

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

REQUEST FOR APPEAL

Request Date:

PROJECT/PLAN INFORMATION:

Project/Plan Number(s):

List all concurrent projects/plans

Name of Advisory Agency's decision being appealed:

Date of the decision or action:

APPELLANT INFORMATION

Appellant Contact:

Contact Person:

First Name

Middle Name

Last Name

E-mail Address:

Mailing Address:

Street Number

Street Name

Unit or Suite

City

State

Zip Code

Daytime Phone No.:

Mobile Phone No.:

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

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(951) 955-3200 · Fax (951) 955-1811

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"Planning Our Future... Preserving Our Past"

REQUEST FOR APPEAL

APPEAL REQUEST:

Please provide a brief, but concise, explanation of the Appeal request.

Check this box and attach additional pages, if necessary, to thoroughly explain the Appeal request.

Printed Name of Appellant

Signature of Appellant

Date Signed

APPEAL PROCESSING PROCEDURES

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Minor Temporary Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of the Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.

REQUEST FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Extension of Time for Land Division (not vesting map) 	
<ul style="list-style-type: none"> Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> General Plan or Specific Plan Consistency Determination Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> Environmental Impact Report 	Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> Plot Plan Temporary Use Permit Accessory WECS Permit 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> Revised Permit 	Same appeal deadline as for the original permit.
<ul style="list-style-type: none"> Certificate of Compliance Tree Removal Permit Reasonable Accommodation Request 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Request for Appeal form.
2. All appropriate Appeal filing fees.
(Consisting of the base appeal fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).



**COUNTY OF RIVERSIDE
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Agenda Item No.

3.1

(ID # 19597)

MEETING DATE:

Wednesday, July 20, 2022

SUBJECT: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

PROPOSED PROJECT

Case Number(s):	CUP200049 PPT200026
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Brett Dawson
Project APN(s):	318-130-012
Continued From:	6/15/2022

John Hildebrand
John Hildebrand, Planning Director 7/13/2022

PROJECT DESCRIPTION AND LOCATION

The proposal consists of a Plot Plan application (PPT200026) and a Conditional Use Permit (CUP200049) to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 square foot commercial building with a drive thru for one of the tenants. The Conditional Use Permit application will be for a 1,506 square foot car wash, 4,325 square foot convenience store with sales of beer and wine for off site consumption, a 4,988 square foot canopy for a 16-dispenser gasoline fueling island, and a 1,657 square foot two drive-thru restaurant.

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The above is hereinafter referred to in this staff report as the “project” or “Project.”

The Project site is located at 21750 Cajalco Road, north of Elmwood Street, south of Cajalco Road, east of Clark Street, and west of Carroll Street within Mead Valley Area Plan.

This project was presented at the June 15, 2022 Planning Commission hearing. At the hearing, discussion was had on whether to condition the project for installation of a traffic light on the intersection of Cajalco Road and Carroll Street or require “Fair Share” payment in lieu. Because of this discussion, the Planning Commission voted 4-0 to continue the hearing to July 20, 2022 Planning Commission meeting. The Planning Commission recommended conditions be added, permitting xeriscape landscaping with decomposed granite on the meridian, and disallowing single serve cans be sold on the premises. Both conditions have been incorporated into the Conditions of Approval and Advisory Notification Document. Staff has included an email from the applicant stating that the community is requesting a traffic signal at the intersection, as Attachment H.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 200105, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 200049, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 200026, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A

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Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development – Mixed Use Area (CD: MUA)
East:	Rural Community – Very Low Density Residential (RC: VLDR)
South:	Rural Community – Very Low Density Residential (RC: VLDR)
West:	Community Development – Mixed Use Area (CD: MUA)
Existing Zoning Classification:	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Light Agriculture 1 Acre Minimum (A-1-1)
South:	Light Agriculture 1 Acre Minimum (A-1-1)
West:	Mixed Use (MU)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Landscaping Supplier, Roofing Company, and Residential Dwellings
West:	Vacant Land and Animal Feed Store

Project Details:

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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.2 Gross Acres	
Existing Building Area (SQFT):	0	N/A
Proposed Building Area (SQFT):	Fuel Station Canopy – 4,988 sqft Convenience Store/Restaurant – 5,982 sqft Carwash – 1,506 sqft Retail/Restaurant – 6,691 sqft Drive Thru 1,657 sqft	N/A
Floor Area Ratio:	.14	N/A
Building Height (FT):	Max Height 30'-0"	Max 75'-0"

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Store	2,361 floor area	1 space/200 sq. ft. of gross floor area	11	
Restaurant	593 sq ft serving area	1 space/45 sq. ft. of serving area	13	
Retail with Restaurant	5,018	1 Space/200 sq. ft. of gross floor area	25	
Car Wash		2 spaces/stall	4	
TOTAL:			53	54

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – 117 – Mead Valley St Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No

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Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base
Environmental Justice Community	Yes – Mead Valley

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project is located on one parcel comprising 3.2 acres in the Mead Valley Area Plan within unincorporated Riverside County. The site is at 21750 Cajalco Road, which is located at the southwest corner of the Cajalco Road/Carroll Street intersection. The Project site is vacant and relatively flat except for an abandoned concrete fountain and tree planter installations on the center north portion of the parcel, a chain link fence that divides the site, and a low cluster of small boulders.

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Primary access would be from Cajalco Road near the center of the site. The primary entrance would be improved to a minimum of 24-feet in width to accommodate emergency vehicle and semi-truck access. Driveways to all areas of the project site would utilize the common entrance. A secondary access would be located at the southeast corner of the site to and from Carroll Street. A total of 70 surface parking spaces would be provided. All fuel tanks would be underground and located beneath the fueling areas. The Project site will be receiving potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). The car wash is conditioned to limit the hours from 6 am to 9 pm (AND Gen Car Wash Hours -15). The Project will provide 70 parking spaces, including 4 ADA compliant van spaces and 5 electrical vehicle (EV) spaces.

The project is located within Census tract 429.06 in which the California Department of Beverage Control allows three off sale licenses, and one is being used. Because it will not result in an overconcentration with the additional beer and wine license for this project no findings of public convenience and necessity are needed.

General Plan Consistency

The Project site's existing General Plan Foundation Component is Community Development (CD), and the Land Use Designation is Mixed Use Area (MUA). The intent of this designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses. Within the Mead Valley Area Plan there are two MUA neighborhoods and specific policies that apply to each neighborhood.

The Project is located within the Mead Valley Area Plan. The Project site is located within the Mead Valley Town Center's Cajalco Road-Carroll/ Brown Streets Neighborhood #1. This neighborhood is a MUA that is to be developed with a 50% Highest Density Residential (HHDR) component as well as a village-style mix of retail, restaurants, offices, and multi-family housing. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. Policies pertaining to this neighborhood address 50% of the area to be developed with residential units in accordance with the HHDR land use designation and where the residential development shall be located which is away from the direct location along Cajalco Road. The Project will occupy 3.2 acres of the neighborhood, which is 6.7% of the entire neighborhood. The Project provides retail opportunity that will serve existing and future residential development in the area. The remaining vacant properties within this neighborhood can accommodate the required 50% HHDR development.

As proposed the Project will be comprised of a mix of uses, including a convenience store, retail uses, two drive thru restaurants, a detached car wash, and a gas station. This commercial

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center will provide employment opportunities for the surrounding neighborhoods. Access to the site will be available by individual vehicle, bus, bicycle, and foot. Installation of a sidewalk along the frontage of the site to the corner of Carroll Street will provide more accessibility for pedestrians. Pathways that extend off the sidewalk directly into the center are also included. In addition, two bus stops are located along Cajalco Road within approximately 2.0 miles east and west from the project site, providing an alternative mode of transportation to the Project site.

Project site improvements will include, but are not limited to, roadway improvements to Cajalco Road (76 foot half-width with concrete curb, gutter, 8 foot project side sidewalk, and an 8 foot raised curb landscaped median) and Carroll Street (34 foot part-width concrete curb, gutter, and a 5 foot project side sidewalk). Additionally, the project will include a landscaped retention basin and project site area perimeter landscaping with a meandering sidewalk.

Housing Element Consistency

The Housing Element identifies vacant and underutilized properties that may be suitable for residential development. These sites are specifically inventoried to show that the County has the land use capacity to accommodate its Regional Housing Needs Assessment (RHNA) allocation. The General Plan Housing Element Appendix P Table P-39 – Mead Valley Town Center includes project site parcel 3218-130-012 and estimates a capacity of forty-eight (48) units for the lower-income RHNA allocation. For the lower income RHNA, the 6th Cycle Housing Element identifies sites that have the capacity to accommodate 19,338 units, providing a surplus 2,340 units for lower-income category. Therefore, the County will still have the land use capacity to accommodate its lower income RHNA allocation with the removal of this site from the inventory.

Environmental Justice Community

The project site is located within an Environmental Justice Community as identified in the Healthy Communities Element. Attached to this staff report is a checklist that evaluates the project's applicability and consistency to the Environmental Justice policies within the General Plan. As is shown in the checklist, the project is consistent with all applicable policies and therefore is consistent with this component of the General Plan. Notable contributions the applicant made in regards to Environmental Justice within this community included, a Project presentation to the Mead Valley Municipal Advisory Committee on March 3, 2021, sidewalk which will help facilitate pedestrian access to the nearby bus stop, water wise landscaping, and coordinating with District 1 to facilitate the purchase of an enhanced bus shelter.

Zoning/Development Code Consistency

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The Project site currently has a Zoning Classification of Mixed Use. This zone specifically allows for a variety of commercial uses including restaurants, convenience stores and gas stations with the off site sale of beer and wine. The Project, with proposed uses including general commercial uses, convenience store, restaurants, and a gas station is consistent with Ordinance No. 348 (Land Use) and is an allowable use within the Mixed Use (MU) Zoning Classification, subject to Conditional Use Permit approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Application Submittal

Conditional Use Permit No. 200049 and Plot Plan No. 200026 were submitted to the County of Riverside on January 11, 2021.

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). Based on the findings in the Environmental Assessment No. CEQ200003 the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The Initial Study identified impact that are less than significant with mitigation incorporated in the following areas: Cultural Resources, Tribal Cultural Resources, and Mandatory Findings of Significance. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS/MND represent the independent judgement of Riverside County, acting as the lead agency pursuant to CEQA. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 on May 25 through June 13, 2022 and no comments were received. All potentially significant physical environmental impacts were reduced to less than significant with required mitigation measures, incorporated as mandatory conditions of approval. All of the documents that the decision is based upon are located at the County of Riverside Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

As of the writing of this staff report, no comment letters in response to the revised IS and MND have been received, and no additional revisions to the project have been made. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with mitigation incorporated.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA). The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land usage than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. The Project proposes to develop a site that hosts a variety of commercial retail and service uses, including a gas station, a convenience store, retail spaces, and drive-thru restaurants. These uses fall within the purview of a Mixed Use Area designation. Land uses with this designation are also intended to reduce distancing between housing, workplaces, retail businesses and other amenities and destinations. The project site will provide two new restaurants to the area, as well as approximately 11,016 square feet of potential new retail operations. Additionally, the project would add sidewalks or pedestrian pathways along the street perimeter of the site, i.e. Cajalco Road and Carroll Street, which will allow pedestrian activity and link to existing sidewalks or pathways. Lighting on site is shielded and directed down to prevent light spillage (COA-15 Lighting Hooded/Directed); vehicular traffic, drive-thru queuing, parking areas and fueling activities are screened from view from adjacent properties by landscaping; the noise that may occur from the drive-thru carwash will be mitigated with limited hours of operation (COA-15 Car Wash Hours). Therefore, the project is consistent with the County's General Plan.

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, as well as payment to facilitate a future bus stop in the area.

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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.*

The proposed land uses would serve nearby residences and travelers utilizing Cajalco adjacent to the project site.

2. The Project is located within the Mead Valley Area Plan. The project is consistent with this area plan as the portion of the Mead Valley Area, where the project is located, is within the Mead Valley Town Center – Cajalco Road-Carrol/Brown Streets Neighborhood and as stated in the Mead Valley Area Plan; the Mead Valley Town Center section provides for the development of “community supportive uses including retail commercial, office, civic, and other types of uses... retail uses, eating and driving establishments.” The project has a General Plan Land Use Designation of Mixed Use Area (MUA) and a Zoning Classification of Mixed Use (MU). Therefore, the project is consistent with the Mead Valley Area Plan.
3. The proposed uses, a convenience store, two drive-thru restaurants, a fuel dispensing fueling island, a detached car wash, and a retail building, are consistent with the Mixed Use Zoning Classification (Ordinance 348, Section 9.85.) and are allowed within the Mixed Use Zoning Classification, subject Plot Plan/Conditional Use Permit approval. Furthermore, the on-site convenience store is proposing the sale of beer and wine for off-site consumption and therefore requires a CUP under the MU zone. With the approval of this Conditional use Permit and Plot Plan, the Project would be consistent with the County’s Land Use Ordinance No. 348.

Conditional Use Permit Findings:

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

4. 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 detailed previously in the Land Use findings.

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 detailed previously in the Land Use findings. The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship

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and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit. (p. LU-69). The proposed use is considered general retail commercial use which is supported by the Mixed Use Area. As identified in the Land Use findings, the Project site has a General Plan Foundation Component of Community Development (CD) and Land Use Designation of Mixed Use Area (CD: MUA) within the Mead Valley Area Plan and the proposed Project is consistent with this designation and applicable policies of the General Plan. This Project is designed and conditioned to meet all applicable State law and Riverside County Ordinances.

5. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the Project has been reviewed by various County departments, including Fire, Flood, Environmental Health, Transportation, Building & Safety, and Waste Resources, specifically for these concerns and has received departmental approvals. The design and conditions of the Advisory Notification Document and Conditions of Approval ensure that the Project protects the health, safety, and general welfare of the community. As detailed in the Project's Initial Study/Mitigated Negative Declaration, all impacts have been analyzed and reduced to levels that are less than significant with feasible mitigation measures. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed Project will not be detrimental to the health, safety or general welfare of the community.
6. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the surrounding parcels are either similarly designated land uses and zoning classification or will not be significantly impacted by the implementation of the Project. The surrounding land use designations are within Community Development: Mixed Use Area (CD: MUA) to the north and west, and Rural Community: Very Low Density Residential (RC: VLDR) to the south and east. The zoning is similarly aligned, with the surrounding parcels to the north and west zoned Mixed Use (MU) and Light Agriculture, one-acre lot minimum (A-1-1) to the south and east. While the Project site partially abuts a residential use to the south, the setback of the Project from the existing property line will be a minimum of approximately 10 feet and is designed to not have an impact on the surrounding properties. Thus, a commercial center and service station based on the Project's proposal will align with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels' current designations.
7. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic

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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 Project will provide the necessary additional improvement with 76' half-width AC pavement, concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with County modified Standard No. 82, Ordinance 461. Per (COA 90 Road Improvements and Dedications) The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

8. 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. This has been added as Advisory Notification Document (AND- 15 - Property Division)

9. Currently, there is one alcohol beverage control licenses for sale for off-site consumption issued in Census Tract 429.06. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to two (2). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for off-site consumption for this census tract is three (3). Approval of this Conditional Use Permit will not exceed the number of typically allowed licenses for a census tract. Therefore, a Determination of Public Convenience and Necessity is not necessary for this Conditional Use Permit based on the current number of licenses and available population estimates.

Plot Plan Findings:

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

10. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of the General Plan, the Mead Valley Area Plan, and with all applicable requirements of State law and the ordinances of Riverside County as detailed previously in the Land Use and Conditional Use Permit findings.

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11. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration all impacts have been reduced to levels that are Less Than Significant. The Project is designed and conditioned to meet all applicable Building & Safety codes. A retention basin will be included in the northwest corner of the Project site for run-off retention. On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the project site to reduce potential effects on vehicular within the project area. The Project will also comply the noise mitigation measures to reduce construction noise levels to residents that are located within the Project vicinity.

12. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the surrounding land designations for the Mead Valley Area include commercial uses. The project site is also located within Mead Valley Town Center Cajalco Road-Carroll/Brown Streets Neighborhood, which is currently developed with commercial, and retail uses, and will be developed in the future with mixed uses per the Neighborhood Plan. The proposed commercial/retail center will serve the surrounding community which is currently limited in the availability of commercial and retail uses.

13. 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 project is conditioned (90 Trans Road Improvements and dedications) To improve Cajalco Expressway with 76' half-width AC pavement, concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with County modified Standard No. 82, Ordinance 461. (Modified to construct concrete sidewalks). 8 feet meandering concrete sidewalks (project side) shall be improved within the 21 foot parkway. An 8-inch raised curbed landscaped median shall be constructed at the centerline of Cajalco Road per Standard No. 113, Ordinance 461 and as approved by the Director of Transportation. (Project is restricted to a left in or left out vehicular movement from/to Cajalco Road driveway). A transition AC pavement tapering along the east project boundary shall be improved per 65 m/h design speed limit.

14. 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

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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.

Development Standards Findings:

The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Mixed Use (MU) zone as detailed below.

15. The maximum height of any buildings or structures shall be no greater than seventy-five (75) feet. Ground floor commercial retail shall have a minimum ceiling height of eleven (11) feet, measured from foundation to finished ceiling. The Project proposes 3 buildings and a canopy structure with a maximum height of approximately 30'0". The Project is consistent with this development standard.
16. All roof-mounted equipment, excluding solar panels, shall be screened from the ground elevation view to a minimum sight distance of six hundred sixty (660) feet for residential buildings and one thousand three hundred twenty (1,320) feet for non-residential buildings, including mixed-use buildings. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet. (COA 80 Roof Mounted Equipment)
17. There is no front setback requirement, except for one family dwellings or associated structure(s), which shall have a minimum front setback of no less than twenty-five (25) feet. The commercial project does not include a one family dwelling; therefore, the Project is consistent with this development standard.
18. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the minimum side setback shall be no less than five (5) feet. The Project site does not abut lots zoned R-R, R-A, R-1, or R-1-A; therefore, the Project is consistent with this development standard.
19. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the minimum rear setback shall be no less than fifteen (15) feet. The Project site does not abut lots zoned R-R, R-A, R-1, or R-1-A; therefore, the Project is consistent with this development standard.

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20. Any development with one or more non-residential building(s) with thirty thousand (30,000) square feet or greater of floor area each shall provide at least one (1) public use area (PUA) that is adjacent to public streets or ground floor retail or ground floor commercial uses. A PUA is an urban and public open space area, such as a plaza, square or court, located on the same lot(s) as the primary use and used as a gathering place or a pedestrian linkage between buildings. The Project includes a total building area of 12,190 square feet, so this standard is not applicable.
21. Any mixed-use buildings shall provide ground floor retail or commercial uses for at least fifty percent (50%) of ground floor units that front a public street, sidewalk, or public use area at the time of development. The commercial project does not include family dwelling units; therefore, this development standard is not applicable. The project is designed as separate commercial buildings that are oriented along Cajalco Road. No residential development will be constructed on the Project site.
22. Any ground floor retail or commercial units shall have transparent walls on at least fifty percent (50%) of the wall area that fronts a public street, sidewalk, or public use area. The Project is not a vertically or horizontally integrated mixed-use development that this requirement would be applicable to a ground floor space with additional commercial use or residential uses above or behind it. Additionally, while many of the buildings are located along Cajalco Road, the project is not designed with building access immediately from the sidewalk from Cajalco Road, but instead via on-site sidewalks and pedestrian paths. Therefore, this requirement does not apply based on the location and orientation of the commercial buildings. The Project's buildings and landscaping have been designed to create an aesthetically pleasing streetscape for pedestrians and vehicles passing by and accessing the site.
23. A refuse and recyclable material storage area shall be provided for any new multiple family, mixed-use, or commercial development, or existing multiple family mixed-use, or commercial development that will add thirty percent (30%) or more units or floor area. This area must be fully enclosed and have adequate separation from any habitable areas. This area shall be screened using landscape or architectural features. A trash enclosure is proposed located in the southwest corner of the Project site to adequately serve the two buildings proposed. This trash enclosure includes a screen wall and landscaping where it may be accommodated. The proposed trash enclosure is not located near any existing habitable residences.
24. No setbacks or yard encroachments are permitted, except as provided in Section 18.19 of Ordinance No. 348. No encroachments are proposed, so the Project is consistent with this requirement.

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25. All onsite lighting shall be focused, directed or arranged to prevent glare or direct illumination on adjacent residential uses. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.
26. Off-street parking shall be provided pursuant to Section 18.12 of Ordinance No. 348. Based on the conceptual floor plans provided and the division between the retail building and attached restaurant, the detached carwash, the fuel pump stations, and the convenience store and attached restaurant, the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. The Project proposes 12,190 square feet of developed space. At 1 space per 181 square feet, as required by Ordinance No. 348, the retail area requires 69 spaces. The Project proposes 70 parking spaces to meet the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of restaurant serving or other area that requires more parking, such parking shall be provided on the Project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348. Additionally, electrical vehicle parking is noted on the site plan for 5 spaces, which meets the minimum requirement of Section 18.12 for 5 spaces.

Alcohol Development Standards:

The proposed project is consistent with Ordinance No. 348 Section 18.48 development standards for alcoholic beverage sales:

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

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29. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the site. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
30. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. A notice of public hearing has been sent to all property owners within 1,000 feet of the subject facility.
31. The following additional development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:
- a. Only beer and wine may be sold.
 - b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
 - c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
 - d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
 - e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

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- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

Fire Findings:

- 32. The project site is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
- 33. Fire protection and suppression services will be available for the commercial center through Riverside County Fire Department.

Other Findings:

- 34. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 35. The project site is located within the City of Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
- 36. The project site is located within the March Air Reserve Base Zone D Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. On February 21, 2021 the ALUC determined that the proposed project is consistent with the Airport Land Use Compatibility Plan subject to recommended conditions of approval that are incorporated into the recommended conditions of approval for the proposed Project.
- 37. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 9, 2021. No response was received from Cahuilla Band of Indians or the Pala Band of Mission Indians. Consultation was requested by the Soboba Band of Indians, the Pechanga Band of Luiseno Indians and the Rincon Band of Luiseno Indians. Soboba Band responded in an email dated March 22, 2021. This project was discussed during a meeting on June 09, 2021. Soboba provided information that the project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba. Further, that the project is in a National Register TCP

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Landscape. The cultural report and the conditions of approval were provided to the tribe on August 24, 2021. Consultation was concluded on September 08, 2021.

The Rincon Band responded in an email letter dated February 26, 2021. The cultural report was provided to the tribe on August 24, 2021. Rincon provided information that the project location is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the project area. The cultural report was provided to the tribe. After review of the cultural report the band provided recommendations for archaeological and tribal monitoring during grading activities. Consultation was concluded on September 30, 2021.

The Pechanga Band of Luiseno Indians responded in an email dated February 17, 2021 requesting consultation. The band told Planning that the Project area is part of '*Ataaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive '*Ataaxum* artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area.

Consultation was initiated on February 17, 2021 and the project was discussed during a meeting on September 15, 2021. During this meeting the tribe provided information regarding the sensitivity of the area. In addition, although the ground has been disturbed, they feel there is still the potential for grading into native soils and the band recommended that a tribal monitor be present during grading activities.

Although no specific Tribal Cultural Resources were identified aside from the project location being within a landscape, all of the consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground disturbing activities. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) for Native American Monitor(s). The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public

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Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

38. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
39. 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.

Conclusion:

40. 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 1000 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication/phone calls who indicated support/opposition to the proposed project.

The project went before the Mead Valley Mac March 3, 2021.

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APPEAL INFORMATION

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

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 07/13/22



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT200026 CUP200049 CEQ200015

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


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

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: May 24, 2022

Applicant/Project Sponsor: Marwan Alabassi Date Submitted: January 11, 2021

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: 5/24/22

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

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

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

Please charge deposit fee case#: ZEACEQ200015 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ2000105
Project Case Type (s) and Number(s): PPT200026 CUP200049
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Marwan Alabassi
Applicant's Address: 764 West Ramona Expressway, Suite C, Perris, CA 92571

I. PROJECT INFORMATION

Project Description:

The proposed project is located on one parcel comprising 3.2 acres in the Mead Valley Area Plan, west of the City of Perris in unincorporated Riverside County. The site is at 21750 Cajalco Road which is located at the southwest corner of the Cajalco Road/Carroll Street intersection on APN 318-130-012.

The applicant is proposing construction and operation of a 4,283 square foot convenience store, a 1,632 square foot restaurant with drive-thru in one building located along the eastern site boundary, a 4,991 square foot canopy over a 16 dispenser gasoline fueling island to the west, a 1,481 square foot car wash in the center of the site and a 6,630 square foot retail building with one 1,632 square foot drive thru restaurant and one 4,998 square foot high-turnover sit-down restaurant along the western site boundary. A total of 40 surface parking spaces would be provided. All fuel tanks would be underground and located beneath the fueling areas. Primary access would be from Cajalco Road near the center of the site. The primary entrance would be improved to a minimum of 24-feet in width to accommodate emergency vehicle and semi-truck access. Driveways to all areas of the project site would utilize the common entrance. A secondary access would be located at the southeast corner of the site to and from Carroll Street.

The site is zoned Mixed-Use (MU). The proposed project would require approval of a zone change to allow development of the car wash. Adjacent land uses are vacant land to the north, a landscape materials business to the south, a vacant land and then single-family residential to the east and a storage yard to the west. The proposed Project is expected to begin construction in mid-2022 and be operational in 2023. The project location is shown in Figure 1.

The above is hereinafter referred to in this staff report as the "project" or "Project."



Figure 1 – Vicinity Map

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

B. **Total Project Area:** 3.2 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 3.2	Lots: 1	Sq. Ft. of Bldg. Area: 19,167	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. **Assessor’s Parcel No(s):** 318-130-012

Street References: 21750 Cajalco Road, north of Elmwood Street, south of Cajalco Road, east of Clark Street, and west of Carroll Street

D. **Section, Township & Range Description or reference/attach a Legal Description:**
Township 4 South, Range 4 West, Section 10 SE

E. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site was previously used as a feed and grain store with a caretakers’ facility site. There are remnants of the previous use is visible on site and will be removed. The project site is sounded by vacant property to the north, single-family residences to the south and a feed store is located west of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. Land Use: The following Policies are applicable to the proposed project: LU 7.1 and LU 7.5.

LU 7.1: Require land uses to develop in accordance with the General Plan and Mead Valley Area Plan to ensure compatibility and minimize impacts.

Consistent. The proposed project is consistent with the Mixed-Use Area land use designation in the Riverside County General Plan. Per the Land Use Element, the intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office entertainment, educational, and/or recreational uses or other uses are planned. The proposed project provides retail opportunity that will serve existing and future residential development in this area. The property is located within the Mead Valley Area Plan, specifically the Cajalco Road-Carroll/Brown Streets Neighborhood 1. This neighborhood encompasses approximately 48 gross acres. The Mead Valley Area Plan policy MVAP 5.4 requires highest density residential development on fifty percent of this neighborhood. The project will occupy 3.2 acres of the neighborhood, which is 6.7% of the entire neighborhood. A similar project located near the southwest corner of Cajalco Road and Clark Street, located approximately 1,000 feet west of the project site, was approved by the County in April 2022. The project, Conditional Use Permit No. 180008 (CUP180008), is also within Neighborhood 1 and is approximately 1.13 acres. With the approval of that project and, if this project PPT200026/CUP200049 is approved, the remaining vacant properties within this neighborhood can accommodate the required 50% HHDR development. The project site includes a property that is included in the Housing Element site inventory. Additional information regarding residential capacity is provided below under the Housing Element.

LU 7.5: Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses.

Consistent. The project will be located on a site with vacant land and commercial uses between the site and the nearest residential uses.

LU 21.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.

Consistent. The project would be served by Eastern Municipal Water District and connect to the existing sewer system for wastewater treatment.

2. Circulation: The following Policies are applicable to the proposed project: C 2.5, C 3.6, C 3.24.

C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.

Consistent. The project would pay fair share costs to improve intersections that are cumulatively affected by project traffic.

C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic

signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.

Consistent. The applicant would construct both access driveways and pay in lieu fees for off-site improvements, if any.

C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.

Consistent. The project access driveways and drive aisles have been designed consistent with Riverside County Transportation Department and Fire Department standards.

3. Multipurpose Open Space: To ensure compliance with the Multiple Species Habitat Conservation Plan (MSHCP), an on-site inspection, *Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was conducted for the project. The project is conditioned for bird surveys during nesting season. The project is also conditioned to address Cultural Resources and Water Quality.*

4. Safety: The following Policies are applicable to the proposed project: S 3.1, S 5.1

S 3.1: Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act:

- a. Preliminary geotechnical and geologic investigations.
- b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
- c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.

