use. The project would not store or use hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project will not impact State Route 74; and thus, not physically interfere with an adopted emergency response plan or an emergency evacuation plan. The nearest school is Heritage High School located in the Romoland School District approximately 3.5 miles west of the project site. The project will have no impact on emitting or handling hazardous waste within one-quarter of an existing or proposed school. The project is not located on a list of hazardous materials sites.

The proposed subdivision will not create or require the transport of hazardous materials. However, common household and commercial cleaning products would be used on-site. The nature and volume of such substances associated with the proposed use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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 S-20 "Airport Locations," GIS database. RCIP Figure S-19 "Airport Locations", Hemet-Ryan Airport Land Use Compatibility Plan (adopted February 9, 2017).

**Findings of Fact:** Hemet-Ryan Airport is located approximately 3 miles southeast of the site and is the closest public airport. The Hemet-Ryan Airport Land Use Compatibility Plan, Figure HR-1, indicates the project site outside the Airport Influence Area Boundary; and thus, the project would not be adversely affected by airport operations. The project would not require review by the Riverside Airport Land Use Commission. The project site is not located in proximity to a private airport/airstrip; thus, operation of the project would not affect the safety of people visiting or employed by the project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

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 S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a, c, f) The property is bounded by Amanda Avenue on the west and State Hwy 74 on the north and Old State Hwy 74 on the south. The only tributary drainage area to this site is from the centerline of State Hwy 74 which sheet flows off the street and drains through the subject property to the south. Once off-site, the water flows across Old Hwy 74 where these flows enter properties to the south. The total tributary area is 2.17 acres which results in a 100 year 1-hour storm peak runoff of 7.25 cubic feet per second (cfs).

As referenced, the subject property will be improved with one fast food restaurant and a commercial building, a parking lot and a Water Quality Management Plan (WQMP) basin. With the perimeter street improvements constructed, off-site flows will be collected and conveyed south in Amanda Avenue where they will be captured by a catch basin and then conveyed to the WQMP basin for treatment. The onsite flows will be conveyed around each building, through the parking lot and collected in catch basins near the site entrance at Amanda Avenue and then conveyed through an underground storm drain to outlet into the WQMP basin. Post-construction, the developed tributary area would remain 2.17 acres; however, 100-year 1-hour storm peak runoff would increase to 8.46 cfs. The on-site WQMP basin would be constructed with a layer of permeable soil that will filter and treat the runoff from the impervious surfaces. Once treated, flows would be conveyed across the street through a storm drain system which outlets to a drainage channel that conveys flows to the south.

The project would alter drainage; however, flows would be captured, retained and treated on-site prior to release into a storm drain. The project would not contribute to substantial erosion or siltation off-site. All water would be treated to applicable standards prior to release; thus, it would not violate waste discharge standards. The WQMP basin would be designed to retain and treat flows from the project and within the drainage tributary. Post-construction flows would not exceed the capacity of the stormwater system.

b) The project will obtain potable water from Eastern Municipal Water District. No on-site groundwater would be used. The project site is not located over a groundwater recharge area. However, as noted, all precipitation would be collected, treated and conveyed off-site where groundwater recharge resulting from percolation could occur.

d) Construction of the proposed project would result in grading and ground disturbance, which could alter the current drainage pattern of the project site. Erosion during construction would be related primarily to disturbed soils and sediments that may enter the storm water during rainfall events or winds. Implementation of the SWPPP, including erosion control and sediment control BMPs (described in response to Section 21(a-b)) would reduce erosion on and off site. Therefore, compliance with existing water quality regulations would ensure short-term construction impacts would be less than significant.

Development of the proposed project would alter existing ground contours of the project site and increase the impervious surface area on the site, all of which would result in changes to the existing drainage patterns interior to the site. Proposed grading within the project site would not change the general southeasterly gradient of the project site. By increasing the area of impervious surfaces on the site, more surface runoff would be generated, and the rate and volume of runoff would increase.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although installation of impervious surfaces would increase surface runoff, sedimentation within the runoff would be reduced with due to site development, landscaped areas, and implementation of BMPs. Thus, on-site erosion would be reduced with development of the proposed project. To manage surface runoff, the proposed project incorporates a drainage basin to capture storm water from the site. Thus, impacts associated with the alteration of drainage patterns and erosion would be less than significant with adherence to applicable local, regional, and State requirements.

e) Development of the proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. Stormwater runoff within the project site would be directed the stormwater drainage basin located in the southeastern portion of the project site. The proposed project's on-site storm drain systems would adequately convey storm water flows and control the release of stormwater to the public ROW. In addition, the proposed on-site storm drain and water quality system would adequately treat on-site flows. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in on-site or off-site flooding.

g) The project site is located within Zone X of the Federal Emergency Management Agency Flood Insurance Rate Map panel 06065C2080H, dated April 19, 2017 (FEMA 2017). Zone X represents areas of minimal flood hazard. Construction of the proposed project would not impede or redirect flood flows within a designated 100-year flood plain. Stormwater captured on-site would be treated, and control-released via surface flow to the public ROW south of the project site, similar to existing conditions.

h) As discussed in Section 23(g), the proposed project is not within a 100-year flood zone (FEMA 2017). The project site is not located near a levee or dam, nor is the project located near a body of water that would pose potential seiche or tsunami impacts. As such, the proposed project would not pose risk of release of pollutants within a flood hazard, tsunami, or seiche zone

i)The project site is under the jurisdiction of the Santa Ana RWQCB. The RWQCB sets water quality objectives and beneficial uses in the Santa Ana River Water Quality Control Plan (Basin Plan) for the Perris-South Management Zone, which includes the project site. These water quality objectives are intended to protect the present and probable beneficial uses of California inland water bodies including bays, estuaries, and groundwater.

To address the potential for urban pollutants, such as oil, grease, sediment, and trash, discharged in stormwater during operation, the project applicant would implement a site-specific Water Quality Management Plan to capture stormwater runoff within the project site and operate a low impact development (LID) BMP bioretention system and underground retention chambers to ensure the proposed project site does not increase runoff volume when compared to the existing, undeveloped condition. Each of the proposed LID BMPs are designed to perform at a "high" level of pollutant removal efficiency in accordance with the most current edition of the RWQCB Design Handbook for Low Impact Development Best Management Practices (RWQCB 2016), and therefore are not anticipated to obstruct implementation of the Santa Ana River Basin Plan.

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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<b>LAND USE AND PLANNING</b> Would the project:				
<b>24. Land Use</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** The project applicant has applied for a change of zone from RR to C-P-S to accommodate the proposed use. The project site is designated Commercial Retail (CR) in the Harvest Valley/Winchester Area Plan. The project site is not located within a city sphere of influence. The change of zone would ensure project compliance with the Harvest Valley/Winchester Area Plan. The project would be consistent with uses allowed in the Riverside County C-S-P zoning designation. Whereby impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** The project site is located in an area designated Mineral Resource Zone (MRZ)-3. This designation indicates that available geologic information shows that mineral deposits are likely to exist, however the significance has not been determined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>NOISE</b> Would the project result in:				
<b>26. Airport Noise</b>	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:** The proposed project is not located within 2 miles of a public use or private airport. As referenced, the nearest public airport is Hemet-Ryan Airport located approximately 3.5 miles east of the site. Customers, vendors and employees would not be exposed to excessive noise from airport operations.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a-b) The proposed project site is located adjacent to and south of State Highway 74. The nearest sensitive properties (i.e., residences) are located approximately 100 feet to the south of the site. These residences are at a lower elevation of approximately 10 feet than the pad elevation. Neighboring receivers would experience noise from the project during both construction and operation. Noise levels (or volume) are generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Equipment that would be in use during construction would include, in part, graders, backhoes, rubber tired dozers, cranes, forklifts, cement mixers, pavers, rollers, and air compressors. The typical maximum noise levels for various pieces of construction equipment at a distance of 50 feet are presented in table A. Note that equipment noise levels presented in Table A are maximum noise levels. Usually

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction equipment operates in alternating cycles of full power and low power, producing an average noise levels over time that are less than the maximum noise level. The average sound level of construction activities during that time.

Aggregate noise emissions from project construction activities, broken down by sequential phase, was predicted at two distances to the nearest existing noise-sensitive receptor: 1) from the nearest position of the construction site boundary, and 2) from the geographic center of the construction site, which serves as the time-averaged location or geographic *acoustical centroid* of active construction equipment for the phase under study. The intent of the former distance is to help evaluate anticipated construction noise from a limited quantity of equipment or vehicle activity expected to be at the boundary for some period of time, which would be most appropriate for phases such as site preparation, grading, and paving. The latter distance is used in a manner similar to the general assessment technique as described in the Federal Transit Authority (FTA) guidance for construction noise assessment, when the location of individual equipment for a given construction phase is uncertain over some extent of (or the entirety of) the construction site area. Because of this uncertainty, all the equipment for a construction phase is assumed to operate, on average, from the acoustical centroid. Table B summarizes these two distances to the apparent closest noise-sensitive receptor.. At the site boundary, this analysis assumes that up to only one piece of equipment of each listed type per phase would be involved in the construction activity for a limited portion of the 8-hour period. In other words, at such proximity, the operating equipment cannot “stack” or crowd the vicinity and still operate. For the acoustical centroid case, which intends to be a geographic average position for all equipment during the indicated phase, this analysis assumes that the equipment may be operating up to all 8 hours per day.

**Table A. Typical Construction Equipment Maximum Noise Levels**

Equipment Type	Typical Equipment ( $L_{max}$ , dBA at 50 Feet)
Air compressor	78
Backhoe	78
Concrete pump truck	81
Grader	85
Crane	81
Dump Truck	76
Dozer	82
Paver	77
Roller	80

**Note:**  $L_{max}$  = maximum sound level; dBA = A-weighted decibels.

**Table B. Estimated Distances between Construction Activities and the Nearest Noise-sensitive Receptors**

Construction Phase (and Equipment Types Involved)	Distance from Nearest Noise-Sensitive Receptor to Construction Site Boundary (Feet)	Distance from Nearest Noise-Sensitive Receptor to Acoustical Centroid of Site (Feet)
Grading (grader, dozer, excavator, backhoe)	100	350
Building construction (crane, man-lift, welder)	100	350
Paving (paver, roller, backhoe, concrete mixer truck)	100	350
Architectural Coating (compressor)	100	350

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table A. Typical Construction Equipment Maximum Noise Levels**

Equipment Type	Typical Equipment ( $L_{max}$ , dBA at 50 Feet)
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Source: Appendix D

A Microsoft Excel-based noise prediction model emulating and using reference data from the Federal Highway Administration Roadway Construction Noise Model (RCNM) was used to estimate construction noise levels at the nearest occupied noise-sensitive land use. Input variables for the predictive modeling consist of the equipment type and number of each (e.g., two graders, a loader, a tractor), the duty cycle for each piece of equipment (e.g., percentage of time within a specific time period, such as an hour, when the equipment is expected to operate at full power or capacity and thus make noise at a level comparable to what is presented in Table A), and the distance from the noise-sensitive receiver. The predictive model also considers how many hours that equipment may be on site and operating (or idling) within an established work shift. Conservatively, no topographical or structural shielding was assumed in the modeling. The RCNM has default duty-cycle values for the various pieces of equipment, which were derived from an extensive study of typical construction activity patterns. Table C summarizes these two distances to the apparent closest noise-sensitive receptor for each of the sequential construction phases.