Consistent. A Geotechnical Report was prepared for the proposed project. See *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following as applicable:

- a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
- b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel,

equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.

e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

Consistent. The project has been reviewed by all relevant departments within Riverside County with respect to design and safety standards. The project is being designed to comply with all applicable standards related to fire safety.

5. Noise: The following Policies are applicable to the proposed project: N 2.2

N 2.2: Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.

Consistent. A Noise Study was prepared for the project by Birdseye Planning Group, January 2021 and is provided herein as Appendix G.

6. Housing: The Housing Element identifies vacant and underutilized properties that may be suitable for residential development. These sites are specifically inventoried to show that the County has the land use capacity to accommodate its Regional Housing Needs Assessment (RHNA) allocation. The General Plan Housing Element Appendix P Table P-39 includes parcel 318-130-012 and estimates a capacity of forty-eight (48) units for the lower-income RHNA allocation. For the lower income RHNA, the 6th Cycle Housing Element Table P-43 shows that the County has capacity to accommodate 19,338 units for the lower-income category, this provides a surplus of 2,340 units for the lower-income category. The approval of CUP180008 removed sixteen (16) units from the site inventory for lower income category. Therefore, if this project, PPT200026/CUP200049, is approved, the County will still have a surplus of 2,276 units for the lower-income category.

7. Air Quality: The following Policies are applicable to the proposed project: AQ 20.11, AQ 20.13, AQ 20.20, AQ 23.2, AQ 24.2

AQ 20.11: Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.

Consistent. The project would be designed consistent with Title 24 of the California Energy Code to minimize energy and utility demand and assumes installation of low flow fixtures and implementation of measures to reduce potable water and irrigation demand. Further, the car wash recycles approximately 80 percent of the water used which minimizes potable water demand associated with this use.

AQ 20.13: Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.

Consistent. The project would be designed to minimize water use for potable and landscaping purposes.

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.

Consistent. It is assumed the project would comply with AB 341 and recycle up to 75% of all solid waste.

AQ 23.2 For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts.

Consistent. The project would generate less than 3,000 metric tons annually of CO₂E and comply with applicable measures contained with the CAP as addressed in Section 20, Greenhouse Gas emissions.

AQ 24.2 For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.

Consistent. See response to AQ 23.2.

8. Healthy Communities: The project is within an area that is identified as an Environmental Justice Community pursuant to Senate Bill 1000. The Environmental Justice (EJ) policies provided in the Healthy Communities Element addresses quality of life and environmental safety. The major topics that are addressed includes Civic Engagement, Pollution Exposure, Food Access, Safe and Sanitary Homes, Physical Activity, and Public Facility. For civic engagement, the applicant presented the project to the Mead Valley Municipal Advisory Committee on March 3, 2021 and received feedback from the Community. The project addresses the applicable policies through site design, condition of approval and community contribution. The proposed restaurant and gas station with a convenient store and car wash will provide healthy food options for the community. The applicant will also contribute to providing a bus stop to the Riverside Transit Agency, sidewalk improvement from the project frontage to the feed store located west of the site, Community Center improvement, and contribution towards a signal at Cajalco Road and Carroll Street intersection.

B. General Plan Area Plan(s): Mead Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Mixed Use (Mead Valley Area Plan)

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Community Development to the north and west of the project site, and Rural Community to the south and east
3. **Land Use Designation(s):** Mixed Use to the north and west, and Rural Community: Very Low Density Residential to the south and east
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The subject site is not located within a Specific Plan.
2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Mixed Use (MU)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: MU to the north and west, Light Agriculture one-acre minimum (A-1-1) to the south and east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input checked="" 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

<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
--

<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

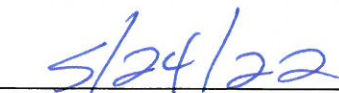
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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


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

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

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


Signature


Date


Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Findings of Fact: a) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. The nearest state-designated scenic highway to the study area is the segment of State Route 74 (SR-74) from the San Bernardino National Forest boundary to Highway 111 in the City of Palm Desert approximately 30 miles east of the project site. As noted, the site is undeveloped.

Implementation of the project would occur on a vacant undeveloped site. Development would occur consistent with contemporary design standards and architectural styles. While the site would visually change, it would generally be consistent with developing parcels along Cajalco Road and development in the City of Perris located to the northeast. Views within the area are not designated scenic nor does the site contain any unique visual features. The project site would not be visible from a scenic highway corridor because of the distance between the project site and Highway 74. **No impact** to views along a scenic highway would occur with the project.

b) The County of Riverside General Plan Amendment (2015) includes the project area and provides planning and policy guidance for development within the County. No specific visual features are noted in the General Plan that pertain to the general project area nor does it include policy guidance referencing the protection or preservation of visual resources.

Implementation of the project would occur on a vacant undeveloped site. Views into the site are of flat, disturbed ground with rural residential and undeveloped parcels in the area. Bare ground with limited ruderal vegetation can be seen from Cajalco Road looking south. No rock features are visible on the site. There are no trees, historic structures or other visually prominent features on the site or within the site vicinity. Views within the area are not designated scenic nor does the site contain any unique visual features.

The project would develop various commercial uses including a convenience store and fueling station, drive-thru restaurant, a retail building, stormwater detention facilities and related infrastructure on a 3.2 gross acre site. While views would change, no designated scenic views or resources would be affected. The design elements of the buildings and landscaping would be reviewed and approved by the County. Thus, impacts to scenic vistas would be **less than significant**.

c) The project would be developed on a vacant site. While views from Cajalco Road would change, these are not considered scenic nor does site contain any unique visual features that would be adversely affected by the project as discussed under thresholds a) and b) above. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), Mead Valley Area Plan (Figure 7)

Findings of Fact: The project site is located approximately 43 miles northwest of the Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance 655. The project would use Class I, II and Class III lighting. Class I would be used for illuminating signs. Class II would be used for the illumination of streets, sidewalks, signs and parking areas. Class III lighting would illuminate outdoor features including landscaping and building walls. Lighting would require low pressure sodium fixtures that are full shielded and focused to minimize spill light into the sky and onto adjacent properties. A note will be made on the Environmental Constraints Sheet that the site is located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Description, Ordinance No. 915 Regulating Outdoor Lighting

Findings of Fact: a-b) The project would add new security and parking lot lights; commercial signs and landscape lighting. Lighting would be visible from residences, commercial buildings, outdoor signage and vehicles operating on the streets. All outdoor street lighting would be designed to Riverside County standards defined per Ordinance 461.10 (December 2007). A block wall would be constructed along the rear of the property to shield residents located south of the site from headlights. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's conditioned to comply with Ordinance No. 655, Ordinance No. 915, and Ordinance No. 461.10. It is not anticipated that the project would result in the creation of a new substantial light sources; and therefore, any impacts related to light and glare would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," Map My County GIS database, Riverside County Ordinance No. 625, California Department of Conservation – California Important Farmland Finder, and Project Application Materials.

Findings of Fact: a) The project site is zoned Mixed Use (MU) which is intended to support the development of commercial. The site is currently vacant; however, no Prime Farmland, Unique

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) The project site is not enrolled in a Williamson Act contract nor is it within an agricultural preserve. The proposed project would not conflict with any zoning designations designed to promote agriculture. The project site is not currently utilized for agricultural purposes. The site and surrounding area is not used for agricultural purposes. **No impact** would occur under this threshold.

c) The intent of Ordinance No. 625 is to conserve, protect, and encourage the development, improvement, and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County’s residents. It is also the intent of the County to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. It is the intent of this ordinance to reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The project site is located north and west of properties that are zoned Light Agriculture one-acre minimum (A-1-1), which would qualify as “land zoned for primarily agricultural purposes” per Ordinance No. 625. However, there are no agricultural activity, operation or facility or appurtenances thereof as defined in Ordinance No. 625 located within 300 feet of the project site. Therefore, the project would not conflict with Ordinance No. 625 “Right to Farm”. **No impact** would occur under this threshold.

d) According to the Map My County Farmland layer and verified on the California Department of Conservation – California Important Farmland Finder, the project site is located south and east of an area identified as Farmland of Local Importance. This area includes parcels 318-100-011, 318-130-001, 318-130-020 and 318-130-017, and partially 318-130-016. In examining the 2020 and 1996 aerial imageries available on Map My County, these parcels have not been used for commercial agricultural purposes for the last three years and possibly longer. Neither the site nor surrounding areas are used for commercial agriculture. Therefore, the project would not convert Farmlands to non-agricultural use. **No impact** would occur under this threshold.

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
5. Forest	<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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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,” and Project Application Materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-c) The project site is not located within forest land. The closest forest land in proximity to the site is the Cleveland National Forest, located approximately 12 miles southwest of the project site. Neither the site nor surrounding areas are used for timber production. The project is not located in forest or conservation land. Implementation of the proposed project would not convert forest land to a non-forest use. The project would not conflict with any zoning designations designed to preserve timber. **No impact** would occur under this threshold.

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 type="checkbox"/>	<input checked="" 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 point source emissions?	<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): SCAQMD CEQA Air Quality Handbook, *Deemarco Commercial Center Air Quality-Greenhouse Gas Technical Report* prepared by Birdseye Planning Group, November 2020 (Appendix A).

Findings of Fact: The project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD for projects within the South Coast Air Basin.

**Table 1
SCAQMD Air Quality Significance Thresholds**

Mass Daily Thresholds		
Pollutant	Construction	Operation
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM ₁₀)	150 lbs/day	150 lbs/day
Particulate Matter 2.5 (PM _{2.5})	55 lbs/day	55 lbs/day
SO _x	No standard	150 lbs/day

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CO	550 lbs/day	550 lbs/day	^a
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Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.

^b *Ambient air quality threshold based on SCAQMD Rule 403.*

lbs/day = pounds per day

Regional construction emissions associated with implementing the proposed project were calculated using the CalEEMod 2016.3.2 software. 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 mid-2021 and extend through early 2022. The entire 3.2-acre site would be disturbed during construction of the project. In addition to SCAQMD Rule 403 requirements for fugitive dust control, emissions modeling also accounts for the use of low-VOC paint (100 g/L for non-flat coatings for non-residential uses) as required by SCAQMD Rule 1113.

a) According to SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the County’s projected population growth forecast. 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 applicant is proposing construction and operation of a 4,325 square foot convenience store, a 1,657 square foot restaurant with drive-thru in one building located along the eastern site boundary, a 4,998 square foot canopy over a 16 dispenser gasoline fueling island to the west, a 1,506 square foot car wash in the center of the site and a 6,691 square foot retail building with a drive thru restaurant. A total of 40 surface parking spaces would be provided. All fuel tanks would be underground and located beneath the fueling areas. Thus, the proposed project would be consistent with current planning documents; thus, it would be consistent with the AQMP. **No impact** would occur under this criterion.

b) As discussed, operation of the project would add new commercial uses as described above. Emissions associated with both construction and operation of the project are provided below (see Appendix A).

Construction Emissions

Construction vehicles and equipment operation, as well as grading/site preparation activities have the potential to generate fugitive dust (PM₁₀ and PM_{2.5}) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_x), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy-duty construction equipment. However, emissions would also be associated with constructing each building (including the application of paint) and paving the parking area.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. Therefore, construction impacts would be **less than significant**. Model calculations are provided in Appendix A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2
Estimated Maximum Construction Emissions (lbs/day)**

	Air Emissions (lbs/day) ²					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Construction Emissions – 2021	4.0	43.4	22.2	0.05	9.5	5.8
Construction Emissions – 2022	10.6	19.2	20.9	0.04	1.8	1.1
<i>SCAQMD Pollutant Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Threshold Exceeded	No	No	No	No	No	No

I. II. Source: CalEEMod calculations, see Appendix A.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. However, 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. Rule 403 measures to reduce fugitive dust emissions are as follows:

- 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.
- 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.

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_x, CO, PM₁₀ and PM_{2.5}. 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. Based the mix of construction equipment used on-site, a total of 3.5 acres would be disturbed daily during site preparation and grading. The site is only 3.2 acres size; however, to provide a conservative evaluation of project consistency with the LSTs, look up table values for two acres were used. LSTs for construction related emissions in the SRA 24 at varying distances between the source and receiving property are shown in Table 3.

**Table 3
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 _x to NO ₂	170	200	264	379	684
CO	883	1,262	2,232	5,136	18,947
PM ₁₀	7	20	38	75	186
PM _{2.5}	4	6	10	23	91

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

As referenced, the nearest sensitive receptors to the project site are located approximately 200 feet (63 meters) south of the southern property boundary. To provide a conservative evaluation of construction emissions relative to LST thresholds, allowable emissions for 50 meters were used. As shown in Table 2, total emissions of NO_x, CO, PM₁₀ and PM_{2.5} would not exceed the LST thresholds shown in Table 3 at 50 meters with mitigation to reduce PM_{2.5} emission during the site preparation phase. With mitigation,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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temporary PM_{2.5} emissions would be reduced to **less than significant** per thresholds (b) and (c) referenced above and below.

Operational Emissions

Table 4 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 natural gas, 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 mixed use projects incorporated into CalEEMod.

As shown, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀ or PM_{2.5}. 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**.

c) The nearest sensitive receptor to the project site are residences located approximately 200 feet south of the southern site boundary. As shown in Tables 2 and 4, project construction and operation would not exceed SCAQMD pollutant thresholds. Pollutants generated during operation would be negligible. Therefore, impacts would be **less than significant**.

SCAQMD also recommends a local CO hotspot analysis be performed if an intersection meets one of the following criteria: 1) the intersection is at Level of Service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decreases LOS at an intersection to D or worse. A CO hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. Localized CO “hotspots” can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal AAQS of 35.0 parts per million (ppm) or the state AAQS of 20.0 ppm.

**Table 4
Estimated Operational Emissions**

	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>Proposed Project</i>						
<i>Area</i>	5.3	0.01	0.01	0.01	0.01	0.01
<i>Energy</i>	0.07	0.6	0.5	0.01	0.05	0.05
<i>Mobile</i>	3.7	24.3	21.1	0.08	4.6	1.2
<i>Maximum lbs/day</i>	9.1	24.9	21.7	0.08	4.6	1.3
<i>SCAQMD Thresholds</i>	55	55	550	150	150	55
<i>Threshold Exceeded?</i>	No	No	No	No	No	No

See Appendix for CalEEMod version. 2016.3.2 computer model output. Summer emissions shown.

As discussed in the Traffic Impact Assessment (Mizuta Traffic Consulting, Inc., May 2021), the project would add an additional 2,623 daily trips along Cajalco Road. A total of 9 intersections were evaluated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the segment of Cajalco Road fronting the project site. Operation of the Carroll Street and Cajalco Road intersection would operate at LOS E/F under all scenarios evaluated. That intersection satisfies the peak-hour signal warrants under all scenarios. Additionally, the 8-hour signal warrant was satisfied under Existing Conditions. The project would not cause the intersection operation to degrade to LOS E/F; thus, no hotspot would be created with operation of the project. A **less than significant** impact would occur under this threshold.

A health risk assessment was prepared for the fueling station to determine whether sensitive properties located in proximity to the site would be at risk of adverse health effects associated with operation of the fueling station (see Appendix A). The analysis presented herein reflects a maximum annual throughput of approximately 2,400,000 gallons. Ultimate fuel throughput allowances/requirements would be established by SCAQMD during the process of evaluating the fueling station Permit to Operate. For purposes of this evaluation, cancer risk estimates have been made consistent with the methodology presented in SCAQMD's *Risk Assessment Procedures for Rules 1401, 1401.1 & 212* which provide screening-level risk estimates for gasoline dispensing operations.

Sensitive receptors, as identified by SCAQMD, may include residences, schools, playgrounds, athletic facilities, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. Sensitive receptors in proximity to the project are rural residential. The nearest sensitive receptors are the residential properties located approximately 300 feet (90 meters) south of the proposed gasoline canopy center. See Figure 3 in Appendix A. Existing commercial receptors include a landscaping supply yard, animal feed stores and uses supporting rural residential/animal husbandry uses. The nearest use is a landscaping yard located to the south of the site and approximately 100 feet (33 meters) south of the gasoline canopy center.

Based on the SCAQMD Risk Tool version 1.103 that implements the SCAQMD Risk Assessment Procedures for Rule 1401, 1401.1, and Rule 212 and Permit Application Package "N" Version 8.12, it is estimated that the cancer risk to sensitive and commercial receptors from the proposed gasoline dispensing station would be 1.3 in one million and 0.6 in one million, respectively. As stated in the Risk Assessment Procedures for Rules 1401, 1401.1 & 212, although gasoline vapors and its TAC constituents (for example, benzene, toluene, and xylene) have non-cancer impacts, the risks from retail gasoline dispensing facilities are dominated by cancer risk. Therefore, the chronic and acute non-cancer health risk do not need to be calculated. Health risks associated with operation of the proposed gasoline dispensing facility would be than the 10 per 1,000,000; and thus, **less than significant**. No mitigation is required.

d) The primary source of odors during operation would be operation of the restaurants and operation of the fuel dispensers. 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. Further, SCAQMD Rule 461 requires use of CARB certified Phase I and Phase II enhanced vapor recovery systems on the dispensing equipment. These systems are designed to reduce odorous emissions. With the implementation of Rule 1138, odors would be **less than significant**.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, WRCMSHCP, On-site Inspection, ELEMT Consulting, Inc., *Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Proposed Project Located at 21705 Cajalco Road, Perris, Riverside County, California. (Appendix B).*

Findings of Fact:

This section describes the ELMT Consulting's (ELMT) habitat assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis findings for the proposed project located at 21705 Cajalco Road, Perris, Riverside County, California. The field investigation was conducted on September 11, 2020 to document baseline conditions and assess the potential for special-status plant and wildlife species to occur within the proposed project site that could pose a constraint to implementation of the proposed project. Additionally, this section provides an assessment of the suitability of the on-site habitat to support burrowing owl (*Athene cunicularia*), as well as other special-status plant and wildlife species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), MSHCP and other electronic databases as potentially occurring 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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The site was also evaluated for its potential to support natural drainage features, ponded areas, and/or water bodies that have the potential to fall under the regulatory authority of the of the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), California Department of Fish and Wildlife (CDFW), or qualify as riparian/riverine habitat under the MSHCP.

The Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map was queried to determine if the MSHCP identifies any potential survey requirements for the project. The project site was reviewed against the MSHCP to determine if the site is located within any MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) or areas proposed for conservation.

The following material describes the findings and recommendations with respect to biological resources as required per the CEQA thresholds of significance listed above.

a, d, g) The project site is located within the Mead Valley Area Plan Area Plan of the MSHCP but is not located within any Criteria Cells or MSHCP Conservation Areas. Additionally, the project site is only located within the designated survey area for burrowing owl and as identified by the Riverside Conservation Authority Information Map.

- Amphibians - Not in an amphibian survey area;
- Burrowing Owls - Burrowing Owl Survey Area;
- Criteria Area Species - Not in a criteria area species survey area;
- Mammals - Not in a mammal survey area; and
- Narrow Endemic - Plants Not in a narrow endemic plant survey area.

Because the County is a permittee under the MSHCP and, while the project is not specifically identified as a Covered Activity under Section 7.1 of the MSHCP, public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. Thus, to achieve coverage, the project must be consistent with the following policies of the MSHCP:

- The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP;
- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP;
- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP;
- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP.

Riparian/Riverine Areas and Vernal Pools

As identified in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Areas and Vernal Pools, riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year. Conservation of these areas is intended to protect habitat that is essential to a number of listed or special-status water-dependent fish, amphibian, avian, and plant species. If impacts to riparian/riverine habitat cannot be avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be developed to address the replacement of lost functions of habitats in regards to the listed species. This assessment is independent from considerations given to “waters of the U.S.” and “waters of the State” under the CWA and the California Fish and Game Code.

No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Therefore, development of the proposed project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat from development of the proposed project.

Vernal Pools and Fairy Shrimp Habitat

One of the factors for determining the suitability of the habitat for fairy shrimp is demonstrable evidence of seasonal ponding in an area of topographic depression that is not subject to flowing waters. These astatic pools are typically characterized as vernal pools. More specifically, vernal pools are seasonal wetlands that occur in depression areas without a continual source of water. They have wetland indicators of all 3 parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season. The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology is made on a case-by-case basis.

A review of recent and historic aerial photographs (1994-2018) of the project site did not provide visual evidence of an astatic or vernal pool conditions within the project site. No ponding was observed, further supporting the fact that the drainage patterns currently occurring on the project site do not follow hydrologic regime needed for vernal pools. From this review of historic aerial photographs and observations during the field investigations, it is determined that there is no indication of vernal pools or suitable fairy shrimp habitat occurring within the proposed project site.

Additional Survey Needs and Procedures

In accordance with Section 6.3.2 of the MSHCP, *Additional Survey Needs and Procedures*, additional surveys may be needed for certain species in order to achieve coverage for these species. The query of the RCA MSHCP Information Map and review of the MSHCP determined that the project site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified.

Burrowing Owl

Burrowing owl is currently designated as a California Species of Special Concern. The burrowing owl is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas. The survey for burrowing owl requires a systematic survey of all areas that provide suitable habitat plus a 150-meter (approximately 500 feet) zone of influence on all sides of suitable habitat, where applicable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The systematic search and field survey did not find burrowing owls or sign (i.e., pellets, feathers, castings, or whitewash). Portions of the project site are vegetated with a variety of low-growing plant species that allow for minimal line-of-sight observation favored by burrowing owls. Further, no small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat (>4 inches in diameter) were observed within the boundaries of the site. Additionally, the site is surrounded by tall trees and poles that provide perching opportunities for large raptors (i.e., redtailed hawk) that can prey on burrowing owls. Based on the field survey results and site characteristics, it was determined that burrowing owls do not have potential to occur on-site and no focused surveys are recommended.

Urban/Wildlands Interface Guidelines

Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface*, is intended to address indirect effects associated with development in proximity to MSHCP Conservation Areas. The Urban/Wildlife Interface Guidelines are intended to ensure that indirect project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The project site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. Therefore, the urban/Wildlands Interface Guidelines do not apply to this project.

Migratory Corridors and Linkages

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The project site has not been identified as occurring in a wildlife corridor or linkage. The proposed project will be confined to existing areas that have been heavily disturbed or developed, are isolated from regional wildlife corridors and linkages, and there are no riparian corridors, creeks, or useful patches of stepping stone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, **no impact** to wildlife corridors or linkages are not expected to occur under criterion d.

Migratory Birds

The project site has the potential to support suitable habitat for foraging and nesting birds, which are protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code. To avoid potential impacts to nesting birds, the following recommendations from the biological resources study shall be required as Conditions of Approval.

Pre-Construction Nesting Bird Clearance Survey

If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer which is defined as 500 feet for raptors and 300 feet for songbirds. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

Pre-Construction Burrowing Owl Clearance Survey

In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan*, a pre-construction burrowing owl clearance survey shall be conducted within 30 days prior to ground disturbing activities to ensure burrowing owl remain absent from the project. The procedures outlined in the above Burrowing Owl Survey Instructions shall be adhered to.

Stephen's Kangaroo Rat Habitat Conservation Plan

Separate from the MSHCP consistency review, Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). A Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA 1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site.

Compliance with regulations and procedures stated above would deem the project consistent with approved local, regional and state conservation plans. Also, with implementation of migratory bird surveys if needed, and payment of SKR fees. There are no tree preservation policies or ordinances that would apply to the project because no trees are present on site. A **less than significant impact** would occur under criterion a and g.

b-c.) **Special Status Plants.** According to the CNDDDB and CNPS, fourteen (14) special-status plant species have been recorded in the Steele Peak quadrangle. One special-status plant species, paniculate tarplant (*Deinandra paniculata*), was observed on the project site during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that all other special-status plant species are presumed absent from the project site due to the lack of native habitats and routine on-site disturbances.

Paniculate Tarplant

Paniculate tarplant is designated as a CNPS Rare Plant Rank 4.2 (a watch list of plants of limited distribution) that is common in western Riverside County. This species is not regulated under the federal or state Endangered Species Act and is not recognized by the MSHCP as a species with regional significance. In an effort to increase coverage for unlisted but regionally sensitive plants under the California Environmental Quality Act (CEQA), the California Native Plant Society began

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publishing sensitivity rankings for special-status plant species. CNPS Rare Plant Rank 4 plant species may be considered rare in California if they occur in less than two California counties or if they are of local concern. Paniculate tarplant is found in at least seven (7) counties throughout southern California and was not recognized as a special-status species of local concern by the MSHCP. This species, therefore, does not rise to the level of a species of concern under CEQA.

The project site supports an isolated/fragmented population of paniculate tarplant that is subject to routine anthropogenic disturbances, historically supported staging and storage activities, and is bordered by development to the west, south, and east. As a result, it was determined that the project site does not provide long-term conservation value for paniculate tarplant and no mitigation obligations specific to this species are expected.

Narrow Endemic Plant Species

Section 6.1.3 of the MSHCP, *Protection of Narrow Endemic Plant Species*, states that the MSHCP database does not provide sufficient detail to determine the extent of the presence/distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Additional surveys may be needed to gather information to determine the presence/absence of these species to ensure that appropriate conservation of these species occurs. Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is not located within the designated survey area for Narrow Endemic Plant Species.

Special-Status Wildlife

According to the CNDDDB, forty-nine (49) special-status wildlife species have been reported in the Steele Peak quadrangle. No special-status wildlife species were observed on-site during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the project site has a low potential to support Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), and California horned lark (*Eremophila alpestris actia*). All remaining special-status wildlife species were presumed to be absent from the project site.

To ensure no impacts to Coopers' hawk, sharp-shinned hawk, and California horned lark do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey, as described above, shall be required as a Condition of Approval and conducted prior to ground disturbance. With implementation of the pre-construction nesting bird clearance survey, impacts to Coopers' hawk, sharp-shinned hawk, and California horned lark will be less than significant and no mitigation will be required.

Critical Habitat

Under the federal Endangered Species Act, "Critical Habitat" is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a CWA Permit from the Corps). If there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS. The project site is not located with federally designated Critical Habitat (refer to Exhibit 6, *Critical Habitat*, in Attachment A). The closest designated Critical Habitat is located approximately 5.7 miles south of the site for coastal California gnatcatcher (*Poliptila californica californica*) and 5.9 miles southeast of the site for thread-leaved brodiaea (*Brodiaea filifolia*) and spreading navarretia (*Navarretia fossalis*), along the San Jacinto River. Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for implementation of the proposed project.

With implementation of preconstruction surveys to identify the presence of raptors, impacts to sensitive plant and animal species would be less than significant under criterion b-c.

e and f) There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the project site during the field investigation. Further no blue-line streams, have been recorded on the project site. Therefore, development of the project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required. **No impacts** under criterion e and f would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations to Section 15064.5?

Source(s): On-site Inspection, Anza Resource Consultants, *Phase I Cultural Resource Assessment for 21705 Cajalco Road, Perris, Riverside County, California*. November 2020) (Appendix C).

Findings of Fact:

a) The project site was previously developed. There are no habitable structures on the site. There is a canopy structure and several surface features that appear to be former ornamental/decorative fountains. These features are located in the central area of the site extending from the northern to the southern property lines. Other portions of the site consist of concrete slabs and fencing. Indicators of various subsurface utility systems are present throughout the site and along the northern and eastern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site boundaries. The nature of each of the subsurface features is unknown. No historic sites or structures occur on the project site. **No impact** to historic resources would be affected by the proposed project.

b) As discussed in the Phase I Cultural Resource Assessment referenced above, data collection for the proposed project included a records search completed at the Eastern Information Center at the University of California, Riverside, a historic records review, Native American consultation as directed by the Native American Heritage Commission and a pedestrian survey of the project site.

With respect to historic resources, no prehistoric or historic cultural resource sites or isolates were detected in the project area. No observable foundations or remnants were encountered that would indicate the former location of potential historic structures. However, numerous modern features are located on-site and observed during the pedestrian survey. These include sprinkler and water spigots, water fountain fixtures, concrete slabs and asphalt. No rock outcrops or other features indicative of milling surfaces or other cultural activities were detected. No historic resources occur on-site; thus, none would be affected by the project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials, Anza Resource Consultants, *Phase I Cultural Resource Assessment for the Deemarco Commercial Center Project*, (January 2021) (Appendix C).

Findings of Fact: a-b) On August 24, 2020, a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), Eastern Information Center (EIC) located at University of California, Riverside was requested. The EIC conducted the search on January 22, 2021, to identify all previous cultural resources work and previously recorded cultural resources within a one-mile radius of the project site. The CHRIS search included a review of the National Register of Historic Places (NRHP), CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic United States Geological Survey (USGS) 7.5-, 15-, and 30-minute quadrangle maps.