**Table C. Predicted Construction Noise Levels per Activity Phase**

Construction Phase (and Equipment Types Involved)	8-Hour $L_{eq}$ at Nearest Noise-Sensitive Receptor to Construction Site Boundary (dBA)	8-Hour $L_{eq}$ at Nearest Noise-Sensitive Receptor to Acoustical Centroid of Site (dBA)
Grading (grader, dozer, excavator, backhoe)	79	73
Building construction (crane, man-lift, welder)	69	67
Paving (paver, roller, backhoe, concrete mixer truck)	79	70
Architectural Coating (compressor)	66	63

Source: Appendix D

Notes:  $L_{eq}$  = equivalent noise level; dBA = A-weighted decibels.

As presented in Table C, the estimated construction noise levels are predicted to be 80 dBA  $L_{eq}$  or less over an 8-hour period (consistent with what the FTA recommends as a daytime threshold for construction noise exposure over an 8-hour period at a residential receptor) at the nearest existing residences (as close as 60 feet away) when grading activities take place near the southern project site boundary. Note that these estimated noise levels at a source-to-receiver distance of 100 feet would only occur when noted pieces of heavy equipment would each operate for a cumulative period from up to 5 hours a day. By way of example, a grader might make multiple passes on site that are this close to a receiver; but, for the remaining time during the day, the grader is sufficiently farther away, performing work at a more distant location, or simply not operating. Under these conditions, predicted operation of construction equipment and processes do not exceed noise levels of 80 dBA  $L_{eq}$ .

Although nearby off-site residences would be exposed to elevated construction noise levels, the increase to existing outdoor noise levels would typically be relatively short term during the construction period. Pursuant to Section 9.52.020 of the Riverside County Code of Ordinances, construction activities associated with the proposed project would take place within the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In summary, daytime construction noise would not exceed the FTA guidance-based standard and construction activities would be limited to permitted construction hours pursuant to the County's Code of Ordinances. Thus, temporary construction-related noise impacts would be considered less than significant.

***Long-Term Operational***

**Roadway Traffic Noise**

The proposed project would result in the creation of additional vehicle trips on local roadways (i.e., Old State Highway, SR-74 and SR-79), which could result in increased traffic noise levels at adjacent noise-sensitive land uses. In particular, the proposed project would create additional traffic along Old State Highway, which according to the Traffic Impact Assessment prepared for the proposed project would add 1,903 average daily trips to the adjacent roadways surrounding the project site.

Potential noise effects from vehicular traffic were assessed using the Federal Highway Administration's Traffic Noise Model version 2.5. Information used in the model included the roadway geometry, posted traffic speeds, and traffic volumes for the above roadway segments with the following scenarios: existing (year 2017), existing plus ambient, existing plus ambient plus project, existing plus ambient plus cumulative, and existing plus ambient plus cumulative plus project.

The County of Riverside Noise Ordinance is codified in Title 9 of the Riverside County Code of Ordinances. Section 9.52.040 establishes the exterior noise level criteria for residential properties affected by operational (stationary) noise sources. For residential properties the exterior noise level shall not exceed 55 dBA Leq during daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.).

Section 9.52.020 of the County's Noise Ordinance states that noise sources associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is permitted between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. While the County of Riverside limits the hours of construction activity, it does not specifically address construction noise limits. Thus, construction activities occurring between the prescribed hours are considered exempt from the ambient noise standards of the ordinance.

The Riverside County General Plan, Noise Element, establishes a policy for exterior sensitive areas to be protected from high noise levels. The Noise Element sets 65 dBA CNEL for the outdoor areas and 45 dBA CNEL for interior areas as the normally acceptable levels. However, existing levels from traffic already exceed this threshold. For the purposes of this noise analysis, such impacts are considered significant when they cause an increase of 3 dB over the existing noise levels. An increase or decrease in noise level of at least 3 dB is required before any noticeable change in community response would be expected. The receivers were modeled to be 5 feet above the local ground elevation. The noise model results are summarized in Table 13.

For the sensitive receptors to the south, due to the culmination of the higher elevation and the proposed buildings on the south end of the property, the expected traffic noise levels are predicted to decrease due to introduction of the proposed new building associated with the proposed project. For example, traffic noise from SR-74 would be reduced at some residences south of the project because the project structures would act as a noise buffer. Thus, a less-than-significant impact is expected, related off-site traffic noise increases affecting existing residences in the vicinity of the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Stationary Operations Noise**

The incorporation of new facilities attributed to development of the proposed project would add a variety of noise-producing mechanical equipment. Most of these noise-producing equipment or sound sources would be considered stationary, or limited in mobility to a defined area. Using a Microsoft Excel-based outdoor sound propagation prediction model, project-attributed operational noise at nearby community receptors was predicted using several assumptions:

- The southerly retail building and the drive-through fast food restaurant would both likely feature a packaged air-conditioner on its roof, which we could assume would be something like a 5-ton (refrigeration) air-cooled condensing unit resembling a Carrier CA16NA 060 and thus having a reference sound power level of 78 dBA (or 76 dBA if equipped with a “sound shield” [Carrier 2012]). These two rooftop HVAC units would also operate during some or all nighttime hours.
- Four (4) idling vehicles in line for the fast food restaurant drive-through window. Conservatively, a pick-up truck is considered idling with Leq = 79 dBA at 3 feet
- Point-source sound propagation (i.e., 6 dB per doubling of distance) that conservatively ignores acoustical absorption from atmospheric and ground surface effects; and,
- Conservative treatment of potential noise path occlusion due to intervening building locations having no effect on emitted sound levels. Hence, should the proposed project position these condenser units at-grade level; the predictive analysis would still be considered accurate.

Stationary noise sources associated with project operations would result in noise levels up to 45 dBA at the nearest sensitive receptors located south of the project site. As such, noise levels generated by stationary sources during project operations would not exceed the County’s daytime threshold of 65 dBA hourly Leq and nighttime threshold of 45 dBA hourly Leq. Therefore, the on-site operations would result in less-than-significant noise impacts.

**b)** Construction activities may expose persons to excessive groundborne vibration or groundborne noise, causing a potentially significant impact. Caltrans has collected groundborne vibration information related to construction activities. Information from Caltrans indicates that continuous vibrations with a PPV of approximately 0.2 inches per second (ips) is considered annoying. For context, heavier pieces of construction equipment, such as a bulldozer that may be expected on the project site, have peak particle velocities of approximately 0.089 ips or less at a reference distance of 25 feet.

Groundborne vibration attenuates rapidly, even over short distances. The attenuation of groundborne vibration as it propagates from source to receptor through intervening soils and rock strata can be estimated with expressions found in FTA and Caltrans guidance. By way of example, for a bulldozer operating on site and as close as the southern project boundary (i.e., 60 feet from the nearest receiving sensitive land use) the estimated vibration velocity level would be 0.024 ips per the equation as follows:

$$PPV_{rcvr} = PPV_{ref} * (25/D)^{1.5} = 0.023 = 0.089 * (25/60)^{1.5};$$

Where PPV<sub>rcvr</sub> is the predicted vibration velocity at the receiver position, PPV<sub>ref</sub> is the reference value at 25 feet from the vibration source (the bulldozer), and D is the actual horizontal distance to the receiver. Therefore, at this predicted PPV, the impact of vibration-induced annoyance to occupants of nearby existing homes approximately 100 feet away 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," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

**Findings of Fact:**

a)The Riverside County General Plan, Figure OS-8, identifies the project site as having a high paleontological sensitivity (County of Riverside 2015b. Pursuant to General Plan Policy OS 19.7, the proposed project would be required to implement MM-PAL-1 in the event a fossil is encountered during ground disturbing activities, to ensure proper treatment of unanticipated paleontological resources.

**Mitigation:**

**MM-PAL-1** This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
3. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
4. PRIMP must be accompanied by the final grading plan for the subject project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Description of the proposed site and planned grading operations.
6. Description of the level of monitoring required for all earth-moving activities in the project area.
7. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
8. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
9. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
10. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
11. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
12. Procedures and protocol for collecting and processing of samples and specimens.
13. Fossil identification and curation procedures to be employed.
14. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
15. All pertinent exhibits, maps and references.
16. Procedures for reporting of findings.
17. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
18. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Safeguard Artifacts Being Excavated in Riverside County (SABER)

**Monitoring:** Mitigation will be implemented and monitoring through the conditions of approval for the project.

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

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

**Findings of Fact:** There are no existing residences on the site; thus, the project will not displace existing housing or groups of people necessitating the construction of housing elsewhere. No housing would be constructed as part of the project and it is assumed that future employees already reside in the general area. As referenced, the project would employ up to 30 people when fully operational. No housing would be required to accommodate the work force.

The Riverside County Board of Supervisors approved the original Redevelopment Project Area 1-1986 on December 23, 1986, via Ordinance No. 635. It was subsequently amended, most recently on July 20, 1999. The project site is located east of the County Redevelopment Project Area.

Based on the scope of the project, it would not exceed local or regional population projections or induce substantial population growth.

**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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>30. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** The project area is serviced by the Riverside County Fire Department. The nearest station is located in Winchester approximately 2.5 miles south of the site. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any significant affects will be mitigated by the payment of fees to the County of Riverside. This project will be conditioned to comply with County Ordinance No. 659 to mitigate the potential effects to fire services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>31. Sheriff Services</b>	<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 project area is served by the Riverside County Sheriff's Department Perris station. The proposed project would have an incremental effect on the level of law enforcement services needed in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project will be conditioned to comply with County Ordinance No. 659 mitigate the potential impacts to law enforcement services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** School District correspondence, GIS database

**Findings of Fact:** The proposed project will not result in a residential population increase; and thus, will have no impact on schools. The proposed project is located within the Hemet Unified School District. Impacts to school services will be mitigated in accordance with state law. This project will be conditioned to pay School Mitigation Impact fees in order to mitigate the potential impacts on school services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>33. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:** Library services for existing residences on the project site are provided by the Riverside County Public Library System. The nearest library is located at 26001 Briggs Road in Menifee. The project will not result in an increase in the residential population; thus, it will have no effect on demand for library services. Development fees required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. This project will be conditioned to comply with County Ordinance No. 659 to mitigate the potential impacts to library services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**34. Health Services**

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

**Findings of Fact:** The proposed project would not increase the residential population; and thus, will have no impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. As such, no mitigation is necessary.

**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?

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

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

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

**Findings of Fact:** The project includes two commercial buildings; one for use as a drive-thru fast food restaurant and the other for strip mall retail. The scope of the project does not include recreational facilities for customers nor would the project affect demand for recreational services in the community. Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant would 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 Conditions of Approval.

As referenced, the proposed use would increase demand for recreational services or otherwise affect that may result in the physical deterioration of the existing recreational facilities. The project is not located within a CSA for recreation or park district.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Harvest Valley/Winchester Area Plan: Trails and Bikeway System (Figure 9).

Findings of Fact: A community trail is shown along SR 74 in the Harvest Valley/Winchester Area Plan: Trails and Bikeway System (Figure 9). The project does not incorporate a trail nor would it affect the implementation of the Area Plan trail system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION</b> Would the project:				
<b>37. Transportation</b>	<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?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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, Project Application Materials, Plot Plan No. 26240 Project Traffic Impact Analysis March 28, 2018, Kunzman Associates

**Findings of Fact:**

a) The proposed project would not conflict with an applicable plan, ordinance, or policy that establishes measures of effectiveness for the performance of the circulation system, based on the TIA prepared for the proposed project. The project driveway on Highway 74 will be stop controlled and restricted to right turns in/out only access. The project driveway on Amanda will be stop controlled and is required to be right in right out. Highway 74 along the project boundary should be constructed at the ultimate half-section width as an expressway, including landscaping and parkway improvements in conjunction with development, or as otherwise approved by the County of Riverside Transportation Department. The projected eastbound right turn movement on State Highway 74 turning into the proposed driveway is approximately 31 vehicles. The proposed project will widen Highway 74 and sufficient length is provided to accommodate the project eastbound right turning vehicles between Amanda Avenue and the proposed driveway.

The General Plan states that peak hour intersection operations of Level of Service C or better are generally acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial highways, urban arterial highways, expressways, conventional state highways or freeway ramp intersections.

A project results in a significant impact if the addition of project generated trips to a study intersection causes the operating Level of Service (Level of Service D or better) to a deficient Level of Service (Level of Service E or F) during either the morning peak hour or the evening peak hour.

As detailed in Table 2 of the TIA, the project is forecast to generate a total of approximately 1,903 daily trips, 149 net trips of which will occur during the morning peak hour and 145 net trips of which will occur during the evening peak hour. With the below recommended improvements, the traffic conditions would achieve an acceptable level of service.

The project is conditioned per the below conditions to make the following improvements:

(Trans 80 Caltrans Letter)- The applicant shall comply with the recommendations provided in the Caltrans letter, dated February 5, 2021 (File No. Riv-74-PM34.17, C/S: SR-74 at Amanda Avenue).

The CALTRANS letter states:

- At such time that an application for a Caltrans Encroachment permit is received for review and approval, we anticipate a need for submittal of an updated TIA, to include:
- Page 3 Opening Year – Cumulative (2019). The proposed center’s opening years is anticipated in 2019. Revise to show updated opening year throughout.
- Verify and update all traffic volumes, intersection turning counts, geometrics, level of service calculations and/or Vehicle Miles Traveled (VMT) as applicable.

The proximity of SR-74 to the proposed full turn access drive at the Amanda Avenue frontage may result in queuing affecting the highway at this intersection. To alleviate this concern, we suggest restricting this entrance to right in/out only. The need for this change may be re-evaluated with review of an updated TIA at the time of future Caltrans encroachment permit review. “

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(RCTD 90 Caltrans Encroachment Permit) Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State Highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

(RCTD Existing Caltrans 90 Transportation) - Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

SH 74 along project boundary is a paved Caltrans maintained road and designated as EXPRESSWAY and shall be improved with 58-68 foot half width AC pavement, concrete curb and gutter (project side), 8-inch concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 92 foot half width dedicated right of way in accordance with modified County Standard No. 86, Ordinance 461. (Modified for reduced half-width right-of-way from 110 to 92 feet.)

**NOTE:**

An 8 foot concrete sidewalk shall be constructed 7 feet from the curb line within the 29 foot modified parkway per Standard No. 401 parkway as approved by CALTRANS.

A 14 foot wide raised curb landscaped median shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.

All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS.

All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.

(RCTD – Part Width – 90- Transportation) - Old State Highway 74 along project boundary is designated as a Collector road and shall be improved with 34 foot part-width AC pavement, (22 on the project side and 12 on the opposite side of the centerline), 6-inch concrete curb and gutter, and sidewalk within a 67 foot part-width dedicated right-of-way (37 feet on project side and 30 feet on opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

**NOTE:**

1. A 5 foot sidewalk shall be constructed 7 feet from the curb line within the 15 foot parkway.
2. Driveway shall be constructed per County Standard No. 207A.
3. The retaining wall footing shall be outside the public road right-of-way.

Amanda Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 32 foot part-width AC pavement, (20 on the project side and 12 on the opposite side of the centerline), 6-inch concrete curb and gutter, and sidewalk within a 60 foot full-width dedicated right-of-way (30 feet on project side and 30 feet on opposite side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.

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NOTE:

1. A 5 foot sidewalk shall be constructed adjacent to the property line within the 10 foot parkway.
2. Driveway shall be constructed per County Standard No. 207A.
  1. The retaining wall footing shall be outside the public road right-of-way.

With these required improvements, the project would not conflict with a program, plan, ordinance or policy addressing the circulation system.

b) In the fall of 2013, Senate Bill (SB) 743 was passed by the legislature and signed into law. Delay-based metrics such as roadway capacity and level of service is no longer be the performance measures used for the determination of the transportation impacts of projects in studies conducted under CEQA. Vehicle miles travelled (VMT) is now the applicable method for evaluation transportation impacts under CEQA.

The Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (County of Riverside 2020) have been utilized in screening the proposed project's VMT analysis. Local-serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. The TIA guidelines for VMT and LOS do not require local-serving retail projects to prepare a VMT analysis. This is due to local serving retail generally improving the convenience of shopping close to home and reducing vehicle travel instead of increasing or inducing vehicular travel.

The project proposes construction and operation of approximately 6,550 sf of local-serving retail uses which include a fast-food restaurant with drive-through and 24-hour convenience market. The proposed retail development is well below the 50,000 sf VMT screening threshold. The project is under the 3K TTCO2e values so it is classified as an exempt project. Therefore, the proposed project meets the County's screening criteria for presumption of less-than-significant VMT impacts for local-serving retail land uses whereby impacts would be less than significant.

c) The proposed project would be accessible from SR-74 and Amanda Avenue. The project would include on-site circulation improvements (driveways and internal drive aisles), frontage improvements along the project site boundary, and roadway improvements to SR-79. These on-site and adjacent improvements would be designed in accordance with all applicable design standards set forth by the County and Caltrans. The design will undergo County and Fire Department review before approval to ensure that the local development standards for roadways are met without resulting in traffic safety impacts including hazardous design features. Due to high speed limits along SR-74, there is potential for safety hazards for right-turning vehicles leaving the through traffic along SR-74 to enter the northern project driveway. As such, the driveways are required to be right in right out prior to issuance of certificate of occupancy, through implementation of (RCTD Existing Caltrans 90 Transportation). Based on the above analysis, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses.

d) The proposed project would be served by existing roads (Amanda Avenue, State Highway 74 and adjacent property). As such, the proposed project would not cause an effect upon or require new or altered maintenance of roads.

e) Project construction would occur over an approximate 7-month duration. Construction activities are estimated to require up to 10 worker vehicle trips daily to access the site and up to 2 vendor trips daily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to deliver building materials (Appendix A). These trips would occur during the temporary construction phase only and would result in a negligible increase in traffic on existing roadways. Project construction would require off-site roadway improvements adjacent to the project site, within existing roadways. To ensure that impacts associated with temporary lane closures are minimized, the project applicant must prepare a traffic control plan. This construction traffic plan would include measures designed to reduce the impact of temporary construction traffic and any necessary lane closures. Such measures may include but are not limited to providing early notification of closures to the fire and police services, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around the lane and street closures; and flaggers to direct traffic in the vicinity of the closure. With the incorporation of this plan, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system whereby impacts would be considered less than significant.

f) The project site would be accessible to emergency responders during construction and operation activities. As discussed in Section 37(e) above, construction of off-site improvements is not anticipated to require any full road closures. As such, adequate emergency access to the project site and vicinity would be maintained during construction activities.

During project operations, the project site would be accessible via driveways on SR-74, Amanda Avenue and through the adjacent property's access. Each of the proposed driveways would be designed and constructed to County standards and comply with County width, clearance, and turning-radius requirements. The project site would be designed with adequate space for an emergency vehicle to enter the driveways. Development of two driveway access points and compliance with all applicable local requirements related to emergency vehicle access and circulation would ensure the proposed project would not result in inadequate emergency access.

Mitigation: No mitigation is required.

Monitoring: No monitoring required

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: A community trail is shown along SR 74 in the Harvest Valley/Winchester Area Plan: Trails and Bikeway System (Figure 9). The project does not incorporate a trail nor would it affect the implementation of the Area Plan trail system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



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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:

<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 7, 2017. The Soboba Band of Luiseno Indians requested to consult in a letter dated April 24, 2017, the Morongo Band of Mission Indians requested to consult in a letter dated April 24, 2017 and the Pala Band of Indians deferred to closer tribes.

No response was received from the Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Ramona Band of Cahuilla Indians, Temecula Band of Luiseño Indians (Pechanga [late]), the Rincon Band of Luiseño Indians or the San Manuel Band of Mission Indians.

This project was discussed with Morongo during a video conference on October 17, 2017. All project documentation was provided to the tribe and consultation was concluded by the tribe on April 28, 2018. Consultation was completed with Soboba during a meeting held November 22, 2017. All project documentation was provided to Soboba and consultation was concluded by the tribe on June 13, 2018. No Tribal Cultural Resources were identified by either of the consulting tribes. As such, there will be no impacts to any Tribal Cultural Resources.

The project has been conditioned with the County standard Human Remains and Unanticipated Resources conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

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

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2 Unanticipated Resources**

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Monitoring: Mitigation will be implemented and monitoring through the conditions of approval for the project.

<b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
<b>40. Water</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a)The project will be served by Eastern Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The proposed project would include construction of an on-site network of water, wastewater, and stormwater facilities that would connect to existing facilities adjacent to or within the project site. Minimal off-site ground disturbance within the public ROW would be required to connect the proposed on-site water and wastewater infrastructure to the existing points of connection in SR-79 and Old State Highway, respectively. Currently, there is not storm water infrastructure present within or adjacent to the project site. The proposed project would include installation of an on-site subsurface bioretention basin to capture and treat on-site storm water flows. Treated flows would be control-released from the underground basin to the public ROW, consistent with current storms flows from the project site. In addition, curb-and-gutter would be installed along the project frontage, thus improving containment of storm flows within the existing roadway. The impacts associated with proposed utility connections are considered to be part of the project's construction phase and are evaluated throughout this Initial Study accordingly. As identified throughout this Initial Study, no significant impacts have been identified for the project's construction phase. The construction of on-site water, wastewater and stormwater infrastructure necessary to serve the project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Department of Environmental Health Review, Eastern Municipal Water

**Findings of Fact:** Eastern Municipal Water District (EMWD) will serve the project with existing sewer facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

**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?

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

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

**Findings of Fact:**

The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Street lighting?

e) Maintenance of public facilities, including roads?

f) Other governmental services?