The EIC records search identified 24 cultural resources studies that were conducted within a one-mile radius of the project site, none of which regarded the current project site. Three of the studies (RI-08909, RI-10092, and RI-10583) regarded a proposed faux water tower cellular communications project located adjacent to the southeast of the project site. None of the three studies identified resources near the current project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The EIC records search identified 66 cultural resources previously recorded within a one-mile radius of the project site. None of these resources is within or adjacent to the project site. Fifty-nine (59) of the resources within one mile are prehistoric archaeological sites or isolates, two are historic built environment resources, three are historic archaeological sites, and two are multicomponent sites with both prehistoric and historic aspects. Of the sites with prehistoric components, 55 possess bedrock milling features associated with grinding grains, other plant material, and sometimes faunal remains. The majority of these bedrock milling features are located in the hills approximately 0.75- to one-mile southeast of the project site, in what appears to be an archaeological district that is not formally recorded as such.

A review of the Sacred Lands File (SLF) by the Native American Heritage Commission was requested on September 3, 2020. The NAHC sent a response on September 9, 2020, stating that a search of the SLF was completed with negative results (i.e., sacred lands or resources important to Native Americans are not recorded within the vicinity of the project site). The NAHC provided a list of 24 Native American contacts that may have knowledge regarding Native American cultural resources within or near the project site and recommended that Anza contact them. Anza mailed letters to the NAHC-listed contacts on September 10, 2020, describing the project and asking if they had knowledge regarding cultural resources of Native American origin within or near the project site.

The Quechan Indian Tribe responded via email on September 15, 2020, stating that the tribe does not wish to comment and defers to more local tribes.

The Cabazon Band of Mission Indians responded via email on September 16, 2020, stating “There is no presence of Native American resources that may be impacted by the Deemarco Project in Mead Valley, CA.”

The Agua Caliente Band of Cahuilla Indians (ACBCI) responded via email on September 17, 2020, stating that the project is within the tribe’s traditional use area and requesting copies of the cultural resources technical report, records search, and maps. ACBCI provided no information regarding the sensitivity of the project site for Native American cultural resources.

The Rincon Band of Luiseño Indians responded via email including attached letter on September 29, 2020, stating that the project is within Luiseño territory and of historic interest to the Rincon Band. The Band stated they do not have specific information regarding cultural resources but recommended an archaeological records search be conducted and requested copies of resource information and reports.

The Augustine Band of Cahuilla Indians responded in a letter dated October 20, 2020, stating that the band is unaware of any resources that may be impacted by the project but requesting notification if any resources are discovered during development.

The Soboba Band of Luiseño Indians (Soboba) responded via email with attached letter on October 22, 2020, stating that the project is “within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba.” Soboba requested consultation with the lead agency, that information be provided as the project progresses, to remain a consulting entity, to have a Soboba Native American monitor present for ground disturbance, and that the project follow Soboba’s procedures for the treatment of Native American resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All Native American scoping correspondence are presented in Appendix C of Appendix C. No additional responses had been received as of January 27, 2021.

A pedestrian survey was conducted on December 21, 2020. The site was surveyed using transects spaced 10 meters apart and generally oriented east-west within each fenced half of the project site. The project site is generally flat and divided by a fence into an eastern two-thirds and a western one-third. The eastern portion is the former location of Al's Garden Art, which sold fountains and concrete statuary for gardens. The eastern portion has disturbed grasses and weeds, at least nine palm trees, some concrete areas with built-in fountain remnants, a concrete pergola with Greco-Roman columns, and broken fountains and statuary scattered about. Ground visibility is poor to fair (20-40 percent), with significantly better visibility along the northern edge of the eastern portion of the site. Some boulders, approximately 3-4 feet in diameter, are scattered throughout the eastern portion of the project site. Most appear to have been landscaping features that were cut and/or moved around, as evidenced by sharp corners in some places. None of the boulders exhibited evidence of bedrock milling activities. The ground surface is more disturbed along the southern edge of the eastern portion of the project site, with what appear to be spoil piles from past earthmoving activities covered by disturbed grasses.

The western third of the project site is bare, very flat, and has excellent ground visibility (greater than 90 percent). Some disturbed grasses and tumbleweed are present along the southern edge. There are electrical utility service stubs in the middle of the western portion, suggesting a temporary building or trailer may have been present in the past. Modern trash, including remnants of plastic children's toys were observed within the southern portion of the western third of the project site.

There is evidence of geotechnical test excavations throughout the entire project site. The survey was negative for archaeological, historic built, and no cultural resources were identified within the project site.

The cultural resources assessment identified 66 (61 pre-contact or multicomponent) resources previously recorded within a one-mile radius of the project site. The cultural resources assessment states that the ground has previously been disturbed, however, no record has been provided that indicates that previously ground disturbance was monitored. Additionally, while the geotechnical report identified up to 13 feet of fill/possible fill, the fill was identified as sandy clay, not engineered fill. Consequently, the potential for subsurface for cultural deposits to be unearthed exists. Therefore, an archaeologist will be required to be present during ground disturbing activities to identify and evaluate any previously unidentified subsurface cultural resources that be present. With the inclusion of this mitigation measure, **CUL-1**, impacts would be reduced to less than significant levels. Thus, impacts would be **less than significant with mitigation incorporated**.

c) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In addition, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. Section 7052 of the Health & Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations, impacts would be **less than significant**.

Mitigation:

MM CUL-1: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a **Cultural Resource Monitoring Program (CRMP)**. A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

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

Monitoring: Monitoring to be conducted by approved Archaeologist in coordination with the County of Riverside Archaeologist.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) Construction of the project would use standard methods for equipment use, material storage and construction staging to minimize worker and vendor trips needed to travel to and from the job site. The project would be designed consistent with Title 24 of the California Energy Code. Landscaping would incorporate native drought tolerant species to minimize water required for irrigation. The project would consume energy; however, not to the extent that it would be considered wasteful or inefficient. Energy impacts would be considered **less than significant**.

b) As referenced, the project would be constructed consistent with Title 24 of the California Energy Code and applicable policies contained within the Climate Action Plan to further reduce energy demand. The project would recycle up to 75% of solid waste per AB 341 and install low flow plumbing fixtures as well as incorporate drought tolerant landscaping to minimize water demand. The project would not conflict with or obstruct the implementation of State or Local plans for renewable energy or energy efficiency. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Findings of Fact: a) The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The site is in a seismically active region. No active or potentially active fault is known to exist at this site nor is the site located within a State of California designated “Alquist-Priolo” Earthquake Fault Zone. The nearest zoned faults are the Elsinore Fault, approximately 12 miles to the southwest, and the San Jacinto Fault, approximately 15 miles to the northeast. The project site has not been evaluated by the State of California for liquefaction or landslide potential. The County of Riverside has designated the site as “not in fault zone and “not in a fault line”.

During the life of the proposed project, 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. According to Riverside County’s GIS Map My County, it shows that there are no known faults or fault zones within, or near the project site vicinity. 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. Impacts would be considered **less than significant**.

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.

12. Liquefaction Potential Zone

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

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Findings of Fact: a) Liquefaction occurs when loose, fine grained (poorly graded), saturated cohesionless soils are subject to ground shaking during an earthquake of large magnitude. Liquefaction potential in general is relatively high when the ground water table is less than thirty feet below ground surface. Groundwater was encountered during geotechnical boring at a depth of approximately 14 feet below ground surface (bgs). Based on the preliminary soil investigation and Riverside County liquefaction map, the site is not located in a zone of potential liquefaction. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Findings of Fact: a) The nearest zoned faults are the Elsinore Fault, approximately 12 miles to the southwest, and the San Jacinto Fault, approximately 15 miles to the northeast. Moderate to strong ground shaking can be expected at the site. The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. As referenced, there are no known active or potentially active faults traversing the project site; thus, the risk of ground rupture resulting from fault displacement beneath the site is low. Impacts are considered **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is flat and surrounded by predominantly flat parcels. No slopes would be disturbed by grading and no steep slopes would be created by the project. Impacts related to landslides would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Findings of Fact: a) 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) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. According to the geotechnical study and Riverside County's GIS Map My County, the soils on-site are not characterized as having subsidence potential and the site is not in an area that is susceptible to subsidence. Implementation of recommendations in the soils report during grading and site preparation, would minimize the potential for soil cohesion and expansion. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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

Findings of Fact: a) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 46 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 17 miles to the southeast. Sieche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas located adjacent to the lakes. The proposed project is located approximately 5 miles west of Lake Perris and approximately 13 miles northeast of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. The project site where development would occur is generally flat. The developed areas would not be subject to a mudflow hazard. There are no known

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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active volcanoes in the study area that could present a volcanic hazard. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact: a-c) The project would require grading to create the building pads and the parking lot as well as excavation for the fuel tanks and installation of underground utilities. There are no sensitive geological features located on the site that would be adversely affected by the project. All grading would occur consistent with the County of Riverside Grading Ordinance and conditions imposed by the County of Riverside Building and Safety Department. No slopes greater than 2:1 or 10 feet in height would be created by grading activities. No subsurface sewage disposal systems exist on site or is proposed as part of the project. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.2 of the California Building Code (2019), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Preliminary Geotechnical Evaluation and Infiltration Study*, prepared by GeoTek, Inc., December 2020 (Appendix D).

Findings of Fact: a) Alluvial materials were encountered within the upper one foot of the borings excavated on the site. In general, the alluvial materials typically consist of sand with varying amounts of clay. According to the results of the laboratory testing performed, the near-surface alluvial soils exhibited a "very low" expansion potential.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Bedrock materials consisting of quartz diorite were encountered underlying alluvium in all of the borings excavated on the site. The bedrock materials are slightly weathered to weathered, slightly moist to wet, and indurated at approximately 11 feet to 14 feet below ground surface (bgs).

Undocumented fill was not encountered in any of the explorations excavated on-site. Due to the proximity of existing improvements on and offsite, undocumented fill may be present within areas of the site that were not explored.

As noted, the site is generally flat. The site is greater than one acre in size and individual improvements may 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 23, *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**.

b) 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) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The soils on-site are characterized as having moderate cohesion and low expansion potential. Soils are not characteristic of those with potential for subsidence. Therefore, impacts would be **less than significant**.

c) The proposed project would connect to the existing sewer system. No onsite wastewater treatment systems (OWTS) (i.e., septic systems) would be installed. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a) Wind erosion and fugitive dust emissions from the project site would be minimized with implementation of SCAQMD Rule 403 during grading and site disturbing activities. The project site would not be a source of windblown dust post-construction. The project site is not located in a blow sand area as defined identified in Figure S-8 in the County of Riverside General Plan. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<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 Climate Action Plan, Demarco *Air Quality-Greenhouse Gas Technical Report* prepared by Birdseye Planning Group, October 2020 (Appendix A). Riverside County Climate Action Plan, updated November 2019.

Findings of Fact: Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34°C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).

Pursuant to the requirements of SB 97, the *CEQA Guidelines* were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The Riverside County Climate Action Plan was adopted in December 2015 and updated November 2019. As referenced, SB 97 allows climate action plans and other greenhouse gas reduction plans to be used for determining whether a project has significant impacts, based upon its compliance with the plan. The 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. The implementation of these stricter building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The tool developed by Riverside County for determining project consistency with the CAP is referred to as the “Riverside County GHG Screening Table document”. The Riverside County GHG Screening Table document provides guidance for the analysis of development projects and divide projects into two broad categories based upon the type of CEQA review being conducted. The CAP also recognizes that not all projects are large enough to warrant review per the screening tables. Projects that are projected to generate less than 3,000 metric MT CO₂e annually are defined as small projects with less than significant GHG emissions. These projects do not require evaluation per the screening tables.

GHG emissions associated with the project’s construction period were estimated using the CalEEMod computer program. Information below was obtained from the Deemarco Commercial Center *Air Quality-Greenhouse Gas Study* (November 2020).

a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions are confined to a relatively short period of time (approximately 8 months) in relation to the overall life of the proposed project. 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 A. Construction of the project would generate approximately 469 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 16 metric tons as shown in Table 5 below.

Table 5 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Detailed modeling calculations for operation of the proposed project are shown in Appendix A. Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below.

**Table 5
Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO ₂ E)
Construction	16 metric tons
Operational	
Energy	300 metric tons
Solid Waste	61 metric tons
Water	19 metric tons
Mobile	1,354 metric tons
Total	1,750 metric tons

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

Cumulatively, the estimated emissions would be less than 3,000 metric tons per year; and thus, does not require further analysis per the County of Riverside CAP. 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 Riverside County Climate Action Plan (CAP) was adopted in December 2015 and updated November 2019 to ensure consistency with the new statewide emission reduction goals associated with SB 32. Per the CAP Update, Riverside County's 2017 GHG emissions totaled 4,905,518 MT of CO₂e for that year. Under the Business As Usual (BAU) forecast, emissions will be 5,158,305 MT CO₂e in 2020; 6,368,781 MT CO₂e in 2030; and 11,305,026 MT CO₂e in 2050. These emissions levels are 5.1 percent higher in 2020 than 2017, 29.8 percent higher in 2030 than 2017, and more than double 2017 emissions by 2050. Under the Adjusted Business As Usual (ABAU) forecast (which represents State efforts focused on reducing GHG emissions within the County), emissions will be 4,861,256 MT CO₂e in 2020; 4,102,109 MT CO₂e in 2030; and 4,175,146 MT CO₂e in 2050. Compared to 2017, these emissions levels are 0.9 percent lower in 2020, 16.0 percent lower in 2030, and 14.8 percent lower in 2050. The CAP Update assesses the previous GHG reduction targets identified in the 2015 CAP and proposes new targets that are consistent with the State policies to meet the requirements of Senate Bill 32. The State recommends a 15 percent reduction below 2005–2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. To continue reductions consistent with the State's long-term emissions reduction goals, the County would need to reduce emissions in 2030 by 525,511 MT CO₂e from an ABAU forecast and by 2,982,947 MT CO₂e from an ABAU forecast by 2050.

The 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 residential developments 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. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The proposed project would entail construction and operation of a commercial center. Based on modeling results, the project would not exceed the 3,000 MT annual screening threshold established for evaluation of individual projects for GHG emissions. Projects that are projected to generate less than 3,000 metric MT CO₂e annually are defined as small projects with less than significant GHG emissions.

With respect to consistency with plans or policies related to GHG emissions, the list of R2 Measures in the Climate Action Plan are related to energy efficiency requirements Riverside County can incorporate into existing residential and non-residential buildings or new development projects to achieve a State-aligned reduction target. These R2 energy measures also support related General Plan policies, particularly related to energy efficiency in buildings, regional agency coordination/education and outreach, including LU-4.1, OS-16.1 through OS-16.10, AQ-4.1 through AQ-4.4, AQ-5.2, AQ-5.4, and AQ-20.10 through AQ-20.12.

California's building efficiency standards are updated regularly to incorporate new energy efficiency technologies. The code was most recently updated in 2016 and went into effect for new development in 2017. For projects implemented after January 1, 2017, the California Energy Commission estimates that the 2016 Title 24 energy efficiency standards will reduce consumption by an estimated 28 percent for residential buildings and 5 percent for commercial buildings, relative to the 2013 standards. These percentage savings relate to heating, cooling, lighting, and water heating only.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Exceeding Title 24 standards is voluntary, and it is unknown whether this would occur; however, measures such as installing low-flow plumbing fixtures, use of energy efficient appliances and implementing a recycling programs would improve energy efficiency and reduce related GHG emissions associated with long-term operation of the project. As referenced, the project would not generate enough GHG emissions to warrant review per the screening tables. Further, the proposed project would be consistent with applicable measures in the CAP and General Plan policies focusing on reductions in GHG emissions. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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): *Phase I Environmental Site Assessment, 21705 Cajalco Road prepared by Weis Environmental, October 2020 (see Appendix E).*

Findings of Fact: a, b, d) The proposed retail element of the project would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals and those associated with building sanitation and maintenance, no hazardous materials would be used.

It is unknown what types of retail businesses; however, a convenience store and restaurant uses would be provided on-site. It is assumed they would be required to store and use and hazardous materials consistent with applicable rules and regulations pertaining to those specific chemical and materials. The proposed convenience store and fueling station would require the ongoing use, storage and routine transport of hazardous materials consisting primarily of gasoline and diesel fuel. Common cleaning chemicals would also be used on-site similar to those used in the other businesses. The fueling center would be designed and operated consistent with state and federal regulations pertaining to the underground storage and dispensation of flammable materials that include the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 2013 California Fire Code Title 24, Part 9 (CFC 8003.1.3.2) Spill Control Requirements;
- California Code of Regulations Title 13, Motor Vehicles Division 1, 2 and 3;
- California Code of Regulations Title 27, Environmental Protection, as applicable
- California Mechanical Code (CMC);
- California Code of Regulations, Title 8, Industrial Relations, Chapter 4, Industrial Safety;
- Health and Safety Code, Section 13240 – 1343.6 (California Propane Storage and Handling Safety Act); and
- National Fire Protection Association (NFPA) Code Section 30a.

With adherence to all applicable regulations pertaining to the construction and operation of a fueling station containing below ground fuel storage tanks, the project would not emit or release hazardous waste or emissions or otherwise adversely impact public safety through the storage of flammable materials on-site. The nearest school to the project site is the Manual L. Real Elementary School located approximately 0.28 miles to the northwest. While the school is further than ¼ mile from the site, all elements of the project storing or dispensing hazardous materials would be designed and operate consistent with all applicable federal and state regulations and be subject to routine inspection. Based on these factors, a **less than significant** impact would occur under these thresholds.

c) The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. Currently, the site is vacant. A new access road would be constructed for the project from Cajalco Road. A secondary emergency access would be constructed at the southeast corner of the project site along Carroll Street. All internal access to the project as well as the primary and secondary emergency access roadways would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. **No impact** would occur.

e) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. Based on a review of the Phase I Environmental Site Assessment and available databases listing known hazard sites (i.e, Geotracker, Envirostar accessed October 2020), the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no recognized environmental conditions or evidence of hazardous environmental conditions on the project site. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): March Air Reserve Base Airport Land Use Compatibility Plan, approved March 2011

Findings of Fact: a-b) The closest airport is the March Reserve Air Base which is located approximately 2.4 miles northeast of the project site. The project site is located within Zone D as defined in the March Air Reserve Base Airport Land Use Compatibility Plan (ALUCP) (June 2013) (Map MA-1). The only limitation are uses determined to be hazards to flight. Review and approval of the County of Riverside Airport Land Use Commission (ALUC) is required. Compliance with ALUC's review comments and conditions would reduce impacts to **less than significant** levels.

c-d) The project site is not located within 2 miles of a privately owned, public use airport. The site is located approximately 5.6 miles northwest of Perris Airport. As referenced, the site is located in Airport Influence Area Zone D for March Air Reserve Base. The only restrictions are uses determined to be a hazard to flight. Development of the proposed project would not create a hazard to flight or otherwise create a safety concern for employees, vendors or customers. **No impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Preliminary Hydrology Report, KWC Engineers, Inc. (September 2020). Riverside County Flood Control District Flood Hazard Report/Condition (Appendix F).

Findings of Fact: a) The project site is vacant, undeveloped land. The proposed project would construct retail and restaurant buildings, a fueling station with convenience store and a carwash. The majority of the site will be impervious after construction. As stated in the Preliminary Hydrology Report (September 2020), the project will construct approximately 3.49 acres of impervious surface comprised of roof tops and asphalt pavement. Runoff, including water from first flush events, will be collected and conveyed via a system of gutters and inlets to an underground infiltration chamber with a discharge through a parkway culvert onto Cajalco Road. The difference in flow volume between existing and project flow conditions will be treated in the proposed underground infiltration chamber prior to discharge (see subsections d), f) and g) for greater detail).

Adequate volume will be provided to retain all on-site design storm flows. Surface and groundwater features would not be degraded by the project. Impacts would be **less than significant** under this threshold.

b) The project will be connecting to EMWD's water supply system. EMWD has indicated that they have adequate water supply to serve the site by providing a "will serve" letter to the applicant. The project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015). Further, the project is not proposing to use groundwater. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

c) The project would alter existing drainage by constructing new roof tops and asphalt parking areas and drive aisles. This water would be contained, controlled and treated in an on site subsurface basin. No surface water resources occur on-site; thus, no river, stream or lakebed would be modified as a result of project construction. **No impact** would occur.

d) Post-construction, the majority of the site will be impervious. Associated parking, drive aisles, underground utilities (including gas storage tanks), concrete flatwork and landscaping are also anticipated for development. On-site water disposal consisting of underground retention/detention chambers (i.e. MC-4500 Stormtech Chamber) is planned to be located toward the center of the site. Based on the Stormtech Chamber plans provided, prepared by Advanced Drainage Systems, Inc., the chambers will encompass an area of approximately 4,100 square feet with a planned infiltration depth of 15 feet below existing grade. Adequate volume will be provided to retain all on-site design storm flows. The site will not erode or otherwise cause siltation to occur in adjacent surface water resources or stormwater detention systems. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

e) As referenced, adequate storage volume will be provided to retain all on-site design storm flows. No off-site flooding would occur. Impacts would be **less than significant** under this threshold.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f-g) As referenced, on-site water disposal consisting of underground retention/detention chambers (i.e. MC-4500 Stormtech Chamber) is planned to be located toward the center of the site. Based on the Stormtech Chamber plans provided, prepared by Advanced Drainage Systems, Inc., the chambers will encompass an area of approximately 4,100 square feet with a planned infiltration depth of 15 feet below existing grade. Adequate volume will be provided to retain all on-site design storm flows. The site will not erode or otherwise cause siltation to occur in adjacent surface water resources or stormwater detention systems. The project would be designed so that should a flood occur, no structures would have the ability to impede or redirect flood flows because they would be required to be developed at an elevation above 100-year flood hazard zone. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

h) As referenced, seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 43 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 4 miles to the northeast. Sieche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas in proximity. The proposed project is located over 20 miles southeast of Lake Perris and approximately 14 miles east of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. The project is not located within a flood zone per FEMA Map No. 06065C2090G as referenced above. **No impact** would occur under this threshold.

There are no surface water bodies in proximity to the site nor would water needed to support the project be drawn from unmanaged surface water sources. All potable water would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

i) As referenced, the project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015). The project is not proposing to use groundwater for potable or irrigation purposes. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Mead Valley Area Plan (2011), GIS database, Project Application Materials Riverside County General Plan Land Use Element, County zoning designation, Staff review, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-b) The proposed project would develop a new commercial center including a retail/restaurant building, fast food restaurant, convenience store, car wash and fueling station. The current site is zoned Mixed-Use. The proposed project would not require a General Plan Amendment or land use action that could result in the alternation of the present or planned land use in the area. The project would not change land use within an existing City sphere of influence and/or within adjacent city or county boundaries. As discussed, the project would be consistent with applicable policies from the various elements contained in the Riverside General Plan. **No impact** would occur under these thresholds.

The surrounding land is vacant or developed with commercial and rural residential uses. The project would be consistent with the County of Riverside General Plan designation and applicable policies within the Mead Valley Area Plan.

It would not introduce improvements that could disrupt or physically divide an established community. The vehicular and pedestrian circulation will remain the same and be enhanced by project implementation because sidewalks and driveways would be added to the project site. **No impact** would occur under thresholds a-b.

As stated in the Mead Valley Area Plan, Cajalco Road is the anchor for the community of Mead Valley. It is an important link between Interstate 215 to the east and Interstate 15 to the west. This important east/west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future.

Policies:

MVAP 7.1 Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District

Consistent: . The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

The proposed project would be designed and constructed using materials and methods consistent with the County of Riverside Fifth Supervisorial District as approved as part of the design review process. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a-c) The County of Riverside General Plan Amendment EIR (2015) does not identify the project site as a mapped or designated Mineral Resource Zone (MRZ). The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. The project is not located in proximity to a mine. Residents would not be exposed to hazards from an existing or abandoned quarry or mine. Therefore, **no impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): Deemarco Commercial Center Noise Study, prepared by Birdseye Planning Group, January 2021 (Appendix G), Perris Valley Airport Land Use Compatibility Plan, 2011.

Findings of Fact: a-b) The project site is not located within 2 miles of a privately owned, public use airport. The site is located approximately 5.6 miles northwest of Perris Airport. As referenced, the site is located in Airport Influence Area Zone D for March Air Reserve Base. The only restrictions are uses determined to be a hazard to flight. Development of the proposed project would not create a hazard to flight or otherwise expose people safety concern for employees, vendors or customers. **No impact** would occur under these thresholds.. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, Deemarco Commercial Center Noise Study, prepared by Birdseye Planning Group, January 2021 (Appendix G),

Findings of Fact: a) The project would not generate enough traffic to noticeably increase noise levels at receivers along Cajalco Road or Carroll Street. Traffic noise impacts associated with project operation would be **less than significant** as documented below.

Riverside County Ordinance No. 847 – Regulating Noise

The County of Riverside Ordinance No. Section 4 Table 1 establishes the exterior noise level criteria for properties affected by operational (stationary) noise sources. For residential properties the exterior noise level shall not exceed an average (Leq) of 55 A-weighted decibels (dBA) 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.). The 55/45 dBA daytime/nighttime limit is discussed because of its applicability to some of the surrounding land uses (i.e., Rural Community – Very Low Density Residential).

With respect to traffic noise, no specific standards for this source are provided in the Riverside County Noise Ordinance or General Plan Noise Element. Per the Riverside County General Plan Noise Element Appendix (*Requirements for Determining and Mitigation Traffic Noise Impacts to Residential Structures*), the limits for traffic noise are 65 dBA Ldn/CNEL for exterior areas and 45 dBA Ldn/CNEL for interior spaces.

Section 2 (i) 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. To evaluate potential construction noise impacts to sensitive properties, the County references the National Institute for Occupational Safety and Health (NIOSH) recommendation of 85 dBA 8-hour Leq.

Vibration Standards

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as peak particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Ordinance does not address construction-related vibration; thus, for the purpose of evaluating project-related vibration impacts, thresholds established in the Federal Transit Administration’s (FTA) *Transit Noise and Vibration Impact Assessment* (September 2018) (Table 6-3) are used. A threshold of 65 VdB is used for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed project is 72 VdB as single-family residences are the nearest sensitive receptors to the site.

Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations. With respect to ground-borne vibration impacts on structures, the FTA states that ground-borne vibration levels in excess of 90 VdB would damage buildings extremely susceptible to vibration damage. No historic buildings or buildings extremely susceptible to vibration damage are known to occur near the site; thus, 94 VdB (PPV 0.2), the standard for non-engineered timber and masonry buildings is used herein to evaluate potential vibration impacts to neighboring structures. Construction activities referenced above that would generate significant vibration levels are not proposed. However, to provide information for use in completing the CEQA evaluation, construction-related vibration impacts are evaluated using the above referenced criteria.

Construction Noise. The main sources of noise during construction activities would include heavy machinery used during, grading and clearing the site, as well as equipment used during building construction and paving. Table 6 demonstrates the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction

**Table 6
Typical Maximum Construction Equipment Noise Levels**

Equipment Onsite	Typical Maximum Level (dBA) 25 Feet from the Source	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1. Noise levels based on actual maximum measured noise levels at 50 feet (Lmax). Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise-sensitive uses near the project site are existing single-family residences located approximately 200 feet south of the southern property line and 260 feet east of the eastern property line. Table 7 shows typical maximum construction noise levels at various distances from construction activity based on a standard noise attenuation rate of 6 dBA per doubling of distance. The noise level used to estimate the typical maximum noise level that could occur is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time used on-site during demolition, site preparation and grading activities. Actual noise levels will fluctuate throughout the day and may periodically exceed 88 dBA at the property line depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area.

**Table 7
Typical Maximum Construction Noise Levels
at Various Distances from Project
Construction**

Distance from Construction	Typical Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	82
100 feet	76
250 feet	70
500 feet	64
1,000 feet	58

Typical maximum construction noise levels at 200 feet from the southern property line will attenuate to an hourly Leq of approximately 70 dBA based on a reference distance of 76 dBA at 100 feet. The 8-hour Leq at 100 feet for operation of a bulldozer would be approximately 66 dBA based on a typical duty cycle (i.e., percentage of hours the equipment typically is used per day). Thus, the 8-hour Leq at the nearest sensitive property would be less than the NIOSH 85 dBA 8-hour standard. Further, the proposed project would comply with limitations on hours of construction activity defined in Section 9.52.20 of the Riverside County Code; thus, noise impacts during construction of each phase would be **less than significant**.

Operational Noise: Traffic is the primary noise source that would be generated by the proposed project. Existing noise levels do not exceed the exterior residential standard (65 dBA CNEL) referenced above. Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to exceed 65 dBA CNEL,

The roadway network adjacent to the project site was modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software (see Appendix A). The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Traffic volumes and vehicle mix on Cajalco Road, Elwood Street and Carroll Street are based on traffic counts obtained during the monitoring period.

Hourly average baseline noise levels (Leq) were calculated for the residential receivers located along Cajalco Road east of the site and south of the site along Elmwood Street to establish baseline

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions. These are the closest receivers to the project site and would experience the highest concentration of project-related traffic.