**Source(s):** Project Application Materials, Utility Companies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**44. Wildfire Impacts**

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

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

**Findings of Fact:**

- a) According to the County's General Plan Figure S-14, *Inventory of Emergency Response Facilities*, the project site does not contain any emergency facilities and does not occur adjacent to an emergency evacuation route (County of Riverside 2019b). During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. In addition, the project site would be accessible from two driveways and the adjacent property, so emergency vehicles could access the site even if one of the access driveways were blocked during an emergency. Therefore, the proposed project would not impair implementation of an adopted emergency response or evacuation plan whereby 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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b) The project site is within a Very High Fire Hazard Severity Zone in the Western Riverside County Local Responsibility Area (CAL FIRE 2007). Although the project site is located in a rural community west of the San Bernardino National Forest, the project site is adjacent to paved roadways to the north, west and south. The nearest open space area with natural vegetation is a hillside located approximately 0.3 miles east of the project site. As identified in the Harvest Valley/Winchester Area Plan, Figure 14 *Steep Slopes*, the proposed project and vicinity contain slopes less than 15 percent (County of Riverside 2016a).

The proposed project is required to comply with applicable provisions of the CBC, California Fire Code (County Ordinance 787), and Riverside County Fire Department Standards pertaining to human health and safety. The County will review all project plans to ensure compliance with these regulations. For example, the plan check process includes County Fire Department review of proposed fire hydrant spacing and incorporation of automatic sprinkler systems in accordance with applicable Sections of Ordinance 787 .1 (e.g., Sections 901.6.1, 903.2, 903.4.2.1, 4.3, 3, 5, and 8603.1), proper roadway turning radii (minimum 38 feet), fire lane widths (minimum 24 feet), etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Through proper site design and compliance with standard and emergency County access requirements, the proposed project would not exacerbate wildfire risk, or expose the project site to pollutant concentrations from a wildfire or uncontrolled spread of wildfire whereby impacts would be considered less than significant.

c) The proposed project would not require installation or maintenance of infrastructure that could exacerbate fire risk. Nevertheless, to ensure the project site is designed to minimize potential wildfire risk, the proposed project would be required to comply with applicable provisions of the CBC, California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards pertaining to human health and safety. The County will review all project plans to ensure compliance with these regulations.

d) The project site is relatively flat. As identified in the Harvest Valley/Winchester Area Plan, Figure 14, *Steep Slopes*, the proposed project and vicinity contain slopes less than 15 percent. As such, the project site would not be exposed to downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes, whereby impacts would be less than significant.

e) As described above in Section 37(a-d), although the proposed project is within a Very High Fire Hazard Severity Zone (CAL FIRE 2007), the project site and proposed land uses do not contain specific attributes or factors that would exacerbate wildfire risk. To ensure the project site is designed to minimize potential wildfire risk, the proposed project would be required to comply with applicable provisions of the CBC, California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards pertaining to human health and safety whereby impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**45.** Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

Findings of Fact: As analyzed throughout this Initial Study, the proposed project would result in less than significant impacts or no impact to aesthetics, agriculture and forestry resources, air quality, biological resources, energy, Geology and Soils GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire. Mitigation would be required to reduce potentially significant impacts related to cultural resources, paleontological resources, transportation and Tribal Cultural Resources. As such, cumulatively considerable impacts associated with the proposed project would be less than significant with mitigation incorporated.

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

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

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

**VI. EARLIER ANALYSES**

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: LGC Inland: Response and Supplemental Investigation for the Proposed Hemet Center: APN 453-103-008 -014 Located on the Southwest Corner of State Highway 79 and State Highway 74, Green Acres Area, Riverside County, California (October 2009)

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

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

Revised: 1/31/2022 8:03 AM  
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS\_Template.docx





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

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



04/25/22, 2:43 pm

PP26240

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26240. 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 (PP26240, CZ07932) 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**

Plot Plan No. 26240 is a proposal for a total of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive thru restaurant and a 7,550 square foot multi-tenant retail building.

Change of Zone No. 7932 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration constitutes the "Project" as further referenced in this staff report.

The project is located south of Highway 74, east of Amanda Avenue, north of Old Highway 74, and westerly of Winchester Road.

**Advisory Notification. 3            AND - EA Mitigation Measures**

Mitigation measures from EA26240 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions and mitigation measures of EA 26240.

**Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 11/29/21.
- Exhibit B (Elevations), dated 11/29/21.
- Exhibit C (Floor Plans), dated 11/29/21.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Exhibits (cont.)**

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 11/29/21.

#### **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 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
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

##### 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)

#### **Advisory Notification. 6                    AND - Hold Harmless**

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

(a) any claim, action, or processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP26240 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP26240 including, but not limited to decisions made in response to California Public Records Act requests; and

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

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

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

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

### BS-Grade

#### **BS-Grade. 1                                    0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO**

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 9

0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

BS-Grade. 9

0010-BS-Grade-USE - NPDES INSPECTIONS

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation



## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

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 commercial and residential applications, each separate structure will require a separate building permit. A demo permit may be required for removal of existing buildings on property.

#### ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

#### GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### **BS-Plan Check. 1                      0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)**

calculated by weight or volume, but not both.  
For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

### E Health

#### **E Health. 1                              ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### Fire

#### **Fire. 1                                      0010-Fire-USE-#005-BUILDING MATERIAL**

All buildings shall be constructed per Chapter 7A of the California Building Code.

#### **Fire. 2                                      0010-Fire-USE-#20-SUPER FIRE HYDRANT**

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

#### **Fire. 3                                      0010-Fire-USE-#21-HAZARDOUS FIRE AREA**

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

#### **Fire. 4                                      0010-Fire-USE-#50-BLUE DOT REFLECTOR**





## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 1 Flood Hazard Report (cont.)**

This is an area of poor drainage and the District has received numerous flooding complaints over the years. This area lacks a well-defined drainage course for the amount of stormwater runoff that is received and is in need of flood control facilities to protect the existing residents.

The entire onsite flows are collected and treated in a basin located at southeast of the project site. The basin size was calculated based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 10-year 24-hour. Some parameters used in the calculations may not result in an adequate basin size to mitigate the increased runoff. During the plan check, an updated drainage study needs to be submitted and approved by the District. The final basin size shall mitigate 1-, 3-, 6-, and 24-hour duration events for the 2-, 5-, and 10-year return frequencies. See 015-Increased Runoff Criteria.

The treated outflow from the basin is proposed to discharge into a storm drain (15"x10'RCB) in Old State Highway 74 to the south that was constructed by the adjacent development to the east (Conditional Use Permit 03579) per County Street Improvement Plans County File 963UU, which happens to have the same owner/applicant. Per the approved street improvement plans for Homeland Center (CUP35479S2), the underground facility in Old State Highway is a double cell 5'x1.5' RCB with hydraulic capacity (Q100) of 50 cfs. The basin discharge to the RCB increased from 8.46 cfs to 9.12 cfs due to the change of project layout. The increase of the discharge is acceptable at entitlement stage because the increase is less than 10% of the total capacity of the RCB. However, the storm drain plans and hydraulic study shall be submitted for review to confirm the existing facility has adequate hydraulic capacity and approval during the plan check.

It should be noted that the site is located within the bounds of the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment.

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

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or [hyang@rivco.org](mailto:hyang@rivco.org).

#### **Flood. 2 Increased Runoff Criteria**

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to 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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 2

#### Increased Runoff Criteria (cont.)

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 "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

#### 15 - PLANNING - Landscape Requirement

Landscape Requirement

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







## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      RCTD - GENERAL CONDITIONS (cont.)**

contained in the street right-of-way.

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.

10. The Project shall obtain approval of street improvement plans from the Transportation Department and Caltrans (within the SH-74). Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

11. The Project shall obtain approval of street improvement plans from the Transportation Department and Caltrans.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

### Waste Resources

#### **Waste Resources. 1                      0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### **Waste Resources. 1                      0010-Waste Resources-USE - AB 1826 (cont.)**

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.

#### **Waste Resources. 2                      0010-Waste Resources-USE - AB 341**

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

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

#### **Waste Resources. 3                      0010-Waste Resources-USE - HAZARDOUS MATERIALS**

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



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

**Waste Resources. 3**                      **0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)**

Protection and Oversight Division.

**Waste Resources. 4**                      **0010-Waste Resources-USE - LANDSCAPE PRACTICES**

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

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

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

Plan: PP26240

Parcel: 458103002

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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

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

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

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading

Plan: PP26240

Parcel: 458103002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT (cont.)                      Not Satisfied

permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-USE - NOTARIZED OFFSITE LTR                      Not Satisfied

A notarized letter of permission 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.

060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 8                      0060-BS-Grade-USE - OFFSITE GRDG ONUS                      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.

060 - BS-Grade. 9                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied  
schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 11                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

060 - Flood. 1                      Elevate Finished Floor                      Not Satisfied  
The finished floor of new structures shall be constructed a minimum of 12 inches above the 100-year water surface elevation.

060 - Flood. 2                      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. 3                      Mitcharge - Use                      Not Satisfied  
This project is located within the limits of the Wichester/North Hemet-Salt Creek Channel Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3                      Mitcharge - Use (cont.)                      Not Satisfied  
Personal or corporate checks will not be accepted for payment.

060 - Flood. 4                      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                      0060-Planning-USE - PALEO PRIMP/MONITOR                      Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. PRIMP must be accompanied by the final grading plan for the subject project.
  3. Description of the proposed site and planned grading operations.
  4. Description of the level of monitoring required for all earth-moving activities in the project area.
  5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  10. Procedures and protocol for collecting and processing of samples and specimens.
  11. Fossil identification and curation procedures to be employed.
  12. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed

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Planning

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

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

13. All pertinent exhibits, maps and references.

14. Procedures for reporting of findings.

15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2                      Gen - Fee Balance                      Not Satisfied

Prior to issuance of Grading Permits, the Planning Department shall determine if the deposit based fees for PP26240 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Transportation

060 - Transportation. 1                      RCTD - FILE L&LMD APPLICATION                      Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 2                      RCTD - SUBMIT GRADING PLANS                      Not Satisfied

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

060 - Transportation. 3                      RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUII                      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 <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUII Not Satisfied  
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.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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 Retail Food Plans Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      Retail Food Plans (cont.)                      Not Satisfied

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

Fire

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1                      Elevate Finished Floor                      Not Satisfied

The finished floor of new structures shall be constructed a minimum of 12 inches above the 100-year water surface elevation.

080 - Flood. 2                      Mithcharge - Use                      Not Satisfied

This project is located within the limits of the Wichester/North Hemet-Salt Creek Channel Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.



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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2                      Mitcharge - Use (cont.)                      Not Satisfied

080 - Flood. 3                      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                      0080- Filters                      Not Satisfied

Prior to Building Permit issuance, fast food facilities must display that the filters are required on the fast food vents to prevent the smell of food to the adjacent residences.

080 - Planning. 2                      0080- Parcel merger                      Not Satisfied

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain either an approved Parcel Merger establishing the whole site as one parcel, or an approved Tentative Parcel Map and Final Parcel Map establishing legal parcels for each building site. Documentation showing the recordation of the Parcel Merger or the Final Parcel Map shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 180028. The proposed parcel or parcels shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

080 - Planning. 3                      Gen - Conform to Elevations                      Not Satisfied

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

080 - Planning. 4                      Gen - Conform to Floor Plans                      Not Satisfied

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

080 - Planning. 5                      Gen - Construction Hour Restrictions                      Not Satisfied

Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

The building plans shall contain a note stating the above construction hours.

080 - Planning. 6                      Gen - Electric Vehicle                      Not Satisfied

Prior to building permit, the project shall comply with electrical vehicle Ordinance section 18.12.c or Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 7                      Gen - Evergreen Trees                      Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7                      Gen - Evergreen Trees (cont.)                      Not Satisfied

Evergreen Trees shall be evenly planted from the corner to the property line, in lieu of trees along the bottom of the retaining wall on the south.

080 - Planning. 8                      Gen - Fee Balance                      Not Satisfied

Prior to issuance of Grading Permits, the Planning Department shall determine if the deposit based fees for PP26240 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 9                      Gen - Lighting Plans                      Not Satisfied

All existing and proposed 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 no. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 10                      Gen - Plans Showing Bike Racks                      Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 11                      Gen - Roof Mounted Equipment                      Not Satisfied

Roof Mounted equipment shall be shielded from ground view to a minimum sight distance of 1.320 feet. Screening material shall be subject to Planning Department approval.

080 - Planning. 12                      Gen - School Mitigation                      Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State Law.

Survey

080 - Survey. 1                      RCTD - SURVEY MONUMENT/VACATION                      Not Satisfied

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

2. Lot access shall be restricted on SH-74. The project proponent shall obtain an encroachment permit from Caltrans to secure the proposed driveway on SH-74, otherwise the driveway shall be closed.

3. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.

4. The project proponent shall provide a reciprocal parking and two (2) way drive access agreement between PP26240 and CUP03769.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION - Landscape Common Area CCRs                      Not Satisfied

Landscape Common Area CCRs

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            80 - TRANSPORTATION - Landscape Common Area CCRs (    Not Satisfied

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2            80 - TRANSPORTATION - Landscape Inspection Deposit Re    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.

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ    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).

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3      80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ    Not Satisfied

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 inch x 36 inch), 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 inch 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 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. 4      80 - TRANSPORTATION - Landscape Project Specific Requi    Not Satisfied  
Landscape Project Specific Requirements

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific Requi    Not Satisfied

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

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Landscape screening located from \_\_ to \_\_ shall be designed to ensure full, opaque, coverage up to a minimum height of \_\_ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, 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.

c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.

d. Landscaping plans shall incorporate the use of specimen (24 inch 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.

e. Project shall prepare water use calculations as outlined in Ord 859.3.

f. Trees shall be hydrozoned separately.

g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.

h. 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.

i. 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 lessor water use plant.

j. Project shall use County standard details for which the application is available in County Standard Detail Format.

k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).

l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

m. Plant species shall meet ALUC requirements, if applicable.

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Transportation

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific Requi    Not Satisfied

n. 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.

o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.

p. Project shall use (25) Percent 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.

q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

s. 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.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 5            RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT    Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied  
(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 6 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. Prior to issuance of a building permit, the Project shall coordinate with CUP03579.

080 - Transportation. 7 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 8 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 RCTD - UTILITY PLAN Not Satisfied

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

080 - Transportation. 10 RCTD-USE - Caltrans Letter Not Satisfied

The applicant shall comply with the recommendations provided in the Caltrans letter, dated February 5, 2021 (File No. Riv-74-PM34.17, C/S: SR-74 at Amanda Avenue). This is available as an attached document in the County's PLUS system.

080 - Transportation. 11 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY (cont. 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. 12 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, 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 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied

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



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80. Prior To Building Permit Issuance

Waste Resources

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification

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90. Prior to Building Final Inspection

BS-Grade

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

certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

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

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

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

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

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

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

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.)                      Not Satisfied

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

Fire

090 - Fire. 1                              0090-Fire-USE-#12A-SPRINKLER SYSTEM                              Not Satisfied

Install an approved fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

090 - Fire. 2                              0090-Fire-USE-#27-EXTINGUISHERS                              Not Satisfied

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

090 - Fire. 3                              0090-Fire-USE-#36-HOOD DUCTS                              Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon

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90. Prior to Building Final Inspection

Fire

090 - Fire. 3                      0090-Fire-USE-#36-HOOD DUCTS (cont.)                      Not Satisfied  
activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

090 - Fire. 4                      0090-Fire-USE-#45-FIRE APPARATUS ACCESS                      Not Satisfied  
Fire apparatus access roads shall be installed to within 150' of all exterior walls of the structures. Access shall be a minimum 24' wide with a vertical clearance of 13'6". The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 5                      0090-Fire-USE-#83-AUTO/MAN FIRE ALARM                      Not Satisfied  
Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System if required. Plans must be submitted to the Fire Department for approval prior to installation.

Planning

090 - Planning. 1                      Gen - (MSHCP) USE - ORD 810 0 S FEE                      Not Satisfied  
(MSHCP) USE - ORD 810 0 S FEE - 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, 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. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2                      Gen - 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                      Gen - Handicapped Parking                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      Gen - Handicapped Parking (cont.)                      Not Satisfied

A minimum of 3 accessible parking space for persons with disabilities shall be provided. 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 as a minimum height of 36 inches from the parking space to 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 forced 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. 4                      Gen - Lighting Plan Comply                      Not Satisfied

All existing and proposed 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 No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 5                      Gen - Ordinance No. 659 DIF                      Not Satisfied

USE - ORD NO. 659 (DIF) - 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 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.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      Gen - Parking Paving Material                      Not Satisfied

A minimum of 73 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 7                      Gen - Roof Mounted Equipment                      Not Satisfied

Roof Mounted equipment shall be shielded from ground view to a minimum sight distance of 1.320 feet. Screening material shall be subject to Planning Department approval.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      Gen - Roof Mounted Equipment (cont.)                      Not Satisfied

090 - Planning. 8                      Gen - SKR Fee                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is detailed below in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No., 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9                      Gen - Trash Enclosure                      Not Satisfied

A trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on APPROVED EXHIBIT A and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

090 - Planning. 10                      Gen - WRCOG TUMF                      Not Satisfied

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

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and Drought                      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 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.



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - LANDSCAPING INSTALLATION COMPLETION (cor Not Satisfied  
Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved along the streets associated with this development.

090 - Transportation. 6 RCTD - PART-WIDTH Not Satisfied

Old State Highway 74 along project boundary is designated as a Collector road and shall be improved with 34 foot part-width AC pavement, (22 on the project side and 12 on the opposite side of the centerline), 6-inch concrete curb and gutter, and sidewalk within a 67 foot part-width dedicated right-of-way (37 feet on project side and 30 feet on opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 5 foot sidewalk shall be constructed 7 feet from the curb line within the 15 foot parkway.
2. Driveway shall be constructed per County Standard No. 207A.
3. The retaining wall footing shall be outside the public road right-of-way.

Amanda Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 32 foot part-width AC pavement, (20 on the project side and 12 on the opposite side of the centerline), 6-inch concrete curb and gutter, and sidewalk within a 60 foot full-width dedicated right-of-way (30 feet on project side and 30 feet on opposite side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE:

1. A 5 foot sidewalk shall be constructed adjacent to the property line within the 10 foot parkway.
2. Driveway shall be constructed per County Standard No. 207A.
3. The retaining wall footing shall be outside the public road right-of-way.

090 - Transportation. 7 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 8 RCTD - RECIPROCAL ACCESS Not Satisfied

The project proponent shall provide a reciprocal parking and two (2) way drive access agreement between PP26240 and CUP03769.

090 - Transportation. 9 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlights annexation into L&LMD or similar mechanism as approved by the Transportation



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD - STREETLIGHTS INSTALL (cont.) Not Satisfied  
Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 11 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

090 - Waste Resources. 2 080 - Gen - Recyclables Collection and Loading Area Inspect Not Satisfied

Trash Enclosures – prior to final inspection

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. 3 090 - Form D – Mandatory Commercial Recycling and Organi Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Plan: PP26240

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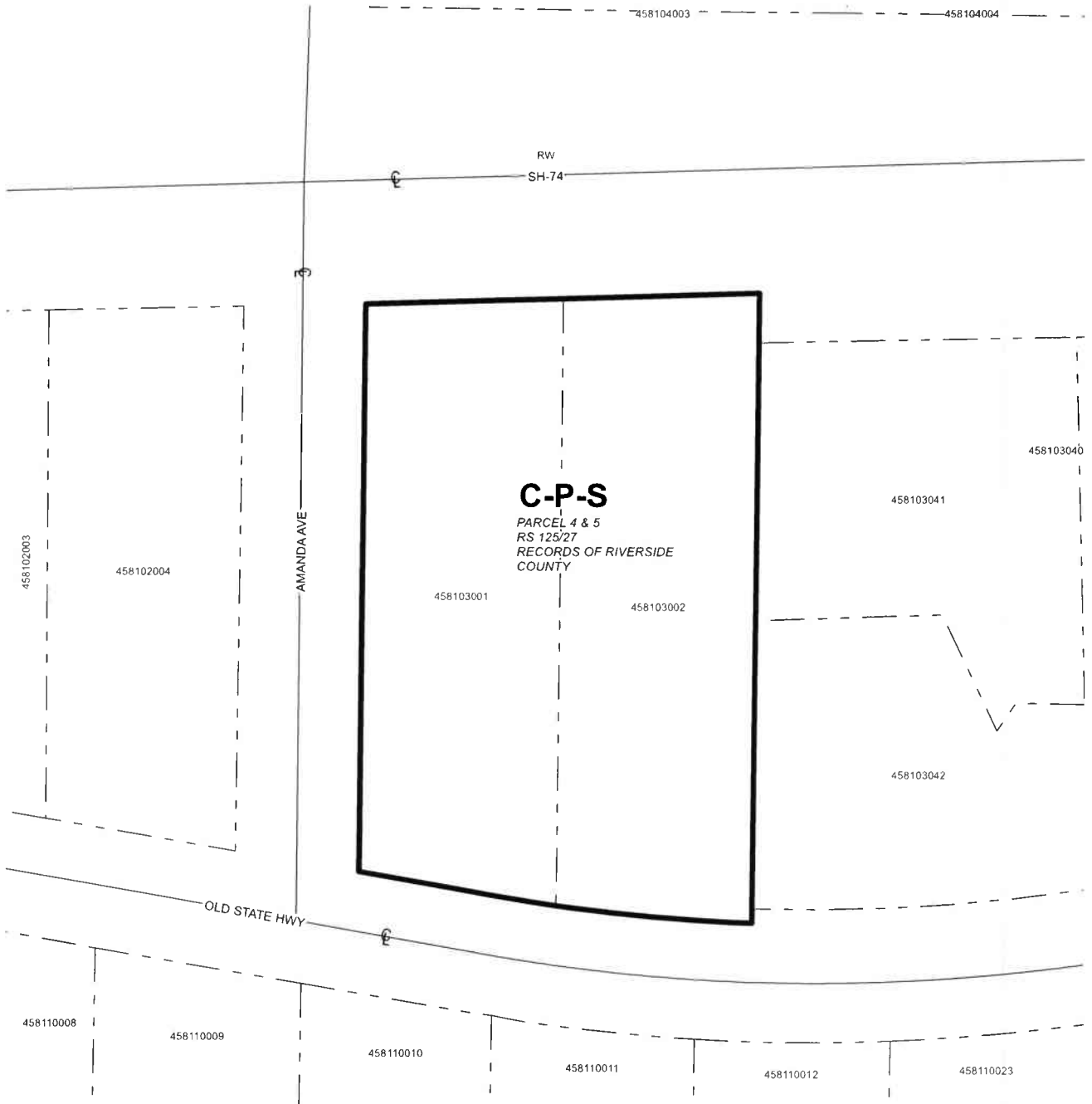
90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3      090 - Form D – Mandatory Commercial Recycling and Organi      Not Satisfied

Prior to final building inspection, applicants 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)

HOMELAND AREA  
SEC 15. T.5S. R.2W.