1. Single-family residence at 21805 Cajalco Road east of the site;
2. Single-family residence at 21704 Elwood Street south of the site; and
3. Single-family residence at 21590 Elwood Street southwest of the site.

Noise levels associated with the project were calculated by distributing the 211 A.M. peak hour project trips into the baseline traffic volumes on Cajalco Road and Carroll Street. Volumes were concentrated in this area for the purpose of evaluating worst case noise conditions. The results are also shown in Table 8. With the addition of project traffic, the 65 dBA CNEL standard would not be exceeded. Project traffic will have no noticeable effect on baseline conditions.

**Table 8
Modeled Noise Levels**

Receptor	Existing Leq	Existing CNEL	With Project Leq	With Project CNEL	Decibel Change	Significant Impact
Site 1	63.0	64.0	63.5	64.5	+5	No
Site 2	61.0	62.0	61.3	62.3	+3	No
Site 3	60.6	61.6	60.9	61.9	+3	No

Car Wash. The proposed drive-thru car wash would be located near the center of the site in a north/south orientation. Cars would queue on the south side of the car wash, travel through the tunnel and exit on the north side approximately 100 feet north of the southern property line and 200 feet south of the northern property line. Automated car wash equipment and facilities have several noise-generating sources. These include pumps, compressors, high-pressure applicators and spray nozzles; scrubbers, and dryers. The mechanical equipment is proposed to be fully enclosed within an equipment room located within the structure and inside the car wash tunnel. Potential noise sources within the car wash tunnel would include the high-pressure applicators and spray nozzle manifolds; noise from the friction of the scrubber, wrap and brush wash systems; and noise generated from the dryer system. With the exception of the dryer blowers, the equipment is located inside the car wash tunnel and generally not audible outside the building. The dryer blowers; however, are the dominant noise source associated with car wash systems and because they are located near the tunnel exit, are the most audible at surrounding properties. Thus, operation of the dryer blowers is the focus of this evaluation.

The proposed car wash would use a MAXX 3 Model SGMX3 system. Specific noise data for the blowers were not provided with the manufacturers' specifications; thus, reference data for an automated rollover (i.e., a car wash with brushes that roll over the vehicle during operation) car wash with a 45-horsepower dryer blower. Baseline noise data for a similar system indicated operation would generate 79 dBA at a distance of 30 feet from the tunnel exit (Illingsworth & Rodkin, Inc. May 2014).

Blower noise would project to the north into the project site and towards Cajalco Road which is located approximately 200 feet north of the tunnel exit. North of Cajalco Road is undeveloped land designated Mixed-Use in the Mead Valley Area Plan. The nearest sensitive receivers are located to the south. However, land adjacent to and south of the site is designated Very Low Density Residential. The southern property line is approximately 50 feet south of the tunnel entrance.

It was assumed that the car wash would cycle one car every 5 minutes and that the drying cycle would last approximately 60 seconds. Thus, over a one-hour period under peak operation, the dryers would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operate for a total of 12 minutes. Assuming a usage factor of 20% (60 minutes per hour/12 minutes of dryer operation) and a reference level of 79 dBA at 30 feet north of the dryers, the Leq (hourly average) at the tunnel exit would be approximately 72 dBA [$Leq = 79 + 10 (\log 20/100)$]. Measured noise levels to the side of car wash tunnel exits are noticeably lower than at the front. Using a reference level of 60 dBA at 30 feet and 90 degrees from the tunnel exit (Dudek, 2014), and assuming free field propagation of 6 dBA per doubling of distance, blower noise would attenuate to 49.5 dBA at the southern property line. Thus, car wash blower noise would be below the 55 dBA standard for stationary sources at the residential property line. Noise levels at the northern property line (200 feet north of the car wash blowers) would attenuate to 56 dBA. This would be below the 65 dBA commercial standard for stationary noise sources.

Thus, car wash blower noise would not adversely affect residential properties located in proximity to the site. To avoid exceeding commercial standards during nighttime hours, the project has been conditioned to limit operation of the car wash from 6:00 a.m. to 10:00 p.m. (AND Gen Car Wash Hours – 15)

Drive Thru Window Speakers. Speaker noise is a variable noise source and subject to change based on volume settings. The nearest drive thru menu board and speaker would be located on the east side of the retail/drive thru restaurant building proposed for construction on the east side of the site adjacent to the Carroll Street. A second drive-thru is located along the west side of the site; however, there are no sensitive receptors proximal to and west of the site.

Menu board/speaker noise is assumed to project to the east. The restaurant is located approximately 300 feet west of Receiver 1 and 280 feet north of Receivers 2 and 3. Reference noise levels range from 58 to 65 dBA at 30 feet from the source (Illingworth & Rodkin, 2010). Assuming a reference level of 65 dBA at 30 feet, sound levels at 300 feet would attenuate to 45 dBA and sound levels at 280 feet would attenuate to 44 dBA.

- $[65 - 20 \log (300 \text{ ft}) / (30 \text{ ft})] = 45$
- $[65 - 20 \log (280 \text{ ft}) / (30 \text{ ft})] = 44$

While speaker noise would meet the 55 dBA residential standard, it is recommended that the project be conditioned to ensure the drive thru speaker noise be inaudible beyond the immediate drive thru lane, order and pick-up window.

HVAC Systems. The HVAC system proposed for use on the site has not been specified and noise levels vary depending on the size of the system. However, it is assumed that two HVAC systems will be installed on the roof-top of each restaurant/retail buildings located along the east and west side of the site. Reference noise levels for the project are based on noise measurements made at similar facilities. HVAC noise levels can be expected to range from 60 to 70 dBA at 5 feet from the roof top equipment and ventilation openings (Illingworth & Rodkin, 2011). To conservatively evaluate HVAC noise levels, the Leq was predicted at the southern property line based on the distance between the sources and residence to the south. It assumed the closest HVAC units would be 100 feet north of the southern property lines and the furthest would be approximately 150 feet north of the southern property line, the combined sound level would attenuate to 46 dBA at the southern property line. HVAC noise from the four units would be approximately 49 dBA assuming all are running simultaneously. This would be below the 55 dBA standard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not noticeably increase noise levels off-site over ambient conditions. A **less than significant** impact would occur under this threshold.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Cajalco Road carries heavy truck traffic; however, there are no activities occurring in the project area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 Vdb at 100 feet, based on the Federal Transit Administration’s (FTA’s) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 9.

**Table 9
Typical Vibration Source Levels for
Construction Equipment**

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading, removal of rocks and surface features and excavations for building footings and utility installation. It would be temporary in duration and occur within the timeframe designated in the County of Riverside Code as referenced above. Noise-sensitive uses near the project site are existing single-family residences located approximately 200 feet south of the southern property line and 260 feet east of the eastern property line. Vibration levels at 100 feet would range from 46 to 75 VdB and attenuate further over the remaining distance to the residences.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed below, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project. Maximum vibration levels would be approximately 69 VdB and below the 72 VdB threshold referenced. Temporary vibration impacts would be **less than significant**.

Mitigation: No mitigation would be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”, 2015

Findings of Fact: a) As shown in Riverside General Plan Figure OS-8, the site has a low sensitivity for the presence of paleontological resources. Preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) is not recommended for the project. **No impact** to paleontological resources are anticipated. Implementation of Management Recommendations which are intended to address impacts associated with unforeseen archaeological resources would be sufficient to address potential impacts to unforeseen paleontological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a) The project site is vacant; thus, implementation would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would develop commercial uses. The employees that would work at the facility would likely be filled by people already living in the area. The project would not create a demand for additional housing because of the minimal amount of employees that would work at the facility. No housing would be provided by the project or would be required with project implementation. **No impact** would occur.

c) The proposed project would provide commercial uses on the site as described herein. The project would not induce population growth because the project would be considered as community serving and would not have a significant amount of employees working at the facility. Impacts are considered to be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact: Fire Station 59 is the nearest Riverside County Fire Station to the project site. It is located at 21510 Pinewood Street in the City of Perris approximately 0.5 miles southwest of the site. Implementation of the project would not increase the population in the area. The project would be designed consistent with California Building Code 2013 edition and Riverside County Ordinance 787 which defines uniform fire code standards for access, brush control and related factors. The project would increase demand for fire service; however, the project is consistent with the land use designation for the site as designated in the Mead Valley Area Plan and would not increase the population beyond what was anticipated in the Riverside County General Plan. Further, the project would be designed and constructed consistent with Riverside County Fire Department standards for access, fire suppression infrastructure and fuel control/modification. The project would not require the construction of a new fire station to maintain service ratios and development impact fees would reduce impacts to less than significant levels. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: Law enforcement services are provided by the Riverside County Sheriff's Department. The project area is served by the Perris Station located at 137 North Perris Boulevard, Suite A which is approximately 5.0 miles southeast of the site. The project would potentially increase

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand for law enforcement services; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Riverside County General Plan. The project would not require the construction of new or expanded Riverside County Sheriff Department facilities and development impact fees would reduce impacts to less than significant levels. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): GIS database, Public School Review website, <https://www.publicschoolreview.com>

Findings of Fact: The project would be a commercial center; thus, it would not affect demand for school services. The project would be required to pay development impact fees to in part, fund the expansion of school facilities as needed. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The project would be a commercial center. It would not increase the demand for library services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The project would be a commercial center. It would not increase the demand for health care services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a-b) The project would provide new commercial services. No parks are proposed as part of the project and no increase in demand for park services would occur as a result of the project. The project would be required to pay impact fees as a contribution towards the expansion of parks and recreation services within Riverside County. **No impact** would occur under these thresholds.

c) The project is not located in a Community Service Area (CSA) or park/recreation district that is managed by the Community Parks and Recreation Plan. As referenced, the project would be required to pay impact fees, a portion of which would be allocated to parks and recreation resources. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<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): Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County Regional Park and Open-Space District Comprehensive Trail Plan (January 2018). Mead Valley Area Plan, Revised June 2018.

Findings of Fact: No trails are proposed as part of the proposed project. As discussed in the Comprehensive Trail Plan, there are no trails designated on the project site. According to the Mead Valley Area Plan, a Regional Trail is planned along Harvill Avenue north of Cajalco Road, which will connect to other Community Trails. There are multiple proposed Community Trails that will connect the areas north of Cajalco Road to the areas south of Cajalco Road. There will be no impacts to recreational trails with implementation of the proposed project. **No impact** would occur under this threshold.

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
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Source(s): Riverside County General Plan, Riverside County Transportation Department, *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled*, December 2020; Riverside County Traffic Impact Assessment Guidelines (April 2008). Mizuta Traffic Consultants, Inc., *Cajalco Mixed-Use Traffic Analysis, PAR 200006*, May 2021 (Appendix H), Mizuta Traffic Consultants, Inc., *Cajalco Mixed-Use Vehicles Miles Traveled Analysis, PAR 200006*, May 2021 (Appendix I).

Findings of Fact: a) This traffic analysis addresses potential operational impacts that could result from the addition of the project traffic to the local circulation system. According to the *County TA Guide*, the study area should include any intersection of "Collector" or higher classification street intersecting with a "Collector" or higher classification street where the project would add 50 or more peak-hour trips. The following intersections are included as part of the study area:

1. Alexander Street & Cajalco Road
2. Brown Street & Cajalco Road
3. Clark Street & Cajalco Road
4. Carroll Street & Cajalco Road
5. Day Street & Cajalco Road
6. Seaton Avenue & Cajalco Road
7. Harvill Avenue & Cajalco Road
8. Project Driveway & Cajalco Road (constructed as part of project)
9. Carroll Street & Project Driveway (constructed as part of project)

The following scenarios were evaluated as part of the project:

- Existing Conditions: This scenario represents the conditions of a typical weekday. Due to the COVID-19 pandemic, historical traffic volumes were adjusted upwards to reflect normal conditions based on historical traffic count data.
- Existing Plus Ambient Plus Project: This scenario represents the conditions on the anticipated year of opening for the Project, which is assumed to occur in 2022.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Existing Plus Ambient Project Plus Cumulative: This scenario represents the conditions on the anticipated year of opening for the Project, including the cumulative project traffic volumes and Project traffic.

All intersections and project driveways in the study area are expected to operate at an acceptable LOS D or better under all scenarios with the following exceptions:

- The Carroll Street and Cajalco Road intersection would operate at LOS E/F under all scenarios;
- The Day Street and Cajalco Road intersection operation was improved from LOS E/F conditions to LOS D or better conditions with the completion of the Cajalco Road Interim Safety Project;
- The Seaton Avenue & Cajalco Road intersection operation was improved from LOS F conditions to LOS D or better conditions with the installation of a traffic signal associated with the Seaton Commerce Center cumulative project;
- The Carroll Street & Cajalco Road intersection satisfied the peak-hour signal warrants under all scenarios. Additionally, the 8-hour signal warrant was satisfied under Existing Conditions.
- The proposed project would contribute 27.9 percent of the new traffic added to the Carroll Street and Cajalco Road intersection.

Bicycle and Trail Facilities

There are no existing bicycle or trail facilities in the study area. According to the Mead Valley Area Plan, a Class II bicycle path is planned for Cajalco Road. Also, a Regional Trail is planned along Harvill Avenue north of Cajalco Road, which will connect to other Community Trails. There are a number of proposed Community Trails that will connect the areas north of Cajalco Road to the areas south of Cajalco Road. The project will not affect implementation of bicycle or trail facilities.

Transit Facilities

The Riverside Transit Agency (RTA) provides service to the study area with Routes 22 and 41. Route 22 provides daily service between the Perris Station Transit Center and Downtown Riverside with the nearest stop located on the northeast corner of the Clark Street & Cajalco Road intersection. Route 41 provides daily service between the Mead Valley Community Center and the Riverside University Medical Center with the nearest stop located on the south side of Cajalco Road just east of Clark Street. The nearest transit stop to the Project is located along Cajalco Road just east of Clark Street and approximately 900 feet west from the Project. The project will not affect existing transit service along Cajalco Road.

Pedestrian Facilities

There are no sidewalks on either side of Cajalco Road. With the completion of the Cajalco Road Safety Improvement Project, there will be small sections of sidewalk near the signalized intersections. Pedestrians are able to cross Cajalco Road in the marked crosswalks of the Clark Street and Day Street intersections. The project will be conditioned to make frontage improvements including curb, sidewalk and gutter. The project will have no adverse impacts to pedestrian facilities.

Impacts associated with threshold a 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) Senate Bill 743 (SB 743) was approved in 2013 and revised the method for assessing transportation impacts under CEQA. The Office of Planning and Research (OPR) has recommended the use of vehicle miles travelled (VMT) as the required metric to replace the automobile delay-based Level of Service (LOS). The VMT assessment is required to satisfy CEQA guidelines that utilize VMT as the required metric to determine transportation impacts. The VMT assessment (Mizuta Traffic Consultants, Inc.) was based on the criteria outlined in the *Riverside County Transportation Department Transportation Analysis Preparation Guide, December 2020 (County's TA Guidelines)*.

According to the *County's TA Guidelines*, there are several criteria that can be applied to screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on the facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following lists the screening criteria:

1. Small Projects
2. Projects Near High Quality Transit
3. Local Serving Retail
4. Affordable Housing
5. Local Essential Service
6. Map-Based Screening
7. Redevelopment Projects

The most appropriate and applicable criteria from the above list is Local Serving Retail. According to the State Office of Planning and Research (OPR), the introduction of new Local Serving retail has been determined to reduce VMT by shortening trips that will occur out of the area. The screening criteria states that no one retail store can exceed 50,000 square feet. The project square footage would be approximately 19,167 square feet of retail space; and thus, is less than the 50,000 square foot limitation. The presence of other gas stations and fast-food restaurants in the general project area support the conclusion that the project would indeed function as local-serving retail with most customers likely traveling from nearby areas within Riverside County. The project has little potential to generate longer trips from the wider region.

As a result, the project is presumed to have a less than significant VMT impact per the County's screening criteria and no additional VMT analysis is required. A **less than significant impact** would occur under this threshold.

c) All access driveways and on-site drive aisles would be designed consistent with County of Riverside standards as referenced. **No impacts** associated with hazardous design features would occur.

d) The majority of project-related use of neighboring roadways would be from pass by traffic stopping at the project site as well as area residents traveling to/from their homes and employees, vendors and customers accessing the businesses. The anticipated use would not cause a greater level of wear on the road to the extent that maintenance beyond what is typically required would occur. A **less than significant** impact would occur.

e) Access improvements would facilitate the safety of traffic operation on adjacent roads and provide safe site ingress/egress. The project would not increase the need for road improvements. The project would require the transport of heavy equipment to the site. Construction worker/vendor trips would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generated daily throughout the duration of construction. Project construction is not anticipated to adversely impact traffic on Cajalco Road or Carroll Street. **No impact** would occur.

f) The proposed project would not alter existing emergency access routes. The site would be accessed via two driveways, one along Cajalco Road and another on Carroll Street. The access driveway(s) would provide access for emergency service vehicles and evacuation options for patrons. No project activity would impair emergency access to the area. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan, Figure C-7 (2015), Mizuta Traffic Consultants, Inc., *Cajalco Mixed-Use Traffic Analysis, PAR 200006*, January 2021 (Appendix H)

Findings of Fact: Figure C-7 of the County of Riverside General Plan Circulation Element does not depict any bicycle paths along Cajalco Road in proximity to the project site. However, as stated, the Mead Valley Area Plan shows a Class II bicycle path planned for Cajalco Road. The project would not affect implementation or use of the Class II bicycle path. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): Native American Consultation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a-b) 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 February 09, 2021. No response was received from Cahuilla Band of Indians or the Pala Band of Mission Indians

Consultation was requested by the Soboba Band of Indians, the Pechanga Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

Soboba Band responded in an email dated March 22, 2021. This project was discussed during a meeting on June 09, 2021. Soboba provided information that the project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba. Further, that the project is in a National Register TCP Landscape.

The cultural report and the conditions of approval were provided to the tribe on August 24, 2021. Consultation was concluded on September 08, 2021.

The Rincon Band responded in an email letter dated February 26, 2021. The cultural report was provided to the tribe on August 24, 2021. Rincon provided information that the project location is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the project area. The cultural report was provided to the tribe. After review of the cultural report the band provided recommendations for archaeological and tribal monitoring during grading activities. Consultation was concluded on September 30, 2021.

The Pechanga Band of Luiseno Indians responded in an email dated February 17, 2021 requesting consultation. The band told Planning that the Project area is part of 'Ataxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Ataxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area.

Consultation was initiated on February 17, 2021 and the project was discussed during a meeting on September 15, 2021. During this meeting the tribe provided information regarding the sensitivity of the area. In addition, although the ground has been disturbed, they feel there is still the potential for grading into native soils and the band recommended that a tribal monitor be present during grading activities.

Although no specific Tribal Cultural Resources were identified aside from the project location being within a landscape, all of the consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground disturbing activities. **(TCR 1)**

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) for Native American Monitor(s) **(TCR-1)**.

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. **(TCR-2)**

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval **(TCR-3)** that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. **(TCR-3)**

With the inclusion of these Conditions of Approval/ mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be reduced to less than significant levels. Thus, impacts would be **less than significant with mitigation incorporated**.

Mitigation:

MM TCR-1 Native American Monitoring

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2 If Human Remains Found

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM TCR-3 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: Monitoring to be conducted by approved Archaeologist and Native American Monitor in coordination with the County of Riverside Archaeologist.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<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"/>

Source(s): Project Application Materials, Eastern Municipal Water District Will Serve Letter, December 9, 2020

Findings of Fact: a) The project would obtain potable water from the Eastern Municipal Water District (EMWD) via an existing water line located in Cajalco Road. A will serve letter dated December 9, 2020, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are available to serve the project.

Wastewater services will be provided by EMWD as stated in the December 9, 2020 will serve letter. The project would be required to install a sewer line within Cajalco Road from the site approximately 820 feet to the west and connect with an existing EMWD sewer line at the intersection with Clark Road. All work would occur within or adjacent to the existing road corridor and would not disturb any native soils or other resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would provide on-site stormwater water systems to capture, convey and treat flows. All stormwater would be managed on-site as described in Section 23, *Hydrology and Water Quality*. All impacts related to the installation of systems on-site have been evaluated as part of the overall impact discussion related to grading and ground disturbance.

b) As referenced, the project would obtain potable water from the Eastern Municipal Water District (EMWD). A will serve letter dated December 9, 2020, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are available to serve the project. A **less than significant** impact would occur under this threshold.

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

Source(s): Department of Environmental Health Review

Findings of Fact: a) Wastewater would be treated by EMWD. The proposed project would be designed consistent with the EMWD standards for all on-site wastewater collection and conveyance within the site and west to the point of connection with an existing EMWD sewer line. All work would occur within the disturbed Cajalco Road corridor. The sewer extension would not cause any adverse environmental effects. The project would not require septic systems or otherwise require the expansion of existing treatment facilities to accommodate project flows. A **less than significant** impact would occur under this threshold.

a) The project would not create additional demand on existing off-site facilities such that wastewater treatment standards would be exceeded or require the construction of new or expanded facilities. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, California Emission Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact: a) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste from the residences and commercial buildings. According to the Riverside County Waste Management Department, solid waste generated by the proposed facility would likely be disposed of at the Lamb Canyon landfill. Prior to reaching the landfill, waste would likely be taken to the Perris Transfer Station for consolidation and transport to sanitary landfills.

The project site is located approximately 17 miles southwest of the Lamb Canyon Landfill, a Riverside County regional municipal solid waste landfill. This facility is located at 16411 Lamb Canyon Road, Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 580.5 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The current permitted refuse disposal area includes approximately 74 acres of unlined area and approximately 70.6 acres of lined area. The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 15.646 million tons. As of January 1, 2013, the facility had 7.616 tons of remaining disposal capacity. The disposal capacity is expected to last through the year 2021. During 2013, the Lamb Canyon Landfill accepted an average daily volume of 1,638 tons.

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50%. AB 341 increased the recycling goal to 75% by 2020. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. The construction debris would be processed and recycled or sent to the landfill. As required by Riverside County, a Waste Recycling Plan will be prepared to categorize and quantify types of construction debris and identify how this material would be sorted and recycled consistent with CIWMA requirements.

The project would generate approximately 33.48 tons or waste annually or 183 pounds of solid waste daily. Assuming Lamb Canyon receives the waste, this would increase the total volume going to landfill daily by .0000018%. A **less than significant impact** would occur under this threshold.

b) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 as amended per AB 341. **No impact** would occur under this threshold.

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
c) Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Riverside County Code

Findings of Fact: a-c) Electricity would be provided by Southern California Edison, natural gas would be provided by the Southern California Gas and communications would be provided by Verizon. Utility providers forecast demand based on zoning designations within each service area to ensure that adequate supply is available. While the project would increase demand for utility services, it is assumed that adequate supply is available without the need for installation of new infrastructure. Impacts will be **less than significant**.

d) On-site lighting would be provided consistent with County Ordinance 655. **No impact** would occur under this threshold.

e) The project would be required to make improvements to install two access driveways and internal drive aisles. Specific requirements for design, construction and maintenance would be included as conditions of approval for the project. **No impacts** are anticipated.

f) As referenced above in Section 36 through 42, no adverse impact to the provision of government services is anticipated with the payment of impact fees. Impacts would be **less than significant** under this threshold.

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 type="checkbox"/>	<input checked="" 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)	<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
that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) The site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) and is with a Local Responsibility Area. The project access driveways would be constructed to meet Riverside County Fire Department access standards. No improvements to Cajalco Road would be required. The project would improve emergency vehicle access to the area. **No impact** to any evacuation plans or evacuation routes would occur.

b) The project site is generally flat and surrounded by rural residential and commercial uses. With the exception of landscaped areas, the site would be paved and/or covered with impervious surfaces. The developed areas would not be located upslope from heavily vegetated areas that would present a fire hazard in the event a fire were to occur in the area. However, like all of southern California, it is possible that wildfires occurring in the general area could expose residents to pollutant concentrations based on proximity and wind direction.

The site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) and is within a Local Responsibility Area. However, to minimize the potential for structural damage and/or impacts to the fueling station infrastructure from a wildfire, the project would be required to be constructed consistent with the current California Building Code and Riverside County Ordinance 787 which defines uniform fire code standards. In addition, a fire suppression system consisting of fire hydrants and other approved safety infrastructure for the fuel dispensing equipment will be implemented as part of the project.

Further, materials used in the construction of the buildings would be consistent with Ordinance 787 of the Riverside County Code and are intended to minimize or avoid fire-related impacts. The project would minimize the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant**.

c) The project would require the installation of drive aisles and related above ground improvements. The fuel tanks would be underground and all landscaping and defensible spaces would be maintained consistent with Riverside County Ordinance 787. No infrastructure other than what is required by Ordinance 787 would be needed for wildfire control. **No impact** would occur under this threshold.

d) As referenced, the project site is flat. No steep slopes occur nor would they be created as a result of the project. In the unlikely event that a wildfire were to occur, the topography would not result in landslides. **No impact** would occur under this threshold.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Like all of southern California, it is possible that wildfires could occur in the area. The site is not located in a VHFHSV as referenced. However, the project would be constructed consistent with the current California Building Code and Riverside County Ordinance 787 to minimize the potential for structural damage and risk of fueling equipment exposure should a wildfire occur. Further, as stated in Section 21, Hazards and Hazardous Materials, the fueling station would require the routine transport and storage of gasoline and diesel fuel. The fueling center would be designed and operated consistent with state and federal regulations pertaining to the underground storage and dispensation of flammable materials that include the following:

- 2013 California Fire Code Title 24, Part 9 (CFC 8003.1.3.2) Spill Control Requirements;
- California Code of Regulations Title 13, Motor Vehicles Division 1, 2 and 3;
- California Code of Regulations Title 27, Environmental Protection, as applicable
- California Mechanical Code (CMC);
- California Code of Regulations, Title 8, Industrial Relations, Chapter 4, Industrial Safety;
- Health and Safety Code, Section 13240 – 1343.6 (California Propane Storage and Handling Safety Act); and
- National Fire Protection Association (NFPA) Code Section 30a.

With adherence to all applicable regulations pertaining to the construction and operation of a fueling station containing below ground fuel storage tanks in addition to applicable requirements of Riverside County Ordinance 787, the project would not present a substantial risk to people or structures from wildfire. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no threatened, endangered or sensitive plant species occurring on the project site. Surveys did not locate any burrowing owls or burrowing owl sign on the site or within the buffer zone. However, a preconstruction clearance survey (valid for 30 days) will be required as a standard condition under current MSHCP guidelines (Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, issued March 29, 2006). The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site. With implementation of migratory bird surveys if needed, and payment of SKR fees, a **less than significant impact** would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Habitat suitable for raptor and migratory bird nesting is present within and around the site and an active nest was identified during surveys. With completion of preconstruction surveys as required per the MBTA, potential impacts to raptors and migratory birds would be **less than significant**.

The project area is not anticipated to contain paleontological or archaeological resources; however in the event that resources are found during grading activities mitigation measures CUL-1 and TCR-1 through TCR-3 would reduce impacts to less than significant levels. Tribal cultural resources would be addressed with implementation of standard mitigation measures provided herein. Potential impacts to these resources would be reduced to **less than significant with mitigation incorporated**.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: As presented in the discussion of environmental checklist Sections 1 through 47, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Thus, while the project will have direct and indirect environmental effects, the project along with other cumulative projects is expected to result in a **less than significant with mitigation incorporated** cumulative impact with respect to all environmental issues and mitigation measures presented in this document.

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: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As presented in the environmental checklist discussions, the project would have no impact or a less than significant impact with respect to air quality, hazards and hazardous materials and noise. Therefore, the project would have a **less than significant** impact on human beings.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

Revised: 5/24/2022 2:15 PM
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



07/11/22, 4:08 pm

PPT200026

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT200026. 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 (PPT200026.) 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

The proposal consists of a Plot Plan application (PPT200026) to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 square foot commercial building with a drive thru for one of the tenants.

Advisory Notification. 3 AND - EA Mitigation Measures

Incorporation of all adopted EA Mitigation Measures.

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 5-6-22.

Exhibit B (Elevations), dated 5-6-22.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 5-6-22.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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. 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. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

E Health

E Health. 1 DEH ECP REVIEW COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 **DEH ECP REVIEW COMMENTS (cont.)**

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

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

E Health. 2 **Gen - Custom**

Water and sewer will serves received from EMWD.

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

Fire

Fire. 1 **Fire - Advisory**

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

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

Flood

Flood. 1 **Flood Hazard Report**

4/15/2021

Plot Plan (PP) 200026 is a proposal to construct a shopping center which would include a 6,630 sq. ft. shopping building, 4,017 sq. ft. convenience store, 1,481 sq. ft. car wash, 4,991 sq. ft. canopy for gas pumps, and two (2) drive-thru restaurants on a 3.2-acre site in Mead Valley Area. The project site is located at southwest corner of Cajalco Road and Carroll Street. The project is reviewed concurrently with Conditional Use Permit (CUP) 200049. The project site was previously reviewed under Pre-Application Review (PAR) 200006.