**C-P-S**

PARCEL 4 & 5  
RS 125/27  
RECORDS OF RIVERSIDE  
COUNTY

ZONING EXTENDS TO MIDDLE OF ADJACENT STREET

**C-P-S**

SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2477

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07932  
ADOPTED BY ORDINANCE NO. 348.4984

(DATE:) \_\_\_\_\_



APN(s): 458-103-001, 458-103-002

RIVERSIDE COUNTY BOARD OF SUPERVISORS



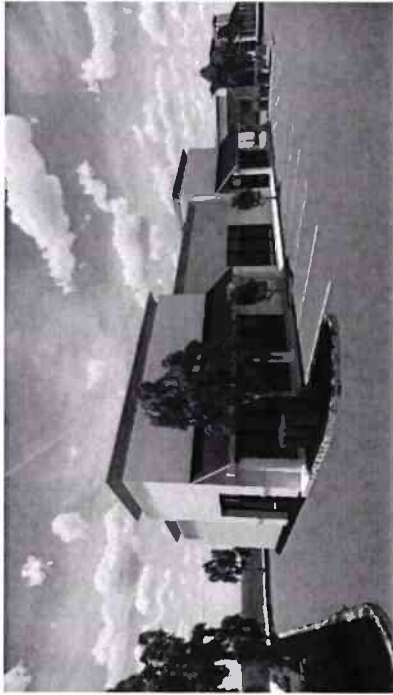
Phase III Buildings  
**ALHUSN, LP**  
 33389 Highway 74 Hemet, Ca 92548  
 Suite B

CASE: PP26240  
 EXHIBIT: EXHIBIT B  
 DATE: 11/29/2021  
 PLANNER: bdawson

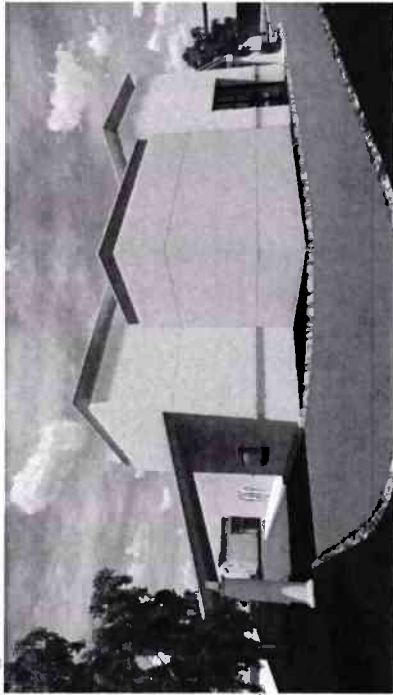
Meeting  Comment Agenda  Find



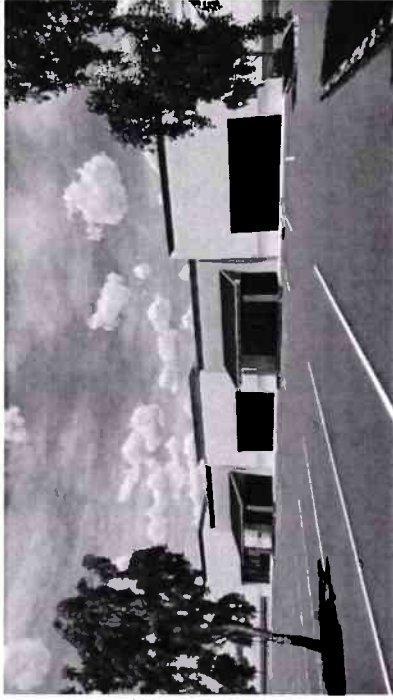
1 Building A - Front



2 Building A - Left Front



3 Building A - Left Side



4 Building B - Right Front



5 Building B - Left Front

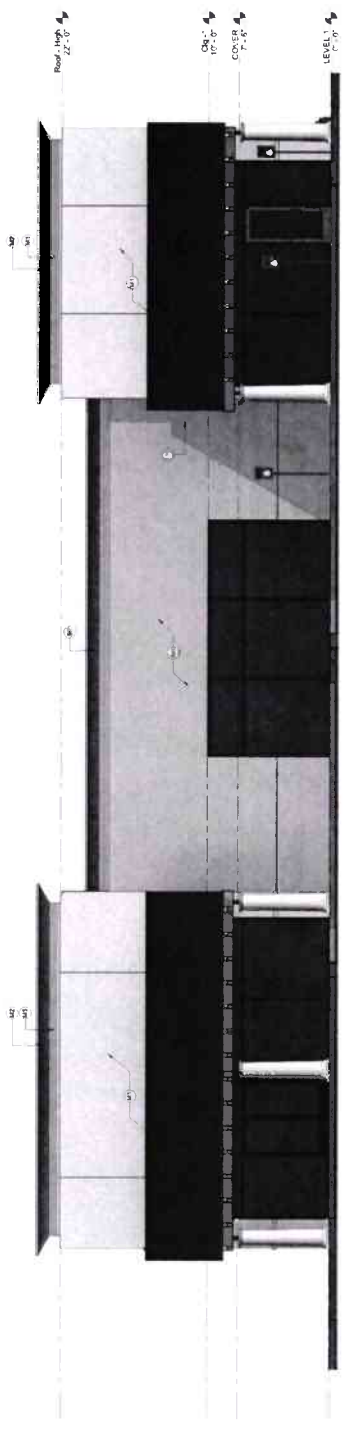


6 Building B - Right Side

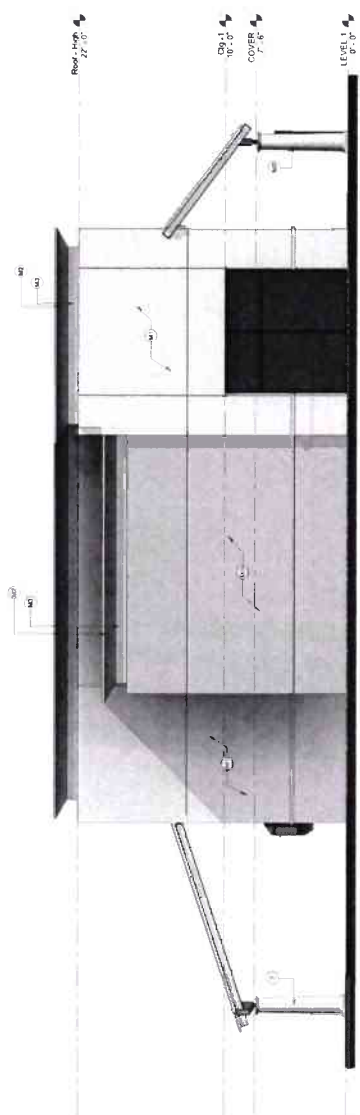
Phase III Buildings  
 BLDG A & B RENDER.

**LEC**  
 LAND ENGINEERING CONSULTANTS INC.

DR.001



1 BUILDING A FRONT ELEVATION



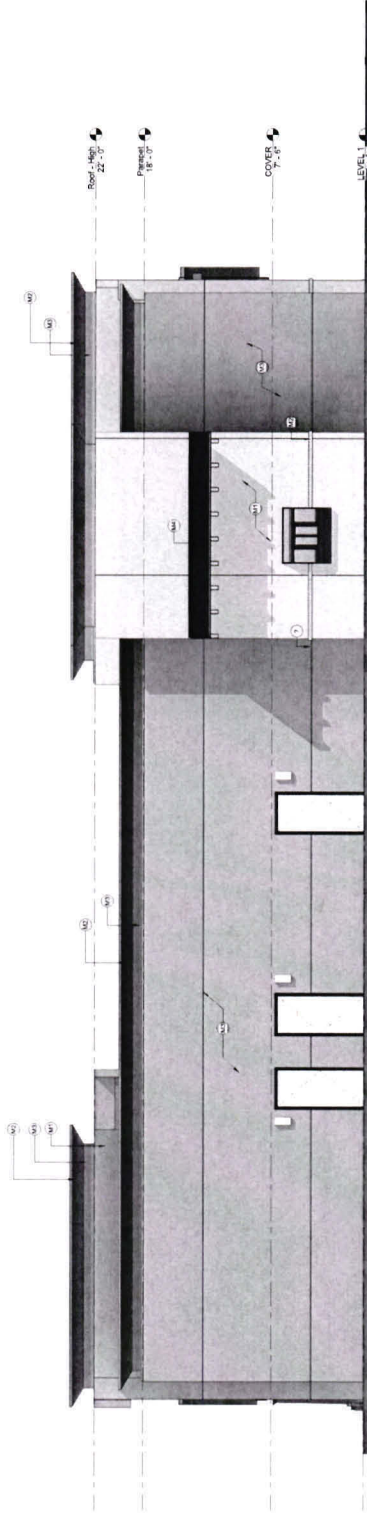
2 BUILDING A SIDE ELEVATION A

MATERIAL LEGEND

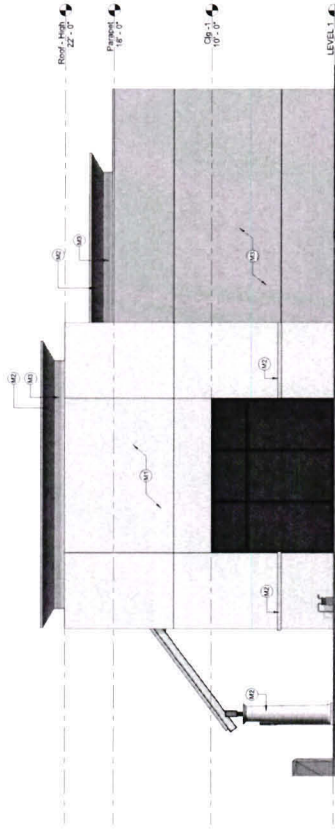
- M1 4200F FINE-GR. GRIT
- M2 9317B BARNHART TILE
- M3 9338M CRIP SLAT
- M4 1/4" X 1/4" SQUARE 1/4" HATCH LUSTING
- M4 DECORATIVE TROUSERS  
TUBULAR STEEL WITH  
APPROXIMATE 1/4" DIA.  
SUPPORT

CASE: PP26240  
 EXHIBIT: EXHIBIT B  
 DATE: 11/29/2021  
 PLANNER: bdawson  
 Meeting  Control Agenda  Print

Phase III Buildings  
 BLDG A ELEVATIONS  
  
**DECORATIVE TROUSERS**  
 TUBULAR STEEL WITH  
 APPROXIMATE 1/4" DIA.  
 SUPPORT



**1 BUILDING A REAR ELEVATION**  
1/4" = 1'-0"



**2 BUILDING A SIDE ELEVATION B**  
1/4" = 1'-0"

**MATERIAL LEGEND**  
1/4" = 1'-0"

- M1** 8200F Nomadic Entry
- M2** 8931 in Blankman Tan
- M3** 8239M Core Panel
- M4** NEW METAL ROOFING TO MATCH EXISTING
- M4** DECORATIVE FINISHES: STUCCO, TERRAZZO, POLISHED CONCRETE, GRANITE, MARBLE, LAMINATE, PAPER, FABRIC, PAINTS, ETC.

**CASE:** PP26240  
**EXHIBIT:** EXHIBIT B  
**DATE:** 11/29/2021  
**PLANNER:** bdawson

Meeting  Comment Agenda  Final

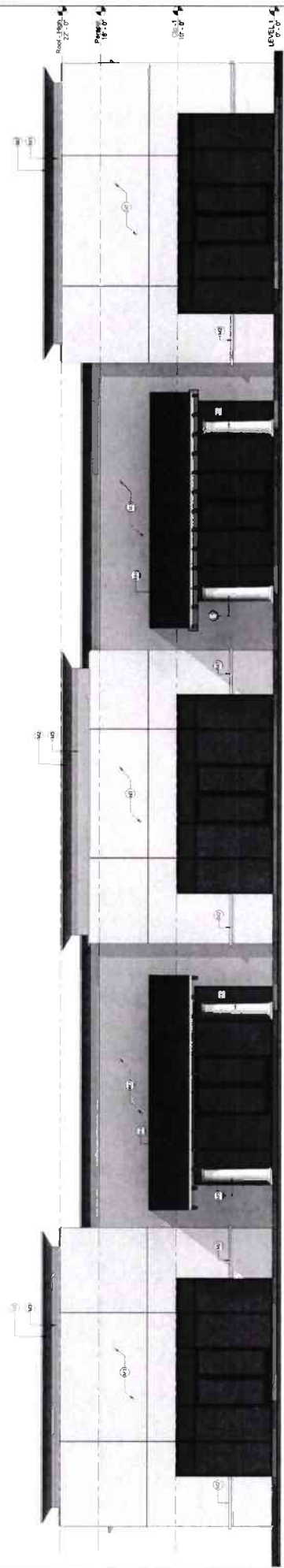
Phase III Buildings  
 BLDG A ELEVATIONS

DR 005

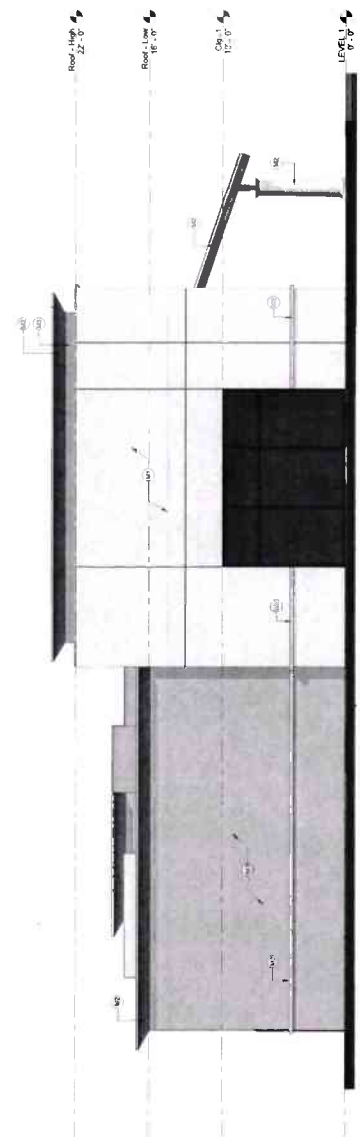
DATE:	11/29/21
DESIGNER:	IFC
CHECKED:	
SCALE:	
SHEET:	

**IFC**  
 INTERIOR FINISHES CONSULTANTS, INC.  
 11100 N. UNIVERSITY AVE., SUITE 200  
 DENVER, CO 80202

DATE: 11/29/21  
 SCALE: 1/4" = 1'-0"  
 SHEET: DR 005  
 TOTAL SHEETS: 005 OF 005



2 BUILDING B FRONT ELEVATION



1 BUILDING B SIDE ELEVATION A

**MATERIAL LEGEND**

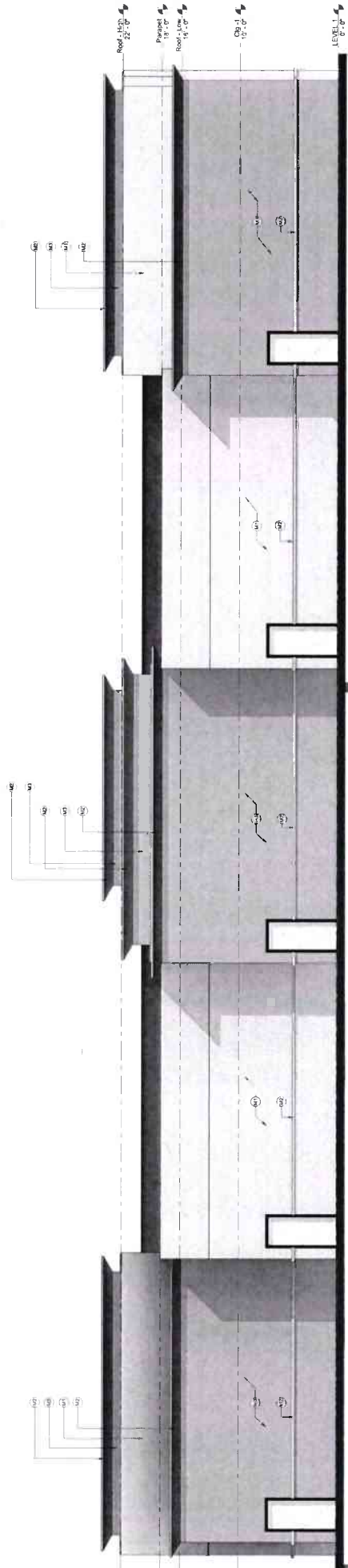
- M1** 8200W Neutral-Cool Gray
- M2** 8210W Behrman Tan Sand ST1020
- M3** 8220W Clay Tan Sand ST1020
- M4** METAL, BRUSH METAL MATCH CENTER
- M4** DECORATIVE TWO-PANORAMA STYLING WITH PERSPECTIVE CORNER (MATCH CENTER)

CASE: PP26240  
 EXHIBIT: EXHIBIT B  
 DATE: 11/29/2021  
 PLANNER: bdawson

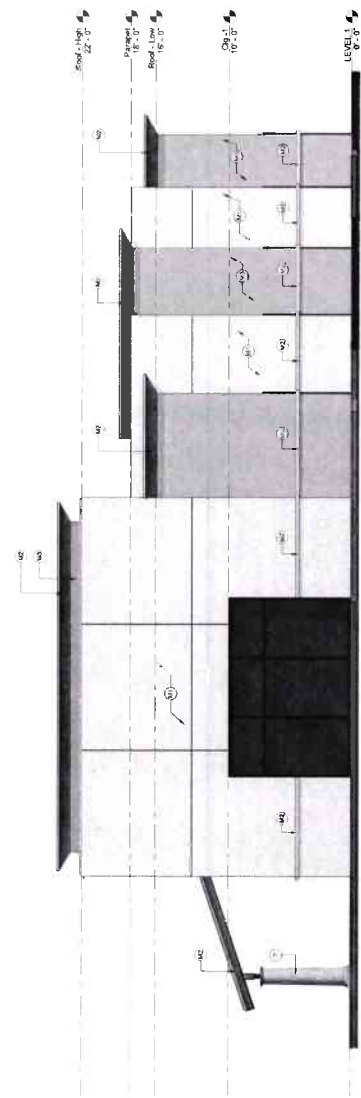


Meeting  
 Comment Agenda  
 Final





**2** BUILDING B. REAR ELEVATION



**1** Elevation - SF1

**MATERIAL LEGEND**

- M1** 3/2024 FINE GRAIN SAND STUCCO
- M2** 8873 1/2" BALKONITE TILE
- M3** 8223M CEMENT SAND STUCCO
- M4** NEW 1/4" BUCKING (1/4" X 1/8" X 1/8")
- M4** [Image of a window frame]

EXCELLENCE IN SERVICE  
 INTEGRITY AND ETHICS  
 INNOVATION AND CREATIVITY  
 COLLABORATION AND TEAMWORK  
 COMMITMENT TO EXCELLENCE  
 SUSTAINABILITY AND RESPONSIBILITY

**CASE:** PP26240  
**EXHIBIT:** EXHIBIT B  
**DATE:** 11/29/2021  
**PLANNER:** bdawson

Meeting  Comment Agenda  Final

Phase III Buildings  
 BLDG B ELEVATIONS

**LEC**  
 LEICHTENSTADT ENGINEERING & ARCHITECTURE  
 CONSULTANTS, INC.

DATE: 11/29/2021  
 DRAWING NO.: 11-29-2021-PP26240-007

DR 007

CASE: PP26240

EXHIBIT: EXHIBIT C

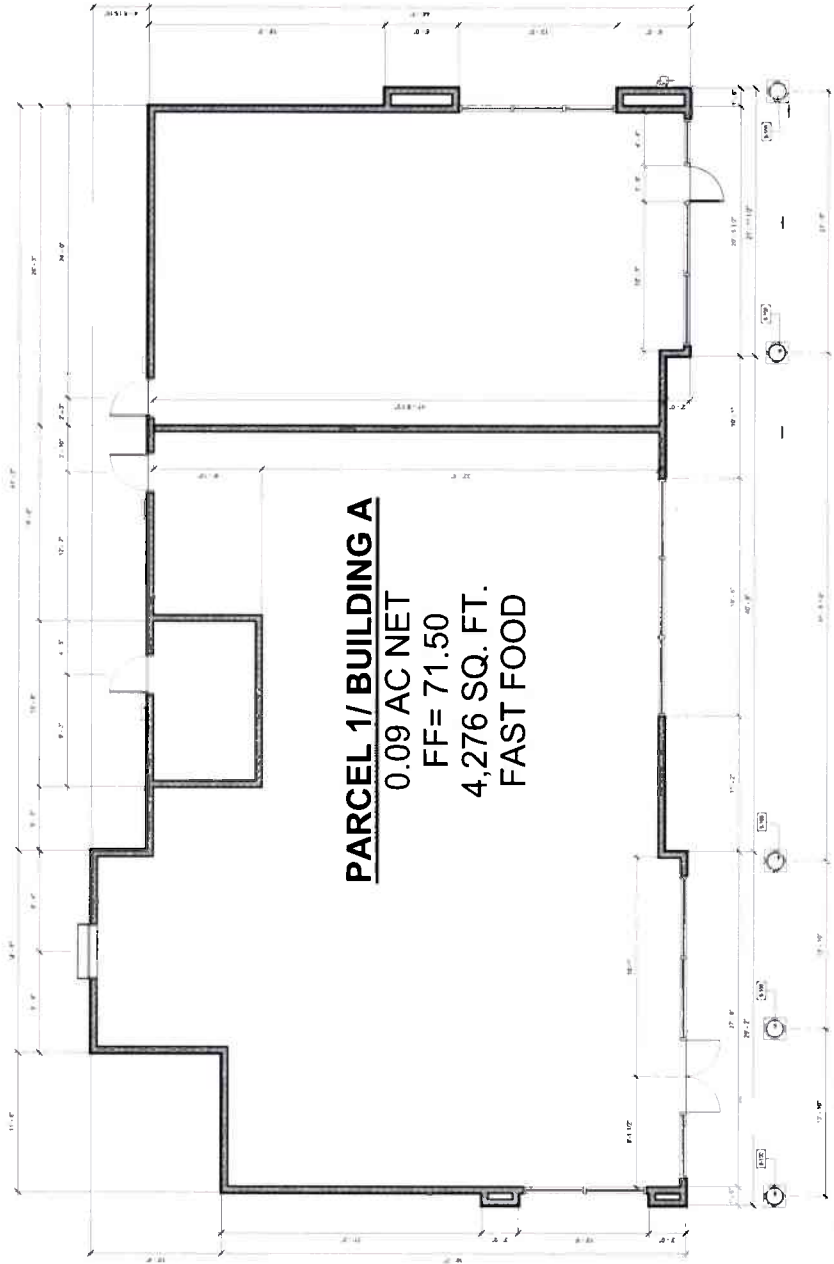
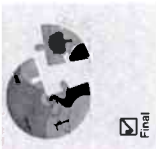
DATE: 11/29/2021