The topography of the site is a mild east-to-westerly slope. Except for nuisance nature local runoff that may traverse portions of the property along its eastern border, the project site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development could generate an increase in peak flow rates and adversely impact water quality and affect the downstream property owners, therefore the mitigation will be required to offset

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

15 - PLANNING - Landscape Requirement (cont.)

available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2

15 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

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

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

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

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

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

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 3

Gen - ADA Parking

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Gen - ADA Parking (cont.)

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

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

Planning. 4

Gen - ALUC Conditions

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

Gen - ALUC Conditions (cont.)

MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2021-AWP-1653-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M, and shall be maintained in accordance therewith for the life of the project.

7. The proposed structure shall not exceed a height of 26 feet above ground level and a maximum elevation at top point of 1,694 feet above mean sea level.

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

9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 26 feet in height and a maximum elevation of 1,694 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Planning. 5

Gen - Car Wash Hours

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

Planning. 6

Gen - Colors and Materials

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

Planning. 7

Gen - Construction Noise

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Unanticipated Resources (cont.)

above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

GEO210005 ACCEPTED

County Geologic Report GEO No. 210005, submitted for the projects CUP200049 and PPT200026, was prepared by GeoTek, Inc., and is titled; "Preliminary Geotechnical Evaluation and Infiltration Study Proposed Commercial Development Deemarco Project 21705 Cajalco Road Perris Area, Riverside County, California," dated December 29, 2020.

GEO No. 210005 concluded:

1. The site is in a seismically active region; however, no active or potentially active fault is known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone (Bryant and Hart, 2007; State of California, 1993). The nearest known active fault is located approximately 12 miles to the southwest. Therefore, the potential for surface rupture at the site is considered to be nil.
2. Based on the borings excavated on-site and the groundwater data reviewed for locations in the site vicinity, the groundwater is expected to be at approximately 5 feet to 14 feet bgs. However, based on the presence of dense bedrock at this site, it is our opinion that the potential for liquefaction at this site is nil.
3. The potential for secondary seismic hazards such as seiche and tsunami is considered to be remote due to site elevation and distance from an open body of water. Due to the absence of a nearby free-face and the low liquefaction hazard, the potential for lateral spreading is considered to be nil.
4. Based on the results of preliminary laboratory testing done, site soils have a "Very low" expansion potential.

GEO No. 210005 recommended:

1. Site preparation should start with removal of existing deleterious materials and vegetation within the planned development areas of the site. All deleterious materials should be properly disposed of off-site.
2. All existing undocumented fills and alluvium should be removed and replaced with engineered fill.
3. Removals should extend down to competent alluvium or bedrock materials. Competent alluvium is defined as native materials that are visually relatively non-porous and having a relative compaction of at least 85 percent of the soil/bedrock's maximum dry density as determined per ASTM D 1557.
4. In areas of the proposed buildings and improvements, a minimum of two feet of engineered fill below the bottom of the proposed footings and floor-slabs should be provided. A minimum of two feet of fill should be provided beneath the pavement subgrade.
5. In cut areas, overexcavation should extend down to a depth such that a minimum of two feet of engineered fill is provided below the bottom of the deepest proposed foundation.
6. In transition areas (requiring cut and fill), a minimum of two feet of engineered fill should be provided below the bottom of the deepest proposed foundation. To mitigate the potential of excessive differential settlement associated with variable depths of engineered fill, overexcavation should extend down to a depth of one-half the maximum fill depth.
7. Structural foundations should be designed in accordance with the 2019 CBC, and to withstand a total estimated static settlement of less than 1 inch and a maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

GEO No. 210005 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210005 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210005 ACCEPTED (cont.)

reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

Transportation

Transportation. 1

Gen - Transportation

- With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805, Ordinance 461.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. 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>.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Gen - Transportation (cont.)

- 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

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include 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.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Lake Mathews 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.

Planning

060 - Planning. 1 Gen - 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Gen - Blowsand and Dust control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 3 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following:

060 - Planning. 4 Gen - Lighting Not Satisfied

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

060 - Planning. 5 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 200105, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

Planning-CUL

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

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

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

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s)

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60. Prior To Grading Permit Issuance

Planning-CUL

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

with the consulting tribe(s) for Native American Monitor(s).
In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Preconstruction Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP 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 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.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant”. The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department’s requirements for such

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied

reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector 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 Food Plans Not Satisfied

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

080 - E Health. 2 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Hazmat Tanks (cont.) Not Satisfied

Fire

080 - Fire. 1 Prior to BP issuance Not Satisfied

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
- If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)
- The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
- Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Lake Mathews Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

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

Planning

080 - Planning. 1 Gen - Landscaping along Median Not Satisfied

The landscaping along the median can be xeriscape with decomposed granite.

080 - Planning. 2 Gen - ADA Parking Not Satisfied

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Gen - ADA Parking (cont.) Not Satisfied

posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ____ or by telephoning ____."

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

080 - Planning. 3 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.

080 - Planning. 4 Gen - Elevations Not Satisfied

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

080 - Planning. 5 Gen - EV Parking Not Satisfied

Per Section 18.12.A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

080 - Planning. 6 Gen - Fee Balance Not Satisfied

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

080 - Planning. 7 Gen - Lighting Plans Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 8 Gen - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 200105 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 9 Gen - Roof Mounted Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 10 Gen - School Mitigation Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 Gen - School Mitigation (cont.) Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Survey

080 - Survey. 1 SURVEY Not Satisfied

Prior to construction, the project shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

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

Landscape Common Area CCRs

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:

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Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

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).

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

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Transportation

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

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 (Cajalco Road) to (Carroll Street) shall be designed to ensure full, opaque, coverage up to a minimum height of (20) 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.

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Transportation

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

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.

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.

v. Planters within parking areas must meet irrigation and (25) min sq. ft. requirements of Ordinance 348.

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Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
w. Provide appropriate screening at parking in urban areas to meet requirements of Ordinance 348. In residential uses (and Zones R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R, R-T), provide one screen tree at min. (25) feet on-center along with other plantings to provide a dense visual screen.

x. Project shall use appropriate plant species and zoning at bioswales and basins. Mark Hughes must approve plant material and irrigation prior to Transportation Department approval.

080 - Transportation. 5 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:

- (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 COORDINATION WITH OTHERS Not Satisfied

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

Prior to issuance of a building permit, the Project shall coordinate with the CUP200049.

080 - Transportation. 7 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 the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 8 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 LIGHTING PLAN (cont.) Not Satisfied

080 - Transportation. 9 RCTD-USE - Fairshare Not Satisfied

The project traffic study has determined the project causes an indirect operational deficiency to the follow intersection.

Carroll Street (NS) at Cajalco Road (EW)

The traffic study has determined the project's share of the deficiency is 27.9%. The project shall pay its fair share towards the future installation of a traffic signal at the intersection identified above..

080 - Transportation. 10 UTILITY COORDINATION Not Satisfied

Proposed electrical power lines below 33.6 KV within public right of way for this project site 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. A disposition note describing the above shall be reflected on the site plan. 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.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied
hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 Gen - ADA Parking Not Satisfied

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

090 - Planning. 2 Gen - Environmental Justice Edible Landscaping/Community Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Environmental Justice Edible Landscaping/Community Not Satisfied

Prior to building permit final, as a part of compliance with the Environmental Justice policy work with first district and Val Verde School District to help facilitate the installation of landscaping and/or gardens. The landscaping will incorporate waterwise landscaping. The proposed project will be in compliance with the requirements of CALGreen measures such as water conserving plumbing fixtures and fittings, and water efficiency landscaping. The project complies with this policy. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 3 Gen - Environmental Justice Energy Efficiency in Design Not Satisfied

The project site will be incorporating shade trees within the parking area in compliance with Ordinance No. 348 Section 18. Electric vehicle parking spaces and charging stations will be provided within the parking areas. Lastly, the project will be subject to the standards of CALGreen requirements which include but not limited to energy efficiency, water efficiency, material conservation, and environmental quality. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 4 Gen - Environmental Justice Polluting Uses and Noticing Req Not Satisfied

The project includes a fueling station. Compliance with applicable standards and rules will ensure the protection of the health, safety and welfare of the surrounding sensitive uses. In addition noticing of the project will be provided to property owners within a minimum 600-foot radius, the local paper, and the environmental document will be circulated through the state clearinghouse. The project was also noticed 1,000 feet to meet the notification requirement for beer and wine sales for off-site consumption. To inform potential sensitive receivers of the pending project construction, the Commercial Developer shall give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the project site 30 days prior to the start of construction and shall post an onsite sign indicating contact information for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 5 Gen - Environmental Justice Public Art Not Satisfied

The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The applicant will coordinate with District 1 to facilitate the purchase of an enhanced bus shelter at a location determined by District 1. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 6 Gen - EV Parking Not Satisfied

Per Section 18.12.A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Gen - EV Parking (cont.) Not Satisfied

090 - Planning. 7 Gen - Fee Status Not Satisfied

Prior to issuance of building permits for Plot Plan No. 200026, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

090 - Planning. 8 Gen - Lighting Plan Comply Not Satisfied

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

090 - Planning. 9 Gen - Ordinance No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of the 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.

090 - Planning. 10 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.

090 - Planning. 11 Gen - Trash Enclosure Not Satisfied

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

090 - Planning. 12 Gen - Wrought Iron Fencing Not Satisfied

In Lieu of a block wall, wrought iron fencing with fast growing vines are permitted on the south property line.

090 - Planning. 13 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13 Use - Mitigation Monitoring (cont.) Not Satisfied
compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 200105. The Planning Director may require inspection or other monitoring to ensure such compliance.

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.

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

090 - Transportation. 2 COMPLETE ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

090 - Transportation. 3 FEE PAYMENT Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 4 LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved along the streets associated with this development.

090 - Transportation. 5 ROAD IMPROVEMENTS & DEDICATIONS Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 ROAD IMPROVEMENTS & DEDICATIONS (cont.) Not Satisfied

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

The Project shall provide the following improvements:

• Cajalco Road (Ultimate) along project boundary is a paved County maintained road designated as an EXPRESSWAY and shall be improved with 76' half-width AC pavement, concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with County modified Standard No. 82, Ordinance 461. (Modified to construct concrete sidewalks).

NOTE:

1. An 8' meandering concrete sidewalks (project side) shall be improved within the 34' parkway per Standard No. 404, ordinance 461.
2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.
3. An 8" raised curbed landscaped median shall be constructed at the centerline of Cajalco Road per Standard No. 113, Ordinance 461 and as approved by the Director of Transportation. (Project is restricted to a left in or left out vehicular movement from/to Cajalco Road driveway).
4. The driveway shall be a right in and right out access. (Stop control)
5. A transition AC pavement tapering along the west project boundary shall be improved per 65 m/h design speed limit.
6. The project may elect to pay cash in lieu of the Ultimate Cajalco Road (half-width) improvements.

Cajalco Road (Interim) along project boundary is a paved County maintained road designated as an EXPRESSWAY and shall be improved with 36' half-width AC pavement, AC dike, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with County modify Standard No. 82, Ordinance 461. (Modify Standard No. 82 for the interim improvements reducing the 76' half-width AC pavement to 36' half-width pavement).

NOTE:

1. An 8' wide concrete sidewalks (project side) shall be improved as directed by the Director of Transportation within the parkway.
2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.
3. Construct raised median island on Cajalco Road or other appropriate channelization as determined by the Director of Transportation Department.
4. Construct a concrete raised median (pork-chop) at Cajalco Road driveway as directed by the Director of Transportation.

Plan: PPT200026

Parcel: 318130012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 ROAD IMPROVEMENTS & DEDICATIONS (cont.) Not Satisfied

5. A 10' wide raised curbed landscaped median shall be constructed at the centerline of Cajalco Road per Standard No. 113, Ordinance 461 and as approved by the Director of Transportation.
6. The driveway shall be a right in and right out access only. (Stop control).
7. A pop-out AC Dike shall be constructed per the Amended Exhibit, dated 4/15/2021 and/or as directed by the Director of Transportation.
8. A separate right turn lane shall be improved and stripped at the driveway as directed by the Director of Transportation.
9. A transition AC pavement tapering along the west project boundary and east of Carroll Street shall be improved per 65 m/h design speed limit.

• Carroll Street along project boundary is a paved County maintained road designated as LOCAL ROAD and shall be improved with 34' part-width AC pavement (22' project side and 12' on the other side of the centerline), a 6" concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 67' part-width (37' project side and 30' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section A, Ordinance 461.

NOTE:

1. A 5' wide concrete sidewalks (project side) shall be improved 3' from the property line within the 15' parkway.
2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.
3. A transition AC pavement tapering along the south project boundary shall be improved per 40 m/h design speed limit.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

090 - Transportation. 6 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 off-site overhead lines in each direction of the project site to the nearest off-site 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 street-lights are energized and operational along the streets of

Plan: PPT200026

Parcel: 318130012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 UTILITY INSTALL (cont.) Not Satisfied
those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

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



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

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



07/11/22, 3:59 pm

CUP200049

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200049. 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 (CUP200049) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit (CUP200049) to allow for the construction of a shopping center on 3.2 acres. The Conditional Use Permit application will be for a 1,506 square foot car wash, 4,325 square foot convenience store with sales of beer and wine for off site consumption, a 4,988 square foot canopy for a 16 dispenser gasoline fueling island, and a 1657 square foot two drive-thru restaurant.

The Project site is located at 21750 Cajalco Road, north of Elmwood Street south of Cajalco Road, east of Clark Street, and west of Carroll Street.

Advisory Notification. 3 AND - EA Mitigation Measures

Incorporation of all adopted EA Mitigation Measures.

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 5-6-22.

Exhibit B (Elevations), dated 5-6-22.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 5-6-22.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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. 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. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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

E Health

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Gen - ADA Parking (cont.)

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

Planning. 4

Gen - ALUC Conditions

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

Gen - ALUC Conditions (cont.)

not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2021-AWP-1653-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M, and shall be maintained in accordance therewith for the life of the project.

7. The proposed structure shall not exceed a height of 26 feet above ground level and a maximum elevation at top point of 1,694 feet above mean sea level.

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

9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 26 feet in height and a maximum elevation of 1,694 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Planning. 5

Gen - Beer and Wine

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210005 ACCEPTED (cont.)

prepared by GeoTek, Inc., and is titled; "Preliminary Geotechnical Evaluation and Infiltration Study Proposed Commercial Development Deemarco Project 21705 Cajalco Road Perris Area, Riverside County, California," dated December 29, 2020.

GEO No. 210005 concluded:

1. The site is in a seismically active region; however, no active or potentially active fault is known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone (Bryant and Hart, 2007; State of California, 1993). The nearest known active fault is located approximately 12 miles to the southwest. Therefore, the potential for surface rupture at the site is considered to be nil.
2. Based on the borings excavated on-site and the groundwater data reviewed for locations in the site vicinity, the groundwater is expected to be at approximately 5 feet to 14 feet bgs. However, based on the presence of dense bedrock at this site, it is our opinion that the potential for liquefaction at this site is nil.
3. The potential for secondary seismic hazards such as seiche and tsunami is considered to be remote due to site elevation and distance from an open body of water. Due to the absence of a nearby free-face and the low liquefaction hazard, the potential for lateral spreading is considered to be nil.
4. Based on the results of preliminary laboratory testing done, site soils have a "Very low" expansion potential.

GEO No. 210005 recommended:

1. Site preparation should start with removal of existing deleterious materials and vegetation within the planned development areas of the site. All deleterious materials should be properly disposed of off-site.
2. All existing undocumented fills and alluvium should be removed and replaced with engineered fill.
3. Removals should extend down to competent alluvium or bedrock materials. Competent alluvium is defined as native materials that are visually relatively non-porous and having a relative compaction of at least 85 percent of the soil/bedrock's maximum dry density as determined per ASTM D 1557.
4. In areas of the proposed buildings and improvements, a minimum of two feet of engineered fill below the bottom of the proposed footings and floor-slabs should be provided. A minimum of two feet of fill should be provided beneath the pavement subgrade.
5. In cut areas, overexcavation should extend down to a depth such that a minimum of two feet of engineered fill is provided below the bottom of the deepest proposed foundation.
6. In transition areas (requiring cut and fill), a minimum of two feet of engineered fill should be provided below the bottom of the deepest proposed foundation. To mitigate the potential of excessive differential settlement associated with variable depths of engineered fill, overexcavation should extend down to a depth of one-half the maximum fill depth.
7. Structural foundations should be designed in accordance with the 2019 CBC, and to withstand a total estimated static settlement of less than 1 inch and a maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

GEO No. 210005 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210005 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

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

Transportation

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 **Waste - General (cont.)**

Waste Resources. 1 **Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP200049

Parcel: 318130012

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include 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.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Lake Mathews 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.

Planning

060 - Planning. 1 Gen - 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.

Plan: CUP200049

Parcel: 318130012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Gen - Blowsand and Dust control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 3 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following:

060 - Planning. 4 Gen - Mt Palomar Lighting Area Not Satisfied

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655 low pressure sodium vapor lighting or overheated high pressure sodium vapor lighting with shields for cutoff luminaries shall be utilized.

060 - Planning. 5 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 200105, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

Planning-CUL

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

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

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

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Plan: CUP200049

Parcel: 318130012

60. Prior To Grading Permit Issuance

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Preconstruction Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP 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 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 SUBMIT GRADING PLANS (cont.) Not Satisfied

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector 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 Food Plans Not Satisfied

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

080 - E Health. 2 Hazmat Tanks Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Hazmat Tanks (cont.) Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

Fire

080 - Fire. 1 Prior to BP issuance Not Satisfied

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

- The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

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

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

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

080 - Fire. 2 Prior to BP issuance Not Satisfied

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

- During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

- If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

- The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

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

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied

This project is located within the limits of the Lake Mathews Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

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

Planning

080 - Planning. 1 Gen - ADA Parking Not Satisfied

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

080 - Planning. 2 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.

080 - Planning. 3 Gen - Elevations Not Satisfied

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

080 - Planning. 4 Gen - EV Parking Not Satisfied

Per Section 18.12.A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

080 - Planning. 5 Gen - Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Gen - Fee Balance (cont.) Not Satisfied
fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 6 Gen - Fee Status Not Satisfied
Prior to issuance of building permits for Plot Plan No. 190039, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 7 Gen - Landscaping along Median Not Satisfied
The landscaping along the median can be xeriscape with decomposed granite.

080 - Planning. 8 Gen - Lighting Plans Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 9 Gen - Mitigation Monitoring Not Satisfied
The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 200105 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 10 Gen - Roof Mounted Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 11 Gen - School Mitigation Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Survey

080 - Survey. 1 SURVEY Not Satisfied
Prior to construction, the project shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:
• Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

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

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80. Prior To Building Permit Issuance

Transportation

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

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
along with applicable deposit (plan check and inspection are DBF fees).

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

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 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

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80. Prior To Building Permit Issuance

Transportation

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

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 (Cajalco Road) to (Carroll Street) shall be designed to ensure full, opaque, coverage up to a minimum height of (20) 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
m. Plant species shall meet ALUC requirements, if applicable.

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.

v. Planters within parking areas must meet irrigation and (25) min sq. ft. requirements of Ordinance 348.

w. Provide appropriate screening at parking in urban areas to meet requirements of Ordinance 348. In residential uses (and Zones R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R, R-T), provide one screen tree at min. (25) feet on-center along with other plantings to provide a dense visual screen.

x. Project shall use appropriate plant species and zoning at bioswales and basins. Mark Hughes must approve plant material and irrigation prior to Transportation Department approval.

080 - Transportation. 5 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

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 5 ANNEXATION INTO L&LMD OR OTHER DISTRICT (cont.) Not Satisfied
(Landscaping within median)
(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:

- (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 COORDINATION WITH OTHERS Not Satisfied

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

Prior to issuance of a building permit, the Project shall coordinate with the PP200026.

- 080 - Transportation. 7 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 the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

- 080 - Transportation. 8 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-USE - Fairshare Not Satisfied

The project traffic study has determined the project causes an indirect operational deficiency to the follow intersection.

Carroll Street (NS) at Cajalco Road (EW)

The traffic study has determined the project's share of the deficiency is 27.9%. The project shall pay its fair share towards the future installation of a traffic signal at the intersection identified above..

- 080 - Transportation. 10 UTILITY COORDINATION Not Satisfied

Proposed electrical power lines below 33.6 KV within public right of way for this project site 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 UTILITY COORDINATION (cont.) Not Satisfied
utility company. A disposition note describing the above shall be reflected on the site plan. 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.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL (cont.) Not Satisfied

precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 Gen - ADA Parking Not Satisfied

A minimum of 3 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence plates issued for physically handicapped persons may be towed away at owners expense, Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

090 - Planning. 2 Gen - Environmental Justice Edible Landscaping/Community Not Satisfied

Prior to building permit final, as a part of compliance with the Environmental Justice policy work with first district and Val Verde School District to help facilitate the installation of landscaping and/or gardens. The landscaping will incorporate waterwise landscaping. The proposed project will be in compliance with the requirements of CALGreen measures such as water conserving plumbing fixtures and fittings, and water efficiency landscaping. The project complies with this policy. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 3 Gen - Environmental Justice Energy Efficiency in Design Not Satisfied

The project site will be incorporating shade trees within the parking area in compliance with Ordinance No. 348 Section 18. Electric vehicle parking spaces and charging stations will be provided within the parking areas. Lastly, the project will be subject to the standards of CALGreen requirements which include but not limited to energy efficiency, water efficiency, material conservation, and environmental quality. . If this condition can not be implemented due to unforeseen reasons the applicant shall

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Gen - Environmental Justice Energy Efficiency in Design (con Not Satisfied
provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 4 Gen - Environmental Justice Polluting Uses and Noticing Req Not Satisfied

The project includes a fueling station. Compliance with applicable standards and rules will ensure the protection of the health, safety and welfare of the surrounding sensitive uses. In addition noticing of the project will be provided to property owners within a minimum 600-foot radius, the local paper, and the environmental document will be circulated through the state clearinghouse. The project was also noticed 1,000 feet to meet the notification requirement for beer and wine sales for off-site consumption. To inform potential sensitive receivers of the pending project construction, the Commercial Developer shall give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the project site 30 days prior to the start of construction and shall post an onsite sign indicating contact information for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 5 Gen - Environmental Justice Public Art Not Satisfied

The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The applicant will coordinate with District 1 to facilitate the purchase of bus shelter at a location determined by District 1. If this condition can not be implemented due to unforeseen reasons the applicant shall provide to the Planning Department an alternative idea that meets this policy.

090 - Planning. 6 Gen - EV Parking Not Satisfied

Per Section 18.12.A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

090 - Planning. 7 Gen - Fee Status Not Satisfied

Prior to issuance of building permits for CUP200049, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

090 - Planning. 8 Gen - Lighting Plan Comply Not Satisfied

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

090 - Planning. 9 Gen - Ordinance No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 Gen - Ordinance No. 659 (DIF) (cont.) Not Satisfied

applicant shall comply with the provisions of the 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.

090 - Planning. 10 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.

090 - Planning. 11 Gen - Trash Enclosure Not Satisfied

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

090 - Planning. 12 Gen - Wrought Iron Fencing Not Satisfied

In Lieu of a block wall, wrought iron fencing with fast growing vines are permitted on the south property line.

090 - Planning. 13 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 200105. The Planning Director may require inspection or other monitoring to ensure such compliance.

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 ROAD IMPROVEMENTS & DEDICATIONS (cont.) Not Satisfied

3. An 8" raised curbed landscaped median shall be constructed at the centerline of Cajalco Road per Standard No. 113, Ordinance 461 and as approved by the Director of Transportation. (Project is restricted to a left in or left out vehicular movement from/to Cajalco Road driveway).

4. The driveway shall be a right in and right out access. (Stop control)

5. A transition AC pavement tapering along the east project boundary shall be improved per 65 m/h design speed limit.

6. The project may elect to pay cash in lieu of the Ultimate Cajalco Road (half-width) improvements.

Cajalco Road (Interim) along project boundary is a paved County maintained road designated as an EXPRESSWAY and shall be improved with 40' half-width AC pavement, AC dike, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with County modify Standard No. 82, Ordinance 461. (Modify Standard No. 82 for the interim improvements reducing the 76' half-width AC pavement to 40' half-width pavement).

NOTE:

1. An 8' wide concrete sidewalks (project side) shall be improved as directed by the Director of Transportation within the parkway.

2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.

3. Construct raised median island on Cajalco Road or other appropriate channelization as determined by the Director of Transportation Department.

4. Construct a concrete raised median (porkchop) at the Cajalco Road driveway as directed by the Director of Transportation.

5. A 10' wide raised curbed landscaped median shall be constructed at the centerline of Cajalco Road per Standard No. 113, Ordinance 461 and as approved by the Director of Transportation.

6. The driveway shall be a right in and right out access only. (Stop control).

7. A pop-out AC Dike shall be constructed per the Amended Exhibit, dated 4/15/2021 and/or as directed by the Director of Transportation.

8. A separate right turn lane shall be improved and stripped at the driveway as directed by the Director of Transportation.

9. A transition AC pavement tapering along the west project boundary and east of Carroll Street shall be improved per 65 m/h design speed limit.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 ROAD IMPROVEMENTS & DEDICATIONS (cont.) Not Satisfied

Carroll Street along project boundary is a paved County maintained road designated as LOCAL ROAD and shall be improved with 34' part-width AC pavement(22' project side and 12' on the other side of the centerline), a 6" concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 67' part-width (37' project side and 30' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section A, Ordinance 461.

NOTE:

1. A 5' wide concrete sidewalks (project side) shall be improved within the 3' from the property line within the 15' parkway.
2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.
3. A transition AC pavement tapering along the south project boundary shall be improved per 40 m/h design speed limit.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

090 - Transportation. 6 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 of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste Reporting Form and Receipts (cont.) Not Satisfied
of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP)
shall be presented by the project proponent to the Planning Division of the Riverside County
Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and
Construction and Demolition (C&D) materials recycled.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on MAY 20, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP200049 PPT200026 for

Company or Individual's Name RCIT – GIS

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

318130018
CESAR MEZA
21740 ELMWOOD ST
PERRIS CA 92570

318140030
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

318120004
ROSA BRIBIESCA
21805 CAJALCO RD
PERRIS CA 92570

318120033
NELIDA VARGAS
75 W NUEVO RD STE E201
PERRIS CA 92571

318120038
NGOC MY THAI
14381 LYNDON LN
GARDEN GROVE CA 92843

318120041
CARLOS HERNANDEZ
2088 ORCHARD DR
PERRIS CA 92571

318120048
JESUS FRANCO
21670 OAKWOOD ST
PERRIS CA 92570

318281010
SERGIO RAMIREZ
19344 SUMMERWIND TR
PERRIS CA 92570

318281011
BOYD FAMILY TRUST DATED 8/27/16
19354 SUMMERWIND TRL
PERRIS CA 92570

318281022
TIMOTHY HOLMES
21605 WINDSTONE WAY
PERRIS CA 92570

318110014
FRANK S. ROBLES
213 ST ANDREW
SANTA ANA CA 92707

318110059
HARRIS ROY & RITA FAMILY LIVING TRUST
6728 S SHERBOURNE DR
LOS ANGELES CA 90056

318130020
GLORIA CAMPOS
26035 SCOTT RD
MENIFEE CA 92584

318130015
WHITE LEWIS S
11174 S ST ANDREWS PL
LOS ANGELES CA 90047

318130019
SURRELL LIVING TRUST
21730 ELMWOOD ST
PERRIS CA 92570

318281024
PAULLETTA JEAN MARTIN
2106 ALFALFADALE RD
PERRIS CA 92571

318281029
JESUS RENE CARDENAS
21535 WINDSTONE WAY
PERRIS CA 92570

318282008
SRPS LP
8665 HARTFORD DR STE 200
SCOTTSDALE AZ 85255

318282012
PEDRO SERRANO CHAVEZ
19342 WINTER ROCK CT
PERRIS CA 92570

318282014
JAMES M. BARCLAY
19322 WINTER ROCK CT
PERRIS CA 92570

318282032
MAURILIO FLORES
21573 FOXWOOD CT
PERRIS CA 92570

318282034
BOBBY C. RICHARDSON
21593 FOXWOOD CT
PERRIS CA 92570

318281009
JUAN PLAZA
19334 SUMMERWIND TR
PERRIS CA 92570

318090042
GODS HARVEST CHURCH OF GOD IN CHRIST
26313 BARBADOS LN
MORENO VALLEY CA 92555

318100004
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

318110016
LUIS MORALES SANCHEZ
19367 ROBINSON ST
PERRIS CA 92570

318110024
ALDO P. MELENDREZ
21912 CAJALCO RD
PERRIS CA 92570

318120003
PEDRO MEJIA
28171 CAJALCO RD
PERRIS CA 92570

318120032
ANGELICA BRIBIESCA
21805 CAJALCO RD
PERRIS CA 92570

318120037
RAMON GOMEZ BAUTISTA
21620 BAILLY ST
PERRIS CA 92570

318110015
VICENTE SANCHEZ CORTEZ
19335 ROBINSON ST
PERRIS CA 92570

318110021
MANUEL PUENTE
1828 PEELER ST
CORONA CA 92882

318120047
ANTONIO PINEDA
21640 OAKWOOD ST
PERRIS CA 92570

318120049
ALEJANDRO HERNANDEZ
19725 CARROLL ST
PERRIS CA 92570

318120050
AUSENCIO MONGE
7872 LADOGA PL
RIVERSIDE CA 92509

318130001
ADEL ISSA BATARSEH
16412 ORANGEHAVEN LN
RIVERSIDE CA 92503

318140007
SAMEH ABDELMALEK
3343 DEPUTY EVANS DR
NORCO CA 92860

318140022
FERNANDO B. BERNABE
19580 CLARK ST
PERRIS CA 92570

318281013
JOANNA ESQUIBEL
20880 PARK HILL DR
PERRIS CA 92570

318281018
DAVY RANJEL
21645 WINDSTONE WAY
PERRIS CA 92570

318281026
RUBY BENAVIDEZ
21565 WINDSTONE WAY
PERRIS CA 92570

318282024
LINDA L. PETERS
21588 WINDSTONE WAY
PERRIS CA 92570

318282027
ROMAN PEREZ VELAZQUEZ
21558 WINDSTONE WAY
PERRIS CA 92570

318282019
JULIO A. CONTRERAS
19337 WINTER ROCK CT
PERRIS CA 92570

318282020
JOSE A. GONZALEZ
19352 WINTER ROCK CT
PERRIS CA 92570

318282021
DIMAS L SOLARES SALAZAR
19357 WINTER ROCK CT
PERRIS CA 92570

318281025
DHILLON JATINDER SINGH
24045 ESERALDA CT
WILDOMAR CA 92595

318281027
RICARDO ARROYO BANDA
19275 CASTLEROCK TR
PERRIS CA 92570

318281028
LILLIAN F. MARRUJO
21545 WINDSTONE WAY
PERRIS CA 92570

318281012
EDWARD R. MCMICKLE
17803 SEVEN SPRINGS WAY
RIVERSIDE CA 92504

318282009
FELIPE DEJESUS TORRES
19349 SUMMERWIND TR
PERRIS CA 92570

318281030
KRISSEL ANKROM
12267 MESA GROVE DR
RIVERSIDE CA 92503

318282011
JOSE A. GONZALEZ
19349 SILVER SUMMIT CIR
PERRIS CA 92570

318282013
ROBERT MCMICKLE
19332 WINTER ROCK CT
PERRIS CA 92570

318282026
ERNESTO VERDIN
21568 WINDSTONE WAY
PERRIS CA 92570

318282035
MARIO MORALES
21600 FOXWOOD CT
PERRIS CA 92570

318282023
RODOLFO OROZCO
21598 WINDSTONE WAY
PERRIS CA 92570

318282025
ARELY G. PRADO
21578 WINDSTONE WAY
PERRIS CA 92570

318282028
VALENTIN ORTEGA
21548 WINDSTONE WAY
PERRIS CA 92570

318281016
DIANA LORENZANA
21665 WINDSTONE WAY
PERRIS CA 92570

318281023
ROBERT GALLEGOS
21595 WINDSTONE WAY
PERRIS CA 92570

318282022
GUSTAVO MACIAS MUNOZ
21608 WINDSTONE WAY
PERRIS CA 92570

318120034
MARIO CUAYA-FABIAN
PO BOX 1413
PERRIS CA 92572

318120044
ANDREAS K. PSARAS
1001 RODEO RD
FULLERTON CA 92835

318130014
PTI US TOWERS II
1001 YAMATO RD STE 105
BOCA RATON FL 33431

318281008
ARELLANO LIVING TRUST U/A DTD 5/23/21
19324 SUMMERWIND TRL
PERRIS CA 92570

318281019
LUIS SERRATO
21635 WINDSTONE WAY
PERRIS CA 92570

318281020
JESSE N. LOPEZ
21625 WINDSTONE WAY
PERRIS CA 92570

318281021
ALBERT JOHN
21615 WINDSTONE WAY
PERRIS CA 92570

318282007
DEMETRIO G. ESPARZA
19329 SUMMERWIND TR
PERRIS CA 92570

318282018
RICARDO MOSQUEDA
19327 WINTER ROCK CT
PERRIS CA 92570

318282030
ANGEL GARCIA SANTIAGO MIGUEL
21553 FOXWOOD CT
PERRIS CA 92570

318282031
SALOMON ROMAN
21563 FOXWOODCT
PERRIS CA 92570

318281014
HORACIO GARCIA
21685 WINDSTONE WAY
PERRIS CA 92570

318281017
CARLOS ARANA
21655 WINDSTONE WAY
PERRIS CA 92570

318281031
V & L PARTNERSHIP
27557 PATTI LN
ROMOLAND CA 92585

318282010
LUISA REYES
19359 SUMMERWIND TR
PERRIS CA 92570

318110022
MONICA K. TOWNSEND
21858 CAJALCO RD
PERRIS CA 92570

318110028
JOSE REYNALDO SAUCEDO
18164 CAJALCO RD
PERRIS CA 92570

318120046
FRANCISCO MORALES MORALES
21624 OAKWOOD ST
PERRIS CA 92570

318120051
LUIS RODRIGUEZ RUIZ JOSE
20590 WELLS ST
PERRIS CA 92570

318120052
JONES FAMILY LIVING TRUST DTD 2/4/2021
20725 LONELIUS ST
CANOGA PARK CA 91306

318130012
DEEMARCO
887 PAMCEY TER
RIVERSIDE CA 92506

318282033
SALVADOR RICO
21583 FOXWOOD CT
PERRIS CA 92570

318090028
AMIN JADALLAH
21760 CORSO ALTO RD
NUEVO CA 92567

318110017
NELLIE PONCE MUNOZ
19401 ROBINSON ST
PERRIS CA 92570

318110019
CAO RONG
PO BOX 3272
CITY OF INDUSTRY CA 91744

318110023
EDGAR FRAUSTO
21131 ELLIS AVE
PERRIS CA 92570

318110025
PARMJIT SINGH
19414 ROBINSON ST
PERRIS CA 92570

318120028
ISIDORO VERDIN
68 ENSENADA DR
PERRIS CA 92571

318120031
CESAR COVARRUBIAS
10671 ORANGE PARK BLVD
ORANGE CA 92869

318120054
ALDEN BARRY ROBERTS
21573 ELMWOOD ST
PERRIS CA 92570

318140020
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

318100011
THOMAS L. WANG
4961 PASEO SEGOVIA
IRVINE CA 92603

318150031
JOSE M. COVARRUBIAS
15534 THREE PALM ST
HACIENDA HEIGHTS CA 91745

318110018
DAVID P. MUNOZ
19510 VAN BUREN BLV 177
RIVERSIDE CA 92508

318110020
WILLIAM VALOV
2339 MONTERA
HACIENDA HEIGHTS CA 91745

318120040
CARLOS HERNANDEZ
21735 ELMWOOD ST
PERRIS CA 92570

318130005
DEREK MARQUEZ
18753 MALKOHA ST
PERRIS CA 92570

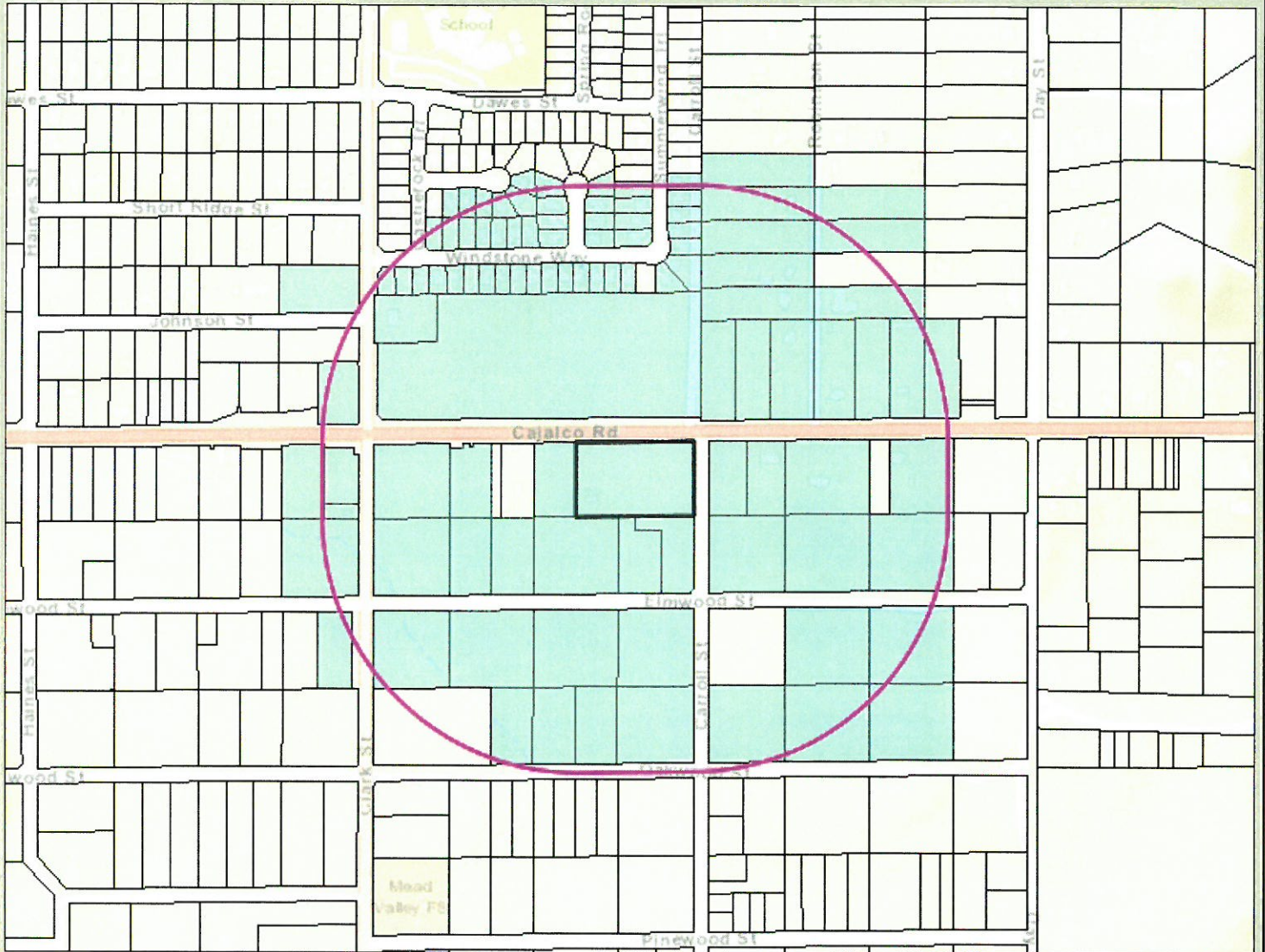
318130016
ROSENDO RAMIREZ
21590 ELMWOOD ST
PERRIS CA 92570

318130017
FRANCISCO RODRIGUEZ RAMIREZ
2054 DAYFLOWER CT
PERRIS CA 92571

318110027
AUSTREBERTO LOPEZ
21573 BURCH ST
PERRIS CA 92570

Riverside County GIS Mailing Labels

CUP200049 PPT200026 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

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6/6/2022 1:49:21 PM

California Council for the Blind
2143 Hurley Way, Suite 250
Sacramento, CA 95825

SCAQMD
21865 Copley Drive
Diamond Bar 91765

Anna Hoover
Pechanga Cultural Resources
Department
PO Box 2183
Temecula 92593

Jin Mc Pherson
Cultural Resources Department
Rincon Band of Lucieno Indians
1 West Tribal Road
Valley Center CA 92082

6/6/2022 1:49:39 PM

Corinne Mostad
764 W Ramona Expressway Suite C
Perris CA 92571

Becky Johnson
KWC Engineers
1880 Compton Ave Suite 100
Corona CA 92881

Environmental Justice Form

Applicability

Sites located within Environmental Justice boundaries have compatibility policies related to the environment and quality of life change as well as outreach. To address these policies:

1. Planning staff will review and evaluate your submittal and will note what policies are applicable to your proposed project and provide options for addressing the policies.
2. Community Outreach will be required to present the proposed project. Staff will assist in scheduling a meeting with the appropriate Community Council (CC), Community Advisory (CAC), or other form of outreach when the proposed project is not located within a MAC or CC boundary.

Development Process

Environmental Justice policies apply to proposed projects located within the designed EJ communities. You can see a map of applicable communities by using the [Environmental Justice Mapping App](#) and on [Map My County](#). The digitized map depicts the EJ communities shown on Figure LU 4.1 of the Land Use Element of the General Plan. All discretionary approvals for the proposed projects including housing, and/or nonresidential uses including but not limited to commercial, services, industrial, agricultural, and nonprofit will be evaluated for compatibility with applicable policies.

1. **New development** within the Environmental Justice Communities.
2. **Discretionary requests** for development, including residential and/or nonresidential uses and development.

Directions

Please review the following checklist to analyze your project with respect to the Environmental Justice policies. Policies will include a response which note whether the project can be compatible with the Environmental Justice policy by Conditions of Approval, Mitigation Measures, or Project Design Features. The response may also note if a policy is not applicable. The following describes responses:

1. **Compatible Through Mitigation Measure or Condition of Approval:** The project meets the provision through a CEQA mitigation measure or the application of a Condition of Approval.
2. **Compatible Through Project Design Feature:** The project meets the provision through the implementation of a design feature.
3. **Policy Not Applicable:** The policy does not apply to the project. Some policies are not development orientated. The notes section may elaborate on why the policy is not applicable.
4. **Notes:** Elaborate and explain on the selection made in the checklist.

Important Documents and Links (Hyperlinked)

1. [Environmental Justice Mapping App](#)
2. [Map My County](#)
3. [Policies](#)
4. [Implementation Plan](#)
5. [Proposed Affected Areas](#)

Health Risk Reduction

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.5 – Location to Sensitive Receptors. Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project includes the development of a Gas Station. The nearest sensitive receptor is located directly south of the Project site. Compliance with SCAQMD conditions and standard COA will ensure health, safety and welfare of the residences located within the Project vicinity are protected. The Project complies with this policy (COA)
HC 16.6 – Good Neighbor Policy. For large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019, and as may be subsequently amended.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not a logistics, warehouse or distribution project and is not subject to the Good Neighbor Policy.
HC 16.10 – Compact Development. Plan for compact development projects in appropriate locations, including in existing communities and the clustering of affordable and mixed-income housing therein, that make the most efficient use of land and concentrate complementary uses close to transit or non-transit mobility options and advocate for expanded transit and non-transit mobility options to serve such areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The project complies with this policy.
HC 16.14 – Sensitive Receptors, Pesticides and Fertilizers. Assure that sensitive receptors are separated and protected from polluting point sources, as feasible, including agricultural businesses that produce or use pesticides and chemical fertilizers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is for a development of a small neighborhood commercial center and is not applicable to this policy.
HC 16.15 – Site Design and Industrial and Warehousing. Assure that site plan design protects people and land, particularly sensitive land uses such as housing and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible.</i>				
HC 16.16 – Landscaping, Particulate Matter, and Air Pollution. <i>Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will be landscaped and in compliance with Ordinance No. 859 and Ordinance No. 348. The project complies with this policy.
HC 16.18 – Job Creation and Reduction of Vehicle Miles. <i>Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions to improve air quality.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for development of a small neighborhood commercial center and will result in the creation of jobs and employment for the residents within the surrounding community. In addition, an active bus stop is located within easy walking distance to the project site which will encourage the use of alternative modes of transportation which will reduce VMT. The project complies with this policy.
HC 16.22 – Industrial Water Use Discharges and Agriculture and Pesticide/Chemical Use. <i>Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.
HC 16.23 – Industrial and Agriculture Uses and Toxic Contamination. <i>Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.
HC 16.24 – Compatibility Criteria for Industrial, Agricultural, And Adjacent Land Uses. <i>Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic, and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 16.25 – Mining Projects and Compatibility. <i>Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.

Food Access

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 17.2 – Building Setback and Activation of Sidewalks. <i>Orient buildings closer to streets or provide landscaped promenades that connect buildings to bus stops with routes that provide access to shopping centers, grocery stores, and areas where farmer's markets are held.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The project complies with this policy.
HC 17.3 – Site Design and Interior Spaces. <i>Encourage site design for new development to accommodate interior spaces for recreational and other neighborhood uses, such as community gardens and farmer's markets in order to increase access to fresh and healthy foods; and to render such spaces convenient and available to neighboring streets, neighborhoods, and other nearby facilities to fill the void or lack of small grocery stores and increase access to fresh and healthy foods within EJ Communities.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small neighborhood commercial center located within an existing community. Uses proposed will include a convenience store, gas station, car wash, restaurant and retail uses. The project is located within close proximity to residential uses. The location of the proposed sidewalks, and bus stop will ensure that the surrounding community

HC 17.5 – Diverse Food Establishments. Encourage the development of diverse food establishments prioritizing mom and pop healthy food establishments and community kitchens for homemade foods to be sold in areas with a high concentration of fast-food establishments, convenience stores, and liquor stores.

HC 17.6 – Affordable Access to Fruits and Vegetables. Work with local farmers and growers to develop a program to provide affordable access to fruits and vegetables grown in the area to the EJ communities. Identify and establish the location of grocery stores, healthy corner stores, farmer's markets all of which carry a complement of healthy foods to be located in close proximity to transit nodes and other active transportation system links.

HC 17.7 – Edible Landscaping and Community Gardens. Promote edible landscaping and community gardens for suitable public and private land as well as for residential and mixed-use projects.

			will have access to a variety of uses including healthy food choices. The project complies with this policy.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The project is for a small neighborhood commercial center located within an existing community. Uses proposed will include a convenience store, gas station, car wash, restaurant and retail uses. The project is located within close proximity to residential uses. The location of the proposed sidewalks, and bus stop will ensure that the surrounding community will have access to a variety of uses including healthy food choices. The project complies with this policy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable to this project. The project site is located within an existing community and access to existing grocery stores, restaurants and a food bank are located within a close proximity to a bus stop or within walking distance from the surrounding neighborhoods.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Applicant will be working closely with District 1 and Val Verde Unified School district to help facilitate the installation of landscaping and/or gardens

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
HC 18.7 – Polluting Uses and Noticing Requirements. Discourage industrial, agricultural, and other land uses that may pollute and cause health conflicts with residential land uses either directly or indirectly. Ensure that community members are	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project includes a fueling station. Fueling stations are subject to permitting from SQAQMD and other State and local agencies. Compliance with applicable

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<i>properly notified and involved in the decision-making process for new land-use proposals.</i>				standards and rules will ensure the protection of the health, safety and welfare of the surrounding sensitive uses. In addition noticing of the project will be provided to property owners within a minimum 600-foot radius, the local paper, and the environmental document will be circulated through the state clearinghouse. The project was also noticed 1,000 feet to meet the notification requirement for beer and wine sales for off-site consumption. To inform potential sensitive receivers of the pending project construction, the Commercial Developer shall give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the project site 30 days prior to the start of construction and shall post an onsite sign indicating contact information for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete.
HC 18.8 – Design to Limit Exposure of Residential Development. <i>Work with the development community including small property and mobile home park owners so new residential development, particularly for low-income households, is designed to limit their exposure to high noise levels, pesticide and fertilizer exposure, dust pollution, and other potential impacts associated with adjacent industrial and agricultural uses.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The project is a commercial use and is not applicable to this policy.
HC 18.9 – Design and Character of the Surrounding Area. <i>Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Use of Design Standards. <i>Using design standards of the appropriate Area Plan land use category.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is located in the Mead Valley Area Plan, is an allowable use, will be

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				subjected to the development standards as provided for zoning classification, as well as the consistency with the design standards along the Cajalco corridor. The project complies with this policy.
b. Codes and Regulations. Construction of structures in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The construction of the proposed commercial development will be will be subject to the development standards as provided within the zoning classification and County building codes. The project complies with this policy.
c. Landscaping Plan. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A landscaping plan has been submitted and is approved. The project is compliant with this policy and is conditioned to comply with all applicable County Ordinances.
d. Drought Resistant Landscaping. Use of drought-tolerant landscaping that incorporates adequate drought-conscious irrigation systems.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The approved landscape plan meets the requirements of Ordinance No. 859 regarding water efficiency landscaping. The project complies with this policy and is conditioned to comply with all applicable County Ordinances.
e. Energy Efficiency in Design. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site will be incorporating shade trees within the parking area in compliance with Ordinance No. 348 Section 18. Electric vehicle parking spaces and charging stations will be provided within the parking areas. Lastly, the project will be subject to the standards of CALGreen requirements which include but not limited to energy efficiency, water efficiency, material conservation, and environmental quality. The project complies with this policy.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
f. Water Conservation. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought-tolerant landscaping, and water recycling, as appropriate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project will be in compliance with the requirements of CALGreen measures such as water conserving plumbing fixtures and fittings, and water efficiency landscaping. The project complies with this policy.
g. Innovative Design. Encourage innovative and creative design concepts.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Innovative and creative design features have been utilized to avoid potential flood conditions. The project will use self treating and self retaining areas that will aid in flood control management. These measures consist of permeable surface and at-grade landscaping. The permeable surface will have a minimal storage layer below the surface to facilitate and mimic the permeability of existing site conditions. The project complies with this policy.
h. Public Art. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicant will be coordinating with District 1 to facilitate the purchase of an enhanced bus shelter at a location determined by District 1. The project complies with this policy.
i. Signage. Include consistent and well-designed signage that is integrated with the building's architectural character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signage will be submitted through a separate permit. Signage will be subject to Section 19.4 of Ordinance No. 348. A sign program shall be prepared and be in compliance with the design standards along the Cajalco corridor.
j. Vehicular Access. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Primary access will be provided along Cajalco Road which is access restricted to right in right out. Secondary access will be available off Carroll Street. The

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				driveway will be full access. The project complies with this policy.
k. Service Areas and Residential. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Entries into the project site are located along Cajalco Road and Carroll Street and will not conflict with access into the residential neighborhoods. The project complies with this policy.
l. Mitigation. Mitigate noise, odor, lighting, pollution exposure, and other impacts on surrounding properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located within Zone B of the Mt. Palomar Observatory and will be in compliance with Ordinance No. 655 in terms of allowable light fixtures. Operation of the project site will require compliance with Ordinance No. 847 which regulates noise levels during specific hours of the day. The gas station will be subject to the permitting requirements from SQAQMD, EPA and other State and local agencies. In addition, technical studies such as AQ/GHG will evaluate the level of pollution exposure due to the construction and operation of the proposed use. Standard conditions of approval and if required mitigation measures will ensure compliance with this policy.
m. Landscaping in Open Spaces and Parking Lots. Provide and maintain landscaping in open spaces and parking lots.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located within the Mixed Use (M-U) zoning classification which has no minimum landscape area requirement. Fifty (50%) of the parking area is required to provide shade through the planting of shade trees and a minimum of 11% of the interior parking area shall be landscaped. Maintenance

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				of landscaping will be incorporated into the COA and will be the responsibility of the developer. The project complies with this policy.
n. Drought Tolerant Landscaping. As feasible, maximize landscape coverage with an emphasis on drought-tolerant landscaping.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping is required to be consistent with Ordinance No. 859. The project is compliant with this policy.
o. Preservation of Natural Features. Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will use self treating and self retaining areas that will aid in flood control management. These measures consist of permeable surface and at-grade landscaping. The permeable surface will have a minimal storage layer below the surface to facilitate and mimic the permeability of existing site conditions. The project complies with this policy.
p. Pedestrian Activity. Require, as feasible, that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access, and parking, supporting functions, open space, and other pertinent elements.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The project complies with this policy.
q. Integration of Parking Lots. Design parking lots and structures to be functionally and visually integrated and connected.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The ADA compliant parking spaces are provided adjacent to the main entries of the proposed buildings with a direct path

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				of travel. Additional parking spaces are provided throughout the project site within easy walking distance to the various buildings. The project complies with this policy.
r. Building Access Points. <i>As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity where such passthrough areas include wayfinding signage, street trees, grade and lateral separation from roads, all with consideration given to adequate safety lighting, and landscape screening.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed gas station is located within the northern portion of the site fronting along Cajalco, and retail buildings along the southern boundary. A sidewalk and clear path of travel will connect the center for easy accessibility. A sidewalk is provided along the northern boundary of the project extending beyond project limits. The project complies with this policy.
s. Pedestrian Crossings. <i>Encourage safe and frequent pedestrian crossings and ensure that sidewalks and other pedestrian walkways provide continuity between land uses essential to a functional lifestyle, and as needed such sidewalks and pedestrian walkways should provide sufficient lighting and signage to ensure public safety.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The project complies with this policy.
t. Human Scale. <i>Encourage the creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed buildings will be designed to be consistent with the Cajalco Corridor design guidelines. The buildings are all single story. The architectural style will be western themed and will include a

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				variety of colors and materials. Roof overhangs will be provided along the main entries of the buildings which will provide shade as well as break up the façade and reducing the scale of the building. The project complies with this policy.
u. Recognition of Open Space. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable to the proposed project.
v. Fire Hazards. Manage wildland fire hazards in the design of development proposals located adjacent to natural open space.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not within a high fire hazard area. However, to aid in the protection of people and property, compliance with the County’s Building and Fire Code will be required. Conditions of approval may include but not limited to emergency access, fire flow, location of fire hydrants, sprinkler system, use of construction material, signage, and allowable occupancy. The project complies with this policy.
HC 18.12 – Safe Affordable Housing and Displacement. Prioritize the development of safe and affordable housing in EJ Communities while at the same time minimizing the displacement of existing residents consistent with Housing Element, Goal 2, Action 2.1h and as may be amended by the 6th Cycle Housing Element. Affordable housing projects should include various housing types that respond to community priorities and input.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is for commercial development. This policy is not applicable to this project.

Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Compatible through Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
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HC 19.2 – Outdoor Recreation. *Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.*

HC 19.6 – Local Trails. *Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.*

HC 19.7 – Incorporate Recreation Opportunities. *Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable to the proposed project. All Development projects are subject to payment of mitigation fees pursuant to Ordinance No. 659 which will provide funds for the development or upkeep of parks and open space.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is not within the area to connect to a local trail system. When Cajalco Road is widened at a later date, a bike path will be included, though not at this time. The policy is not applicable to this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	When Cajalco Road is widened at a later date, a bike path will be included, though not at this time. The policy is not applicable to this project.

Public Facilities

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<p>HC 20.1 – Public Facilities and Supporting Infrastructure. New development should provide for public services including but not limited to solar street lighting, shading structures at bus stops, other supporting infrastructure, and extension of trash and recyclables pickup routes.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pending the approval and warrant of need by Dept of Transportation, Developer will help facilitate and/or participate in cost sharing program to construct a traffic signal at the intersection of Cajalco and Carroll Road. In lieu, Payment of DIF (Development Impact Fees) is required and will help fund the installation of needed facilities within the Mead Valley area. The project complies with this policy.
<p>HC 20.2 – Development and Internal Pedestrian Circulation. New development should promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood and connecting with existing adjacent developed areas and as applicable consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy, and amendments thereto.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is for a small commercial development located within an existing community. There are 2 active bus stops located on Cajalco Road, to the West at Clark Street, and to the East across Cajalco Road between Robinson and Day Street. A sidewalk will be installed along the Southern project boundary and will extend West up to the Mead Valley Feed Store, an additional 500 feet of sidewalk. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The project complies with this policy.
<p>HC 20.4 - New development and conservation land uses should not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee-owned rights-of-way, and permanent easements, whose true land use is that of public facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional Right of Way is being dedicated to County Transportation to facilitate the future and ultimate widening of Cajalco Road. Project Design and conditions of approval ensure that this need is met. The project complies with this policy.

Dawson, Brett

From: Ketcham, Thomas
Sent: Tuesday, July 12, 2022 4:12 PM
To: Dawson, Brett
Cc: Leach, Charissa; Hildebrand, John
Subject: FW: Cajalco CUP - 200049, Plot Plan - 200026

Brett,

Here is the email from Corinne acknowledging the community ask for the signal.