PLANNER: bdawson

Meeting

Comment Agenda

Final



1 BLDG A FLOOR PLAN

Phase III Buildings  
BUILDING A PLAN

DATE	DATE
REVISION	DATE

**IFC**  
INTEGRATED FLOOR CARE  
CONSULTANTS, INC.  
1700 W. 10th Street, Suite 100  
Wichita, KS 67203  
Tel: 316.261.1100  
Fax: 316.261.1101

DR 002

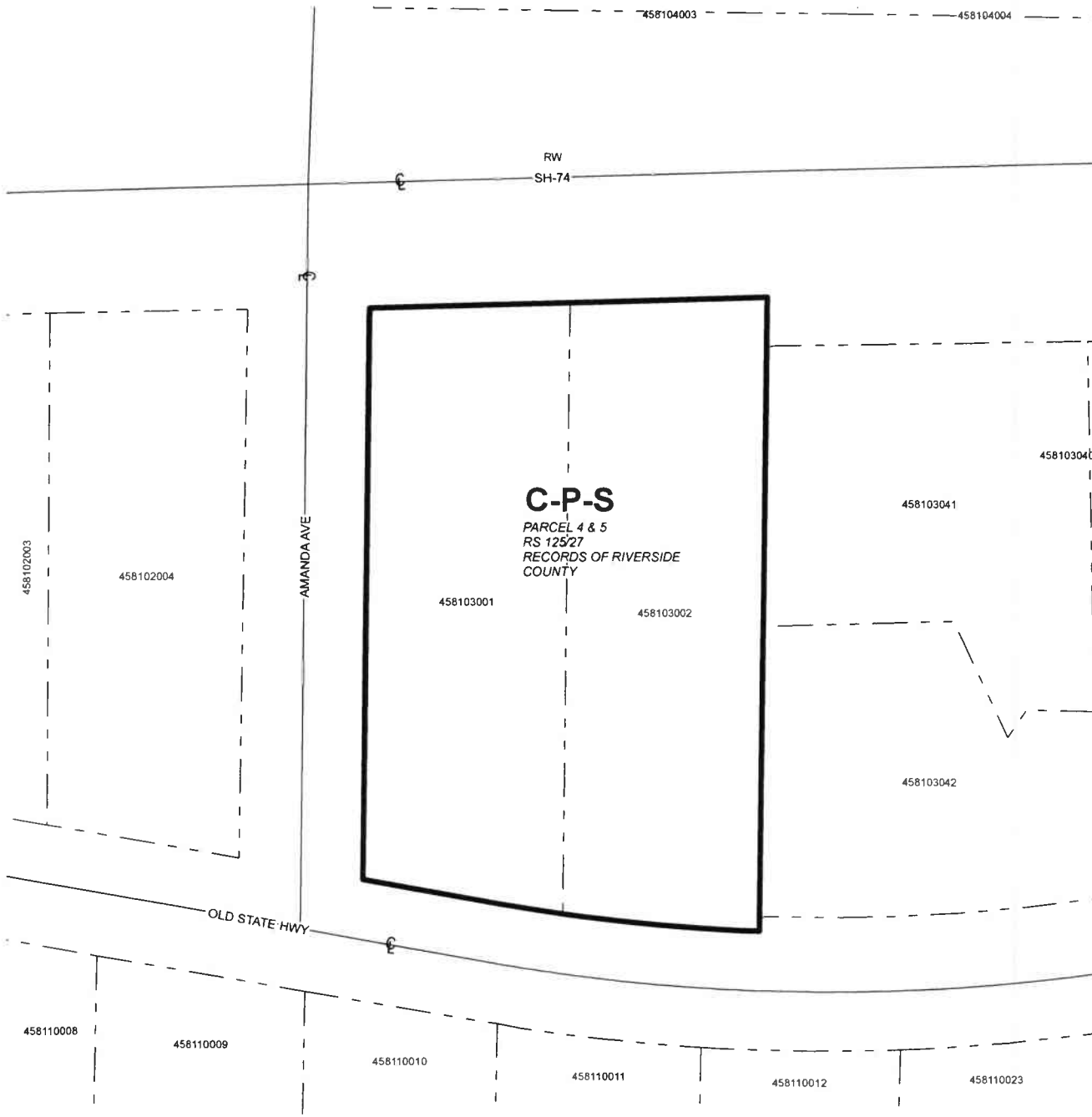








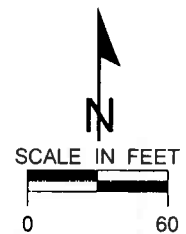
HOMELAND AREA  
SEC 15. T.5S. R.2W.



ZONING EXTENDS TO MIDDLE OF ADJACENT STREET

**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2477  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07932  
ADOPTED BY ORDINANCE NO. 348.4984  
(DATE:) \_\_\_\_\_



APN(s) 458-103-001, 458-103-002

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 24, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                None

DATE:            May 24, 2022

KECIA R. HARPER  
Clerk of the Board  
BY: *[Signature]*  
Deputy

SEAL



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: A7GHUT43MIQ6G0FQIH1Q-1 / PP26240

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**05/14/2022**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 14, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011534980-03

P.O. Number: PP26240

*Planning  
5/24/22  
Item 21.1*

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, CHANGE OF ZONE, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Plot Plan No. 26240, Change of Zone No. 07932, and adopt Ordinance No. 348.4984.** Plot Plan No. 26240 is a proposal to construct a total of 11,826 square feet of commercial buildings on 2.59 gross acres. The buildings include a 4,276 square foot drive thru restaurant and a 7,550 square multi-tenant retail building, parking lots and retention basin on three (3) parcels. A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) APNs: 458-103-001, 458-103-002, 458-103-042. This proposed project is located South of Highway 74, east of Amanda Ave, north of Old Highway 74, and westerly of Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for Environmental Assessment No. 43001, Approve Change of Zone No. 07932, Adopt Ordinance No. 348.4984, and Approve Plot Plan No. 26240.**

On March 2, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, CONTRACT PLANNER, AT (951) 955-0972 OR EMAIL [BDAWSON@RIVCO.ORG](mailto:BDAWSON@RIVCO.ORG).

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 5, 2022

Kecia R. Harper,  
Clerk of the Board  
By: Zuly Martinez,  
Board Assistant

**The Press-Enterprise  
Published: 5/14/22**

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption Ord. 348.4984 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**06/07/2022**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 07, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011540883-01

P.O. Number:

Planning  
5/24/22  
21-1

Ad Copy:

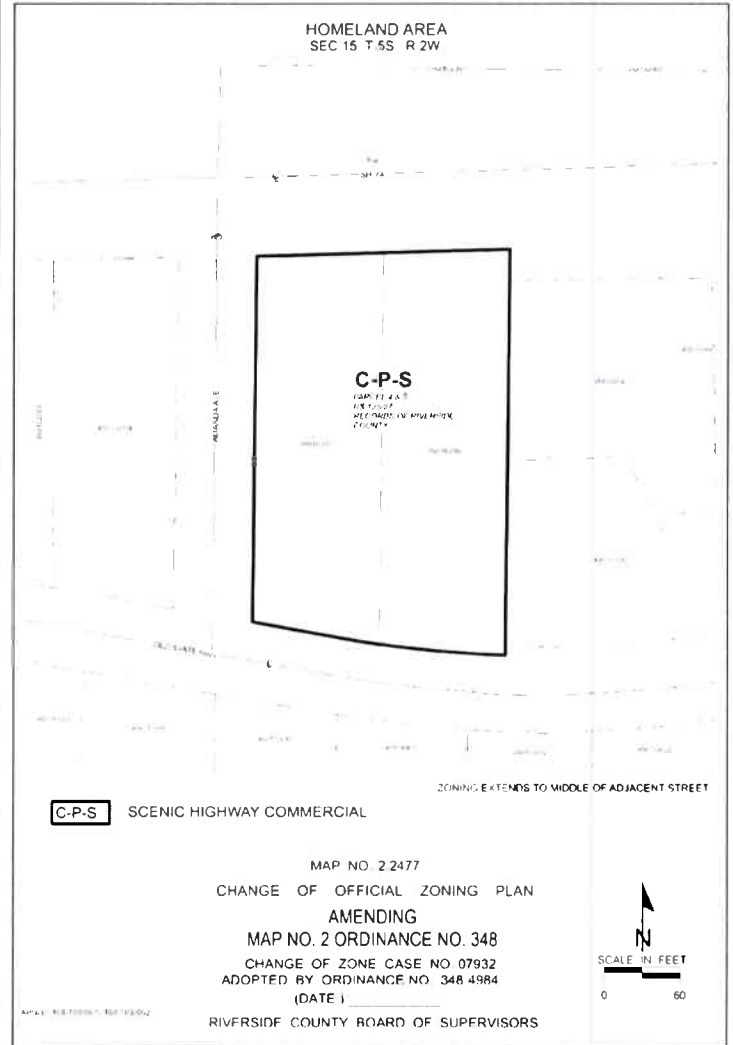
**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ORDINANCE NO. 348.4984  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2477, Change of Zone Case No. 07932" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 24, 2022**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant  
Press-Enterprise  
Published: 6/7/22



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS

2022 JUN 23 AM 10:50

RECEIPT NUMBER: 22-177450
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/06/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202200407

PROJECT TITLE  
NOTICE OF HEARING - PP26240

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. 1ST FLOOR RM 128,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash     Credit     Check     Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$0.00

SIGNATURE X <i>James A. Zimmerman</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
--	---

5/24/22 21-1  
2022-7-753245

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, CHANGE OF ZONE, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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Dated: May 5, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200407  
05/06/2022 08:00 AM Fee: \$ 0.00  
Page 1 of 1

Removed *01/14/22* By: *Scamacho* Deputy