Thank you,

Thomas C. Ketcham

Director of Land Development
Supervisory Districts #1 & #2
Riverside County Board of Supervisors
County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92501

Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

www.rivcodistrict1.org

Supervisor Karen Spiegel – District #2

Office | 951.955.1020

www.rivcodistrict2.org



From: corinne@alabbasi.biz <corinne@alabbasi.biz>

Sent: Friday, March 5, 2021 4:13 PM

To: Ketcham, Thomas <TKetcham@RIVCO.ORG>; Jeffries, Kevin <KJeffries@RIVCO.ORG>; Tsang, Kevin <KTSANG@RIVCO.ORG>; Dawson, Brett <BDawson@RIVCO.ORG>

Cc: 'Marwan AlAbbasi' <Marwan@alabbasi.biz>; 'Samar Kassab' <samar@alabbasi.biz>; 'David Bosman' <David.Bosman@kwcengineers.com>; 'Becky Johnson' <Becky.Johnson@kwcengineers.com>; 'Brandon Barnett' <brandon.barnett@KWCengineers.com>; Jimenez, Briana <BKJimene@RIVCO.ORG>; 'Rumzi AlAbbasi' <Rumzi@alabbasi.biz>

Subject: Cajalco CUP - 200049, Plot Plan - 200026

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

Good afternoon,

Kevin,

We wanted to bring you up to speed on where we are at with addressing the comments for the Cajalco / Carroll project. We met with the Mead Valley MAC this past Wednesday night and had a very favorable hearing. We addressed each and every issue / recommendation that the Supervisor's office had based on Community feedback and were able to make all the requested adjustments to our site plan and building elevations. You will see all of these changes with our next submittal.

There are 2 outstanding issues that we need to discuss with your office and see how it correlates to the traffic study.

The Community is requesting a traffic signal at the intersection, which currently has not been warranted by the studies. We see the benefits to having a signal at this location to help facilitate left turning traffic, but we are not able to bear the cost solely on ourselves. We are open to working through a solution involving a trigger with the second phase of retail and a co-op reimbursement agreement or fee credits with the County with a ballpark contribution of \$100,000 by the County and also with the other parcel owners. We would like to see if we can meet with you to see if this can be accommodated.

The other item is the perimeter fencing on the west and south sides. Traffic comments requested a sound wall to be installed for noise barrier related to the car wash. The Community is asking for a wrought iron fence to still provide separation but minimize the potential for graffiti. We are open to discussion on this item.

Can we please work with Brianna to see when you might have some time available next week to have this discussion?

Thank you,

Corinne Mostad

Director of Land Development

Alabbasi Construction & Engineering

764 W. Ramona Expressway, Suite C

Perris, CA 92571

(951) 436-5155

(951) 483-0648 mobile



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 24, 2021

Mr. Brett Dawson, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

File No.: ZAP1446MA21
Related File No.: CUP200049 (Conditional Use Permit), PP20026 (Plot Plan)
APN: 318-130-012
Airport Zone: Compatibility Zone D

Dear Mr. Dawson,

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. CUP200049 (Conditional Use Permit), PP20026 (Plot Plan), a proposal to construct a gas station facility including a 4,017 square foot convenience store, 16 fueling pumps, 1,481 square foot car wash tunnel, and an attached 1,633 square foot restaurant with drive-thru, as well as a separate 7,130 square foot retail/restaurant building with drive-thru on 3.20 acres located on the southwest corner of Cajalco Road and Carroll Street.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,488 feet above mean sea level (AMSL) at its southerly terminus. At a distance of 14,690 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,635 feet AMSL. The project site elevation is 1,668 feet AMSL, and the proposed structure height is 26 feet, for a maximum top point elevation of 1,694 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Number 2021-AWP-1653-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on February 22, 2021. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

www.rcaluc.org

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available

AIRPORT LAND USE COMMISSION

at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2021-AWP-1653-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M, and shall be maintained in accordance therewith for the life of the project.
7. The proposed structure shall not exceed a height of 26 feet above ground level and a maximum elevation at top point of 1,694 feet above mean sea level.
8. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 26 feet in height and a maximum elevation of 1,694 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Principal Planner, on behalf of the ALUC Director, Simon Housman

Attachments: Notice of Airport in Vicinity

cc: Deemarco, LP (applicant/property owner)
KWC Engineers, Becky Johnson (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1446MA21\ZAP1446MA21.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

NOTICE

THERE IS AN AIRPORT NEARBY.

**THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2021-AWP-1653-OE

Issued Date: 02/22/2021

Corinne Mostad
 Alabbasi Construction
 764 W. Ramona Expressway
 Perris, CA 92571

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building N/A
 Location: Perris, CA
 Latitude: 33-50-12.30N NAD 83
 Longitude: 117-17-03.00W
 Heights: 1668 feet site elevation (SE)
 26 feet above ground level (AGL)
 1694 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 08/22/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-AWP-1653-OE.

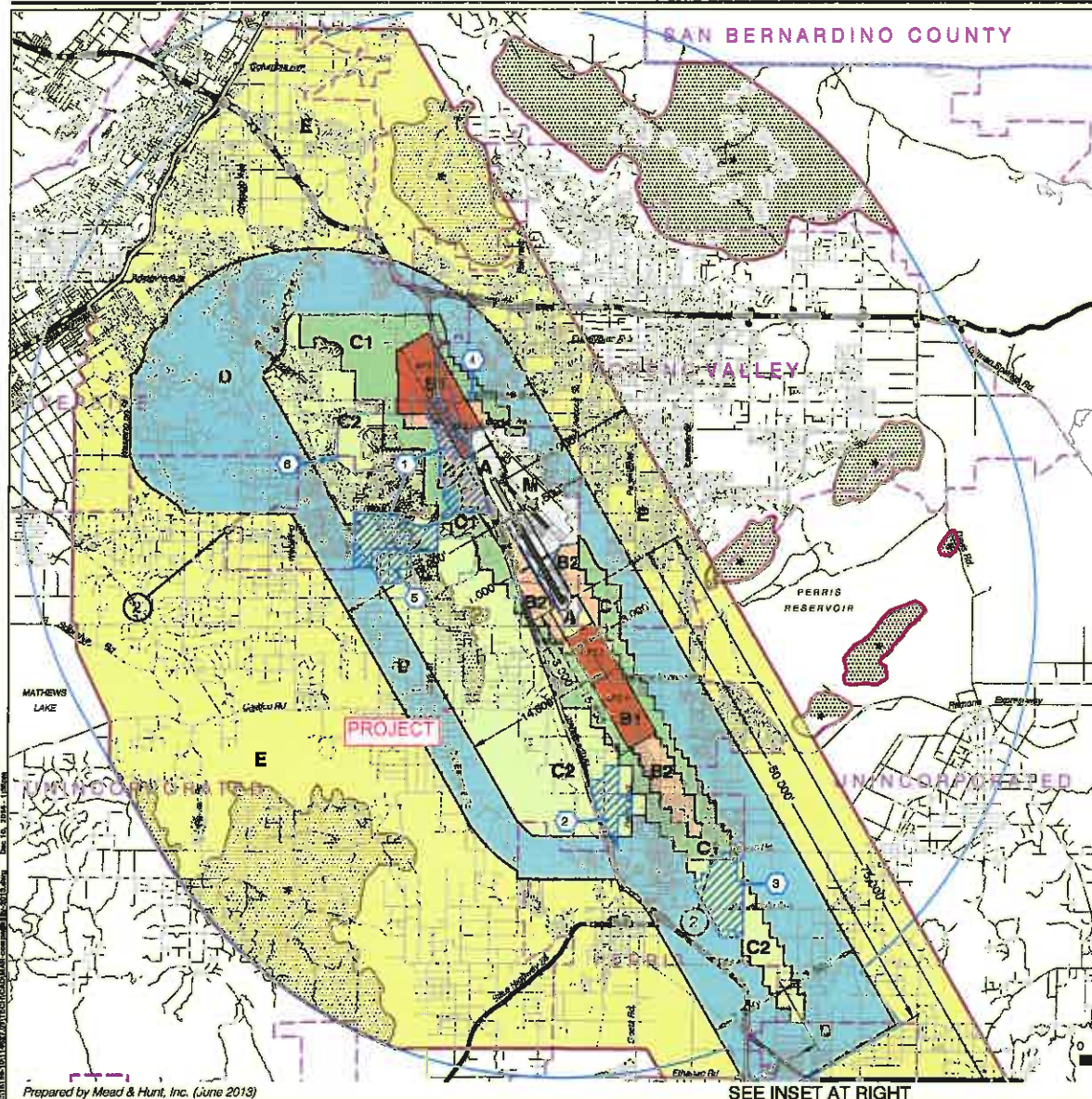
Signature Control No: 467324384-470157213

Nicholas Sanders
Technician

(DNE)

Attachment(s)

Map(s)



LEGEND

Compatibility Zones

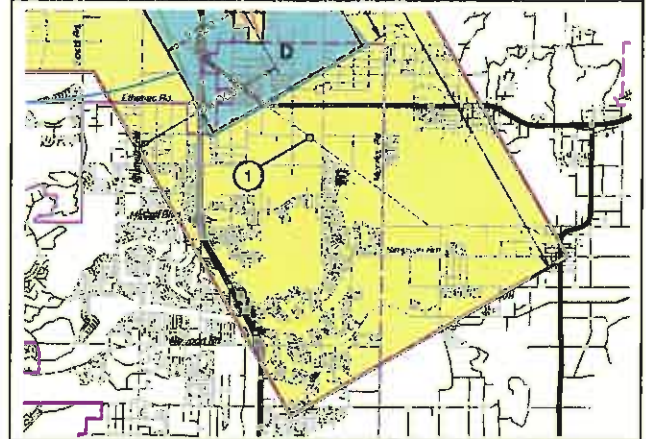
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site Specific Exceptions (existing local agency commitments to development projects)
 - March JPA: March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA: Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision

- Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Riverside County
Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

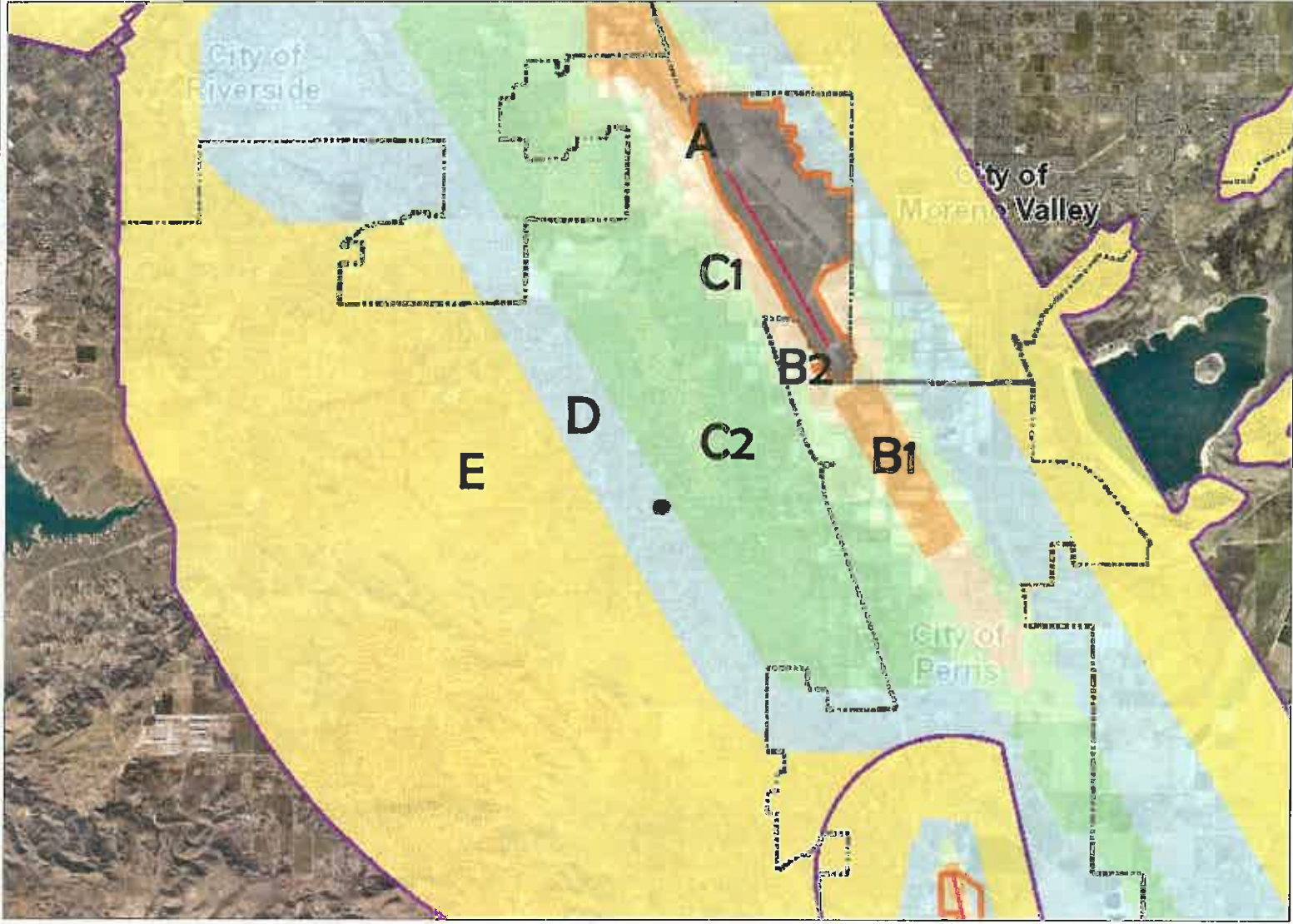
Note:
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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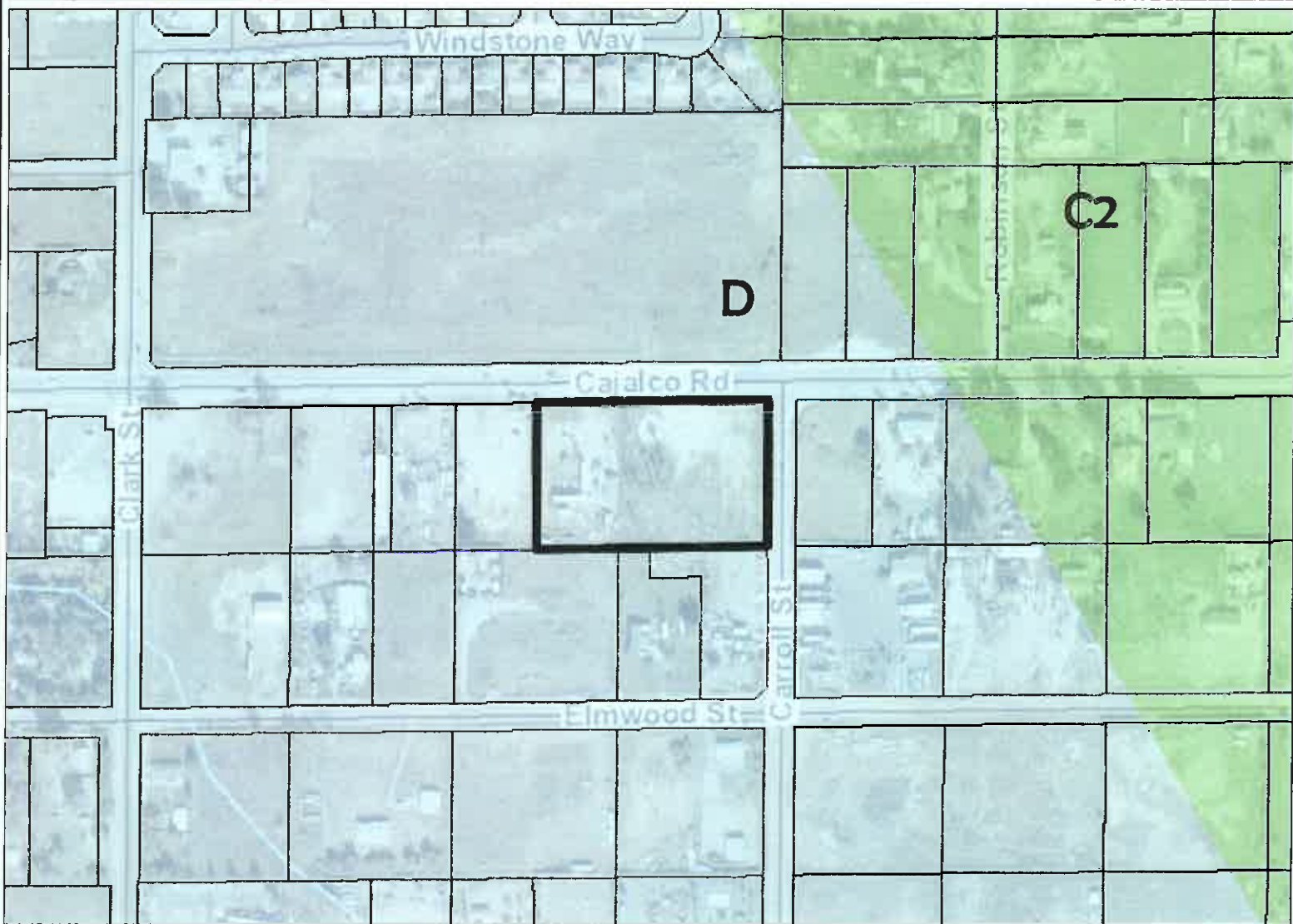


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Notes

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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Notes

Map My County Map

Los Angeles

San Diego

Tijuana

Mexico

Legend

- Parcels
- County Centerlines
- Blueline Streams
- ▨ City Areas
- World Street Map



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0 376 752 Feet

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Notes

Map My County Map

Los Angeles



San Diego

Tijuana

Mexico



Legend

- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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0 3,000 6,019 Feet

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Notes

Map My County Map



Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- ▨ City Areas
- World Street Map

Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

Notes



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Conceptual Site Plan for:

Deemarco

21705 Cajalco Rd,
Perris, CA 92570



Revision Number	Description	Date

Sheet Index	
Sheet Number	Sheet Name
DR-101	Site Plan
DR-102	Area Plan
DR-103	Renderings
DR-104	Renderings
DR-105	Renderings
DR-106	Renderings
DR-107	Cover Sheet
DR-200	C-Store Floor Plan
DR-201	C-Store Elevations
DR-300	Retail Floor Plan
DR-301	Retail Elevations
DR-400	Garage Floor Plan
DR-401	Garage Elevations
DR-500	Site Utility Plan
DR-501	Site Utility Schedule
DR-502	Street Schedule

Conceptual Site Plan for

Deemarco

19-1101
9-30-2020

21705 Cajalco Rd,
Perris, CA 92570

DR-100

Cover Sheet



VICINITY MAP

PROJECT DESCRIPTION:

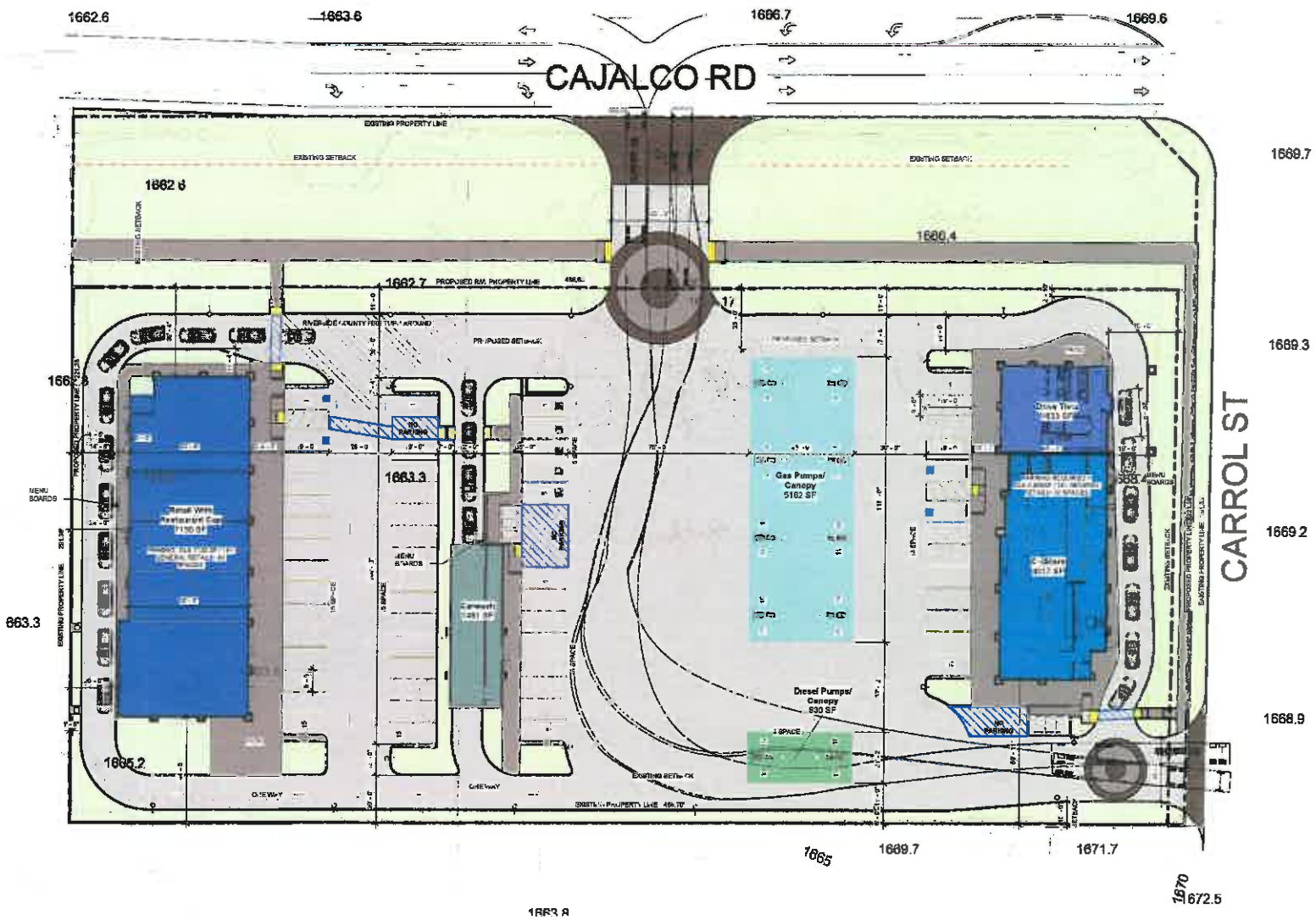
PROJECT ADDRESS:	21705 CAJALCO ROAD PERRIS, CA 92570
LOT INFORMATION:	WIDE OPEN WIDE OPEN 3811 E. GLASST RD. CUTTANO, CA 91761 963443115
LEGAL DESCRIPTION:	RECORDED RECORDS AS 1504: LOT/PARCEL 12
APN:	319180733
GROSS AREA:	3.11 ACRES/ 138,436 SQFT
AREA PLAN:	MSAD VALLEY
LAND USE:	MIXED USE VACANT
EXISTING USE:	MIXED USE COMMERCIAL/ RETAIL
PROPOSED USE:	
ZONING:	MSAD-RS (W/ CHG. OF ZONE C2 762)
EXISTING ZONING:	RURAL RESIDENTIAL (R-R)
ADJACENT LAND USE:	

PROPOSED OCCUPANCY:	MERCHANTILE
CONSTRUCTION TYPE:	TYPE-V-B
NO. OF STORES:	1
HEIGHT:	26'-0"
EXIST. APPROVALS:	YES

PARKING REQUIREMENTS:	
PARKING PROVIDED:	
OCCUPANCY GROUP "M" MERCHANTILE	1 SPACE / 141 SQ. FT.
C-STORE & RESTAURANT: 5,659 SQ. FT. / 141 SQ. FT.	= 32 SPACES NEEDED
PARKING PROVIDED:	= 13 SPACES
MAX CANOPY SPACES:	= 21 SPACES
TOTAL SPACES PROVIDED:	= 34 SPACES
SPACES PROVIDED INCLUDES 3 ADA VAN SPACES	
RETAIL & RESTAURANT: 7,130 SQ. FT. / 141 SQ. FT.	= 40 SPACES NEEDED
PARKING PROVIDED:	= 44 SPACES
SPACES PROVIDED INCLUDES 2 ADA VAN SPACES AND 8 BV SPACES	
TOTAL PARKING PROVIDED:	= 78 SPACES (1 ADA VAN SPACES)

SCOPE OF WORK:

PROJECT SCOPE SHALL INCLUDE A 5,710 SQFT RESTAURANT/CONVENIENCE STORE WITH DRIVE-THRU, 7,214 SQFT RETAIL BUILDING WITH DRIVE-THRU RESTAURANT SPACE, FIVE FUELING STATIONS (GASOLINE AND DIESEL) WITH 8,070 SQFT COMBINED CANOPIES AND A DETACHED 1,000 SQFT SELF-SERVE CAR WASH BUILDING. THE TOTAL CONDITIONED SPACE IS 13,944 SQFT. TWO (2) SIX TRASH ENCL. COURSES, SIX SQFT TOTAL AND NEW LAND SCAPING AND IRRIGATION.



Number	Revision	Description	Date

Area Legend

- C - Store
- Carwash
- Diesel Pumps/ Canopy
- Drive Thru
- Gas Pumps/ Canopy
- Retail With Restaurant Cap

Conceptual Site Plan for:

Deemarco

19-1101
 9-30-2020

21705 Cajalco Rd,
 Perris, CA 92570

DR-101

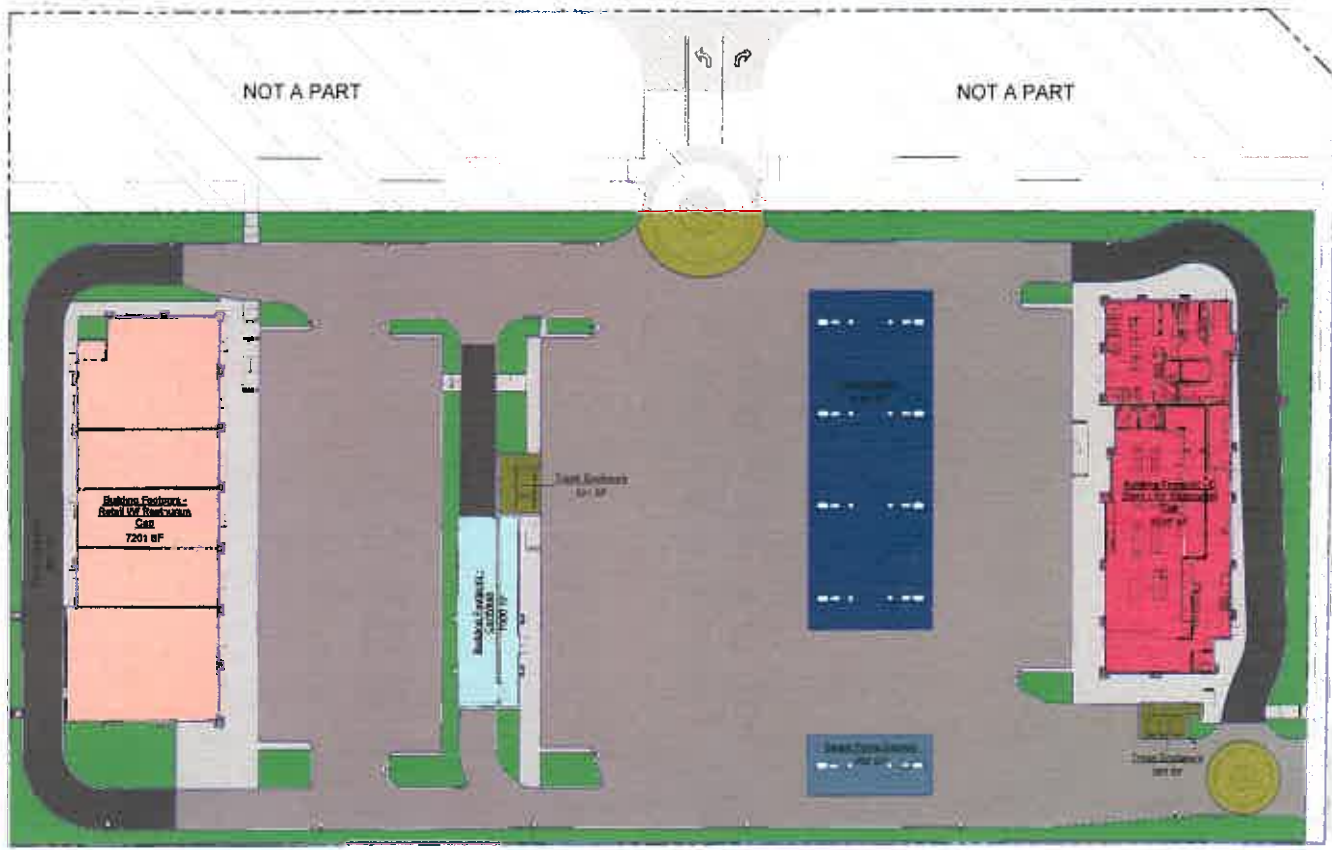


Site Plan



Area Gross Coverage Schedule			
Name	Area	% of Lot	Area Type
Exterior Fuel Canopy Area			
Diesel Pump Canopy	930 SF	1%	Exterior Area
Gas Canopy	5182 SF	5%	Exterior Area
	6092 SF	6%	
Exterior Hardscape Area			
AC Paving	48877 SF	48%	Exterior Area
Black Concrete	8983 SF	9%	Exterior Area
Concrete Walk - Way	731 SF	1%	Exterior Area
Concrete Walkway	7395 SF	7%	Exterior Area
Deco Concrete	1378 SF	1%	Exterior Area
Trash Enclosure	571 SF	1%	Exterior Area
	65773 SF	66%	
Exterior Landscape Area			
Landscape	13804 SF	14%	Exterior Area
	13804 SF	14%	
Gross Building Area			
Building Footprint - C Store - W/ Restaurant Cap	5748 SF	6%	Gross Building Area
Building Footprint - CarWash	1500 SF	1%	Gross Building Area
Building Footprint - Retail W/ Restaurant Cap	7219 SF	7%	Gross Building Area
	14467 SF	14%	
Grand total	101236 SF	100%	

Number	Revision	Date



Building Area Legend

- AC Paving
- Black Concrete
- Building Footprint - C Store - W/ Restaurant Cap
- Building Footprint - CarWash
- Building Footprint - Retail W/ Restaurant Cap
- Concrete Walk - Way
- Concrete Walkway
- Deco Concrete
- Diesel Pump Canopy
- Gas Canopy
- Landscape
- Trash Enclosure

Conceptual Site Plan for:

Deemarco

19-1101
9-30-2020

21705 Cajalco Rd,
Perris, CA 92570



DR-102

Area Plan

1 **Area Coverage Plan**
1" = 20'-0"



2 *C Store North Side*
 3" = 1'-0"



1 *C Store and Fuel Canopy West Side*
 3" = 1'-0"



4 *C Store South Side*
 3" = 1'-0"



3 *C Store North West Side*
 3" = 1'-0"

Revision Number	Description	Date

Conceptual Site Plan for:

Deemarco

19-1101
 9-30-2020

21705 Cajalco Rd,
 Perris, CA 92570

DR-103

Renderings



② **Carwash and C Store North Side**
3" = 1'-0"



① **C Store West Side**
3" = 1'-0"



④ **Carwash West Side**
3" = 1'-0"



③ **Carwash East Side**
3" = 1'-0"

Number	Revision	Description	Date

Conceptual Site Plan for:
Deemarco

18-1101
9-30-2020
21705 Cajalco Rd,
Perris, CA 92570

DR-104
Renderings



2 **Retail Building East Side**
3" = 1'-0"



1 **Retail Building And Carwash**
3" = 1'-0"



4 **Retail Building SouthSide**
3" = 1'-0"



3 **Retail Building North West**
3" = 1'-0"

Number	Revision	Description	Date

Conceptual Site Plan for:

Deemarco

19-1101

9-30-2020

21705 Cajalco Rd,
Parris, CA 92570

DR-105

Renderings



② **Retail Building West Side**
 3" = 1'-0"

① **Retail Building Store Fronts**
 3" = 1'-0"

Revision Number	Description	Date

Conceptual Site Plan for:

Deemarco

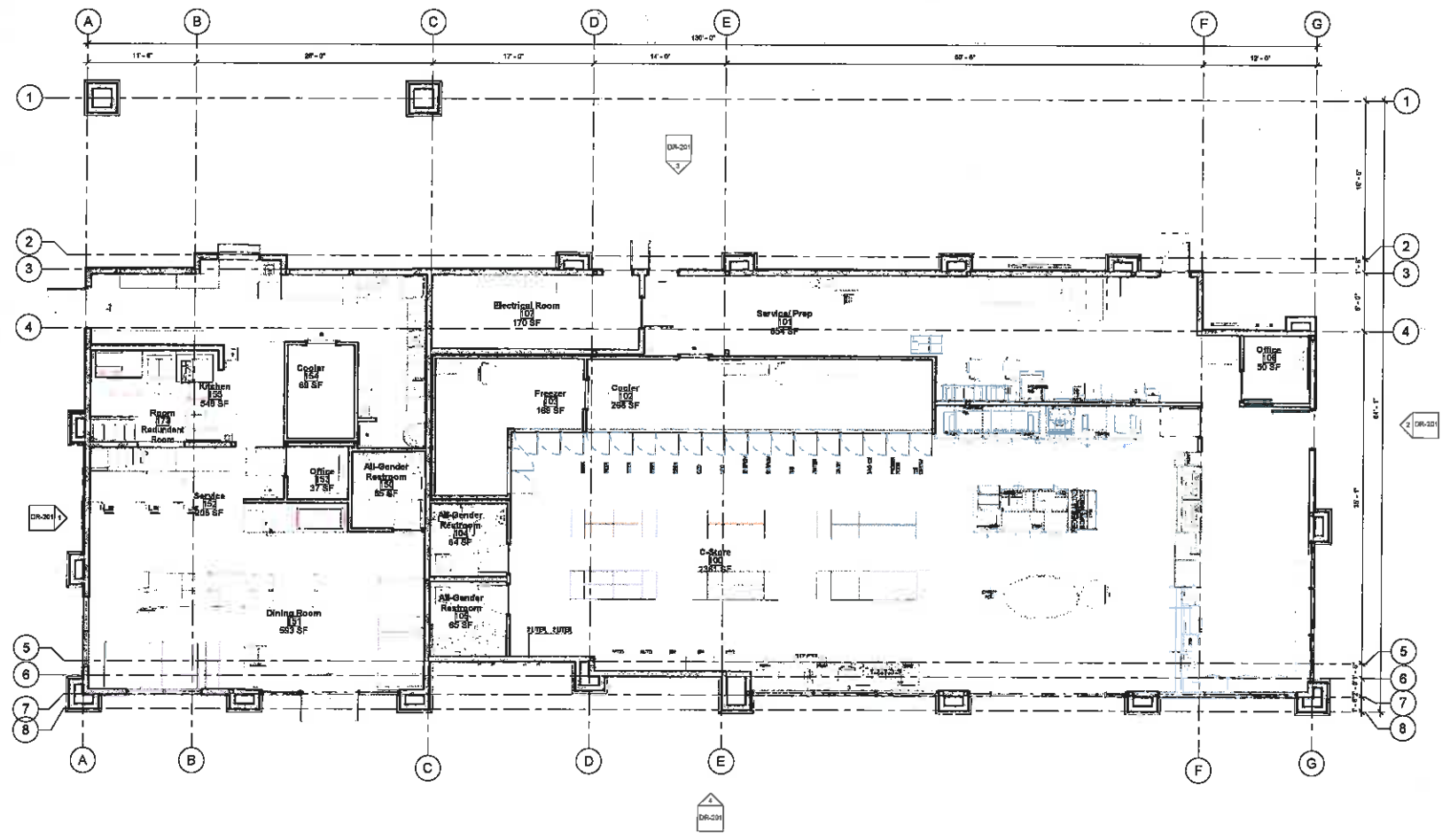
19-1101

9-30-2020

21705 Cajalco Rd,
 Perris, CA 92570

DR-106

Renderings



Number	Revised	Description	Date

1 C Store Floor Plan
 3/17/2020

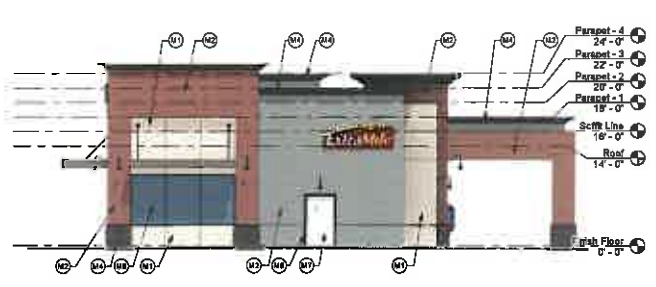
Gas Station
 Cajalco Road

19-1101
 11/11/2020
 21705 Cajalco Road
 Perris, CA 92570

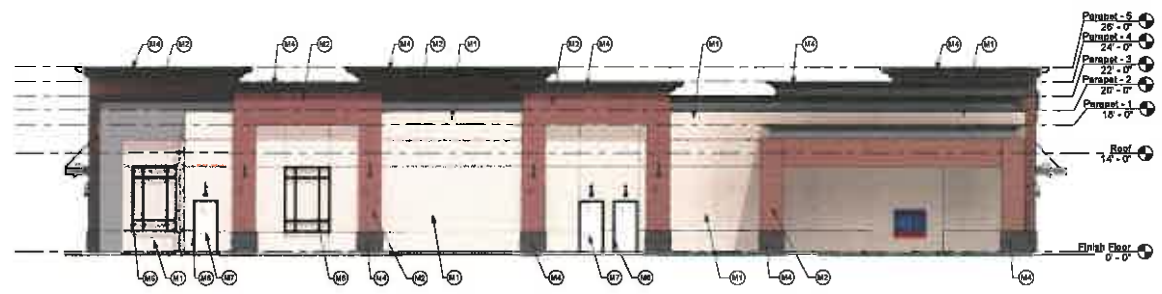
DR-200
 C Store Floor
 Plan



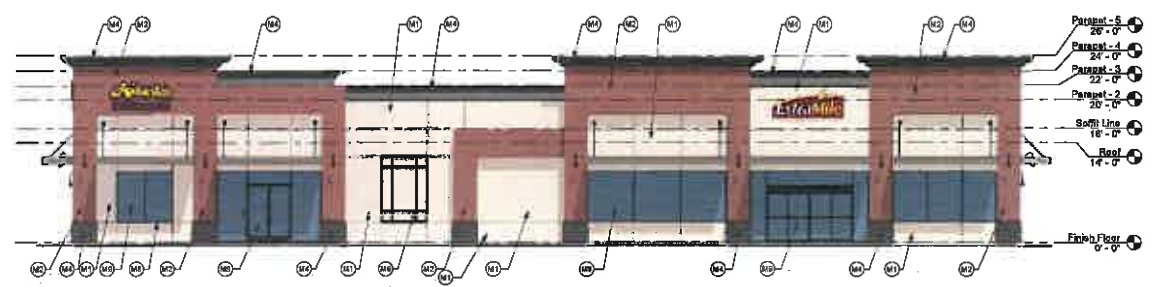
1 NORTH ELEVATION - DR
1/8" = 1'-0"



2 SOUTH ELEVATION - DR
1/8" = 1'-0"



3 EAST ELEVATION - DR
1/8" = 1'-0"



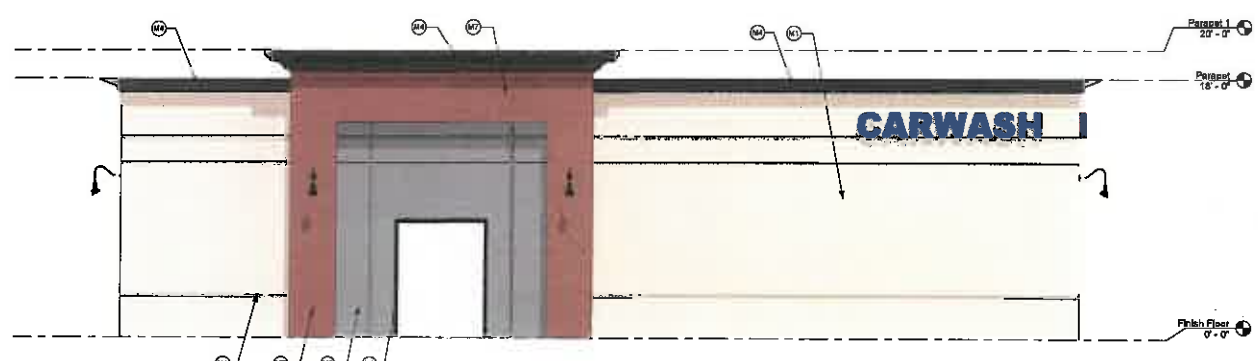
4 WEST ELEVATION - DR
1/8" = 1'-0"

Number	Revisions	Date

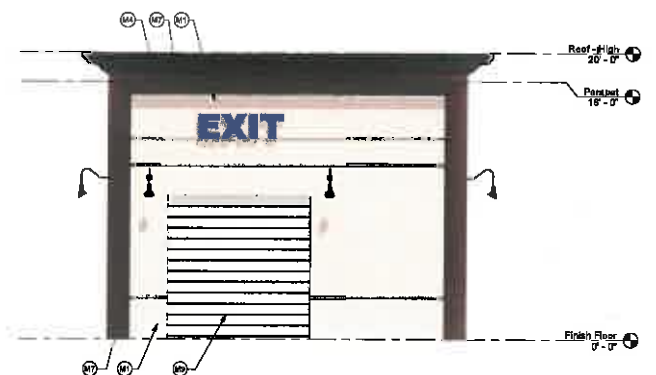
Gas Station
Cajalco Road

19-1101
11/11/2020
21705 Cajalco Road
Perris, CA 92570

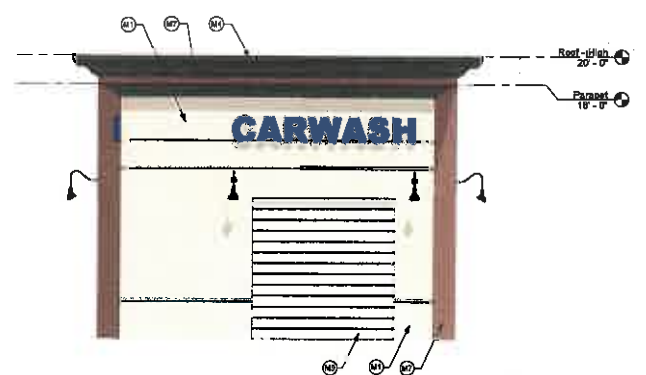
DR-201
C Store
Elevations



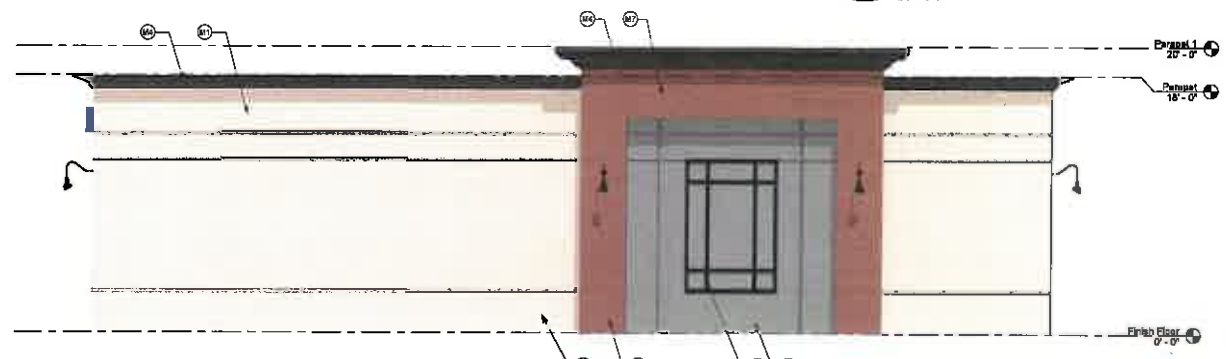
1 East Elevation - DR
 1/4" = 1'-0"



2 North Elevation - DR
 1/4" = 1'-0"



3 South Elevation - DR
 1/4" = 1'-0"



4 West Elevation - DR
 1/4" = 1'-0"

Number	Revision Description	Date

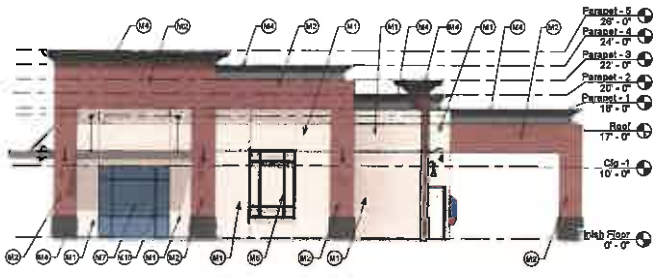
Gas Station
 Cajalco Road

19-1101
 11-11-2020
 21705 Cajalco Road
 Perris, CA 92570

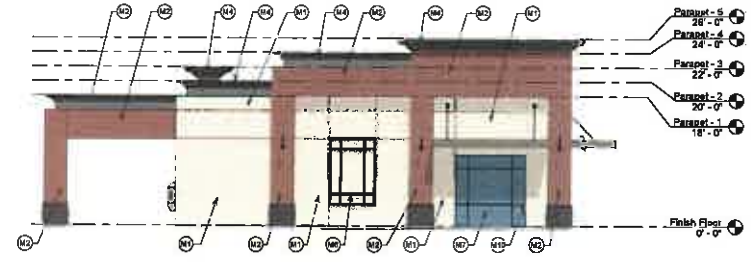
DR-401
 Car Wash
 Elevations



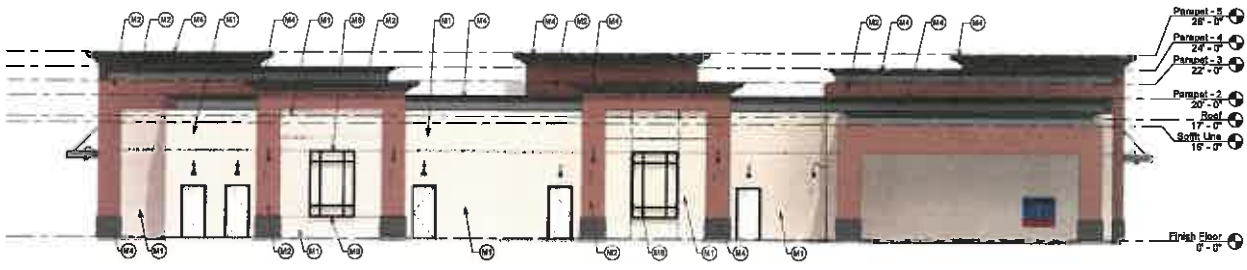
1 EAST ELEVATION - DR
1/8" = 1'-0"



2 NORTH ELEVATION - DR
1/8" = 1'-0"



3 SOUTH ELEVATION - DR
1/8" = 1'-0"



4 WEST ELEVATION - DR
1/8" = 1'-0"

Number	Description	Date

Gas Station

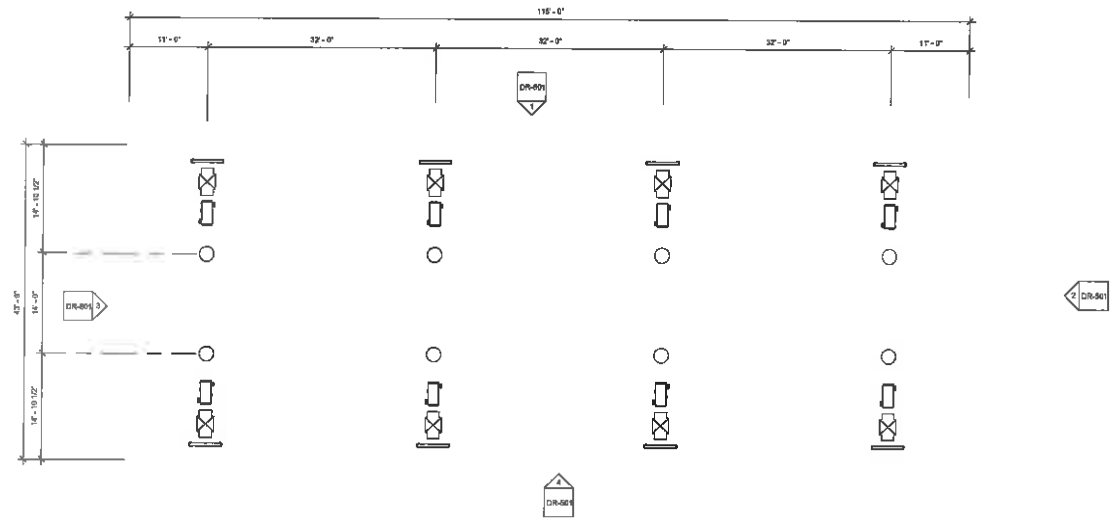
Cajalco Road

19-1101
11-11-2020
21705 Cajalco Road Parris, CA 92570

DR-301

Retail
Elevations

Number	Description	Date
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1 DR - Floor Plan
 10'-11"

Gas Station
Cajalco Road

19-1101
 11-11-2020
 21705 Cajalco Road
 Perris, CA 92570

DR-500

Gas Canopy
Floor Plan

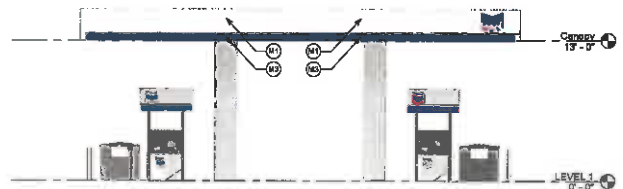


1 DR - Canopy - North Elevation
 3/16" = 1'-0"

Number	Revision Description	Date



2 DR - Canopy - East Elevation
 3/16" = 1'-0"



3 DR - Canopy - West Elevation
 3/16" = 1'-0"



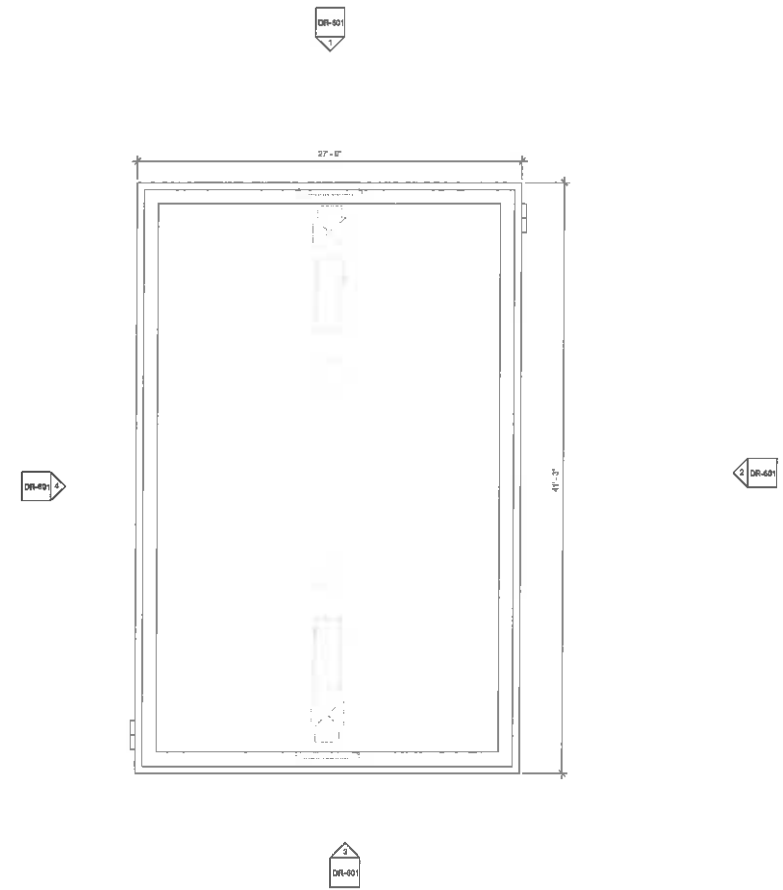
4 DR - Canopy - South Elevation
 3/16" = 1'-0"

Gas Station
Cajalco Road

19-1101
 11-11-2020
 21705 Cajalco Road
 Perris, CA 92570

DR-501

Gas Canopy Elevations



Number	Description	Date

1 Canopy DR
 WJ-1101

Gas Station
Cajalco Road

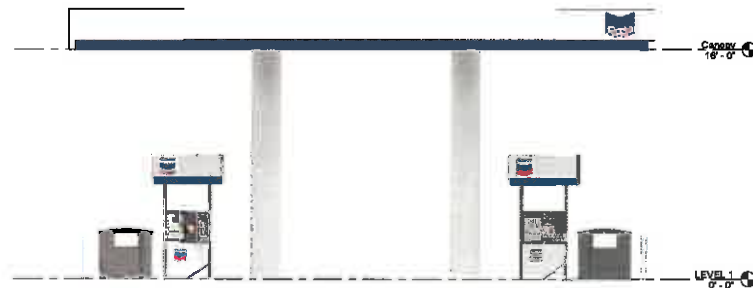
19-1101
 11-11-2020
 21705 Cajalco Road
 Perris, CA 92570

DR-600
Diesel Canopy
Floor Plan

Number	Revision	Description	Date



1 DR - CANOPY - NORTH ELEVATION
1/8" = 1'-0"



2 DR - CANOPY - EAST ELEVATION
1/8" = 1'-0"



3 DR - CANOPY - SOUTH ELEVATION
1/8" = 1'-0"



4 DR - CANOPY - WEST ELEVATION
1/8" = 1'-0"

Gas Station
 Cajalco Road

19-1101
 11-11-2020
 21705 Cajalco Road
 Perris, CA 92570

DR-601
 Diesel Canopy
 Elevations



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

RECEIPT NUMBER: 22-276435
STATE CLEARINGHOUSE NUMBER (if applicable) 2022050514

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING DEPT	LEAD AGENCY EMAIL	DATE 07/21/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200693	

PROJECT TITLE
PPT200026 CUP200049

PROJECT APPLICANT NAME CORINNE MOSTAD	PROJECT APPLICANT EMAIL	PHONE NUMBER (951) 955-0972
PROJECT APPLICANT ADDRESS 4080 LEMON ST 12TH FL,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92502

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

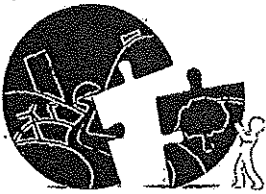
<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	\$2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	
<input type="checkbox"/> 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 checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X <i>C. Esquivel</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
--	---



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38688 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PPT200026 CUP200049
Project Title/Cases Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

2022050514
State Clearinghouse Number (if submitted to the State Clearinghouse)

Corinne Mostad
Project Applicant

2764 W Ramona Expressway Suite C Perris CA 92571
Address

North of Elmwood St., south of Cajalco Rd. east of Clark St., and west of Carroll St
Project Location

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105)
– Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD/MUA) – Location: north of Elmwood St., south of Cajalco Rd. east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012.

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 20, 2022, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration WAS prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
6. Findings WERE made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND), with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

7/20/22
Date

Date Received for Filing and Posting at OPR: May 25, 2022

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200693
07/21/2022 03:19 PM Fee: \$ 2598.00
Page 1 of 1

Removed: By: Deputy





RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022

COUNTY ADMINISTRATIVE CENTER

1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

I. AGENDA ITEM NO. 4.2

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd., east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU).

II. PROJECT DESCRIPTION:

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012.

III. MEETING SUMMARY:

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

Chair Leonard opened the Public Hearing.

In Favor:

Rumzi Alabbasi, Applicant

Marwan Alabbasi, Applicant

Chair Leonard kept the Public Hearing open.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Awad, Seconded by Vice-Chair Thornhill, by a vote of 4-0 (Commissioner Sanchez absent), the Planning Commission took the following action:

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022 COUNTY ADMINISTRATIVE CENTER 1st 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 Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD:VHDR), Community Development: Commercial Retail (CD:CR), Community Development: Community Center (CD:CC) (5-40 du/ac), Open Space: Recreation (OS:R), Open Space: Conservation (OS:C) – Location: north of E Nuevo Road and south of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. SP239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – **APPROVED PROJECT DESCRIPTION:** Tract Map No. 32372 is a Schedule A subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project scope also included the following: two school sites within the Val-Verde Unified School District; one 17.8-acre community sports park and one 21.2-acre open space parcel to be maintained by CSA146A; and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372**, extending the expiration date to June 13, 2024. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to June 13, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

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. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). **REQUEST: CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites’ existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, 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 APPROVED CHANGE OF ZONE NO. 2100011, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVED NOISE EXCEPTION NO. 2100001, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210017, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.2 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.

4.3 **Appeal of the Planning Director’s Decision on April 18, 2022, Approving PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) – Applicant: Alisha Strasheim – Engineer/Representative: Frank Valle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Low Density Residential (LDR) – Location: east of Anza Road, south of Anza Road, west of Swarhout Lane - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210108** is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50' tall with twelve (12) panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955- 6035, or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

DENIED THE APPEAL of the Planning Director’s decision on April 18th, 2022, approving Plot Plan Wireless No. 210108; and

UPHELD the Planning Director’s **FINDING** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15303 (New Construction), based on the findings and conclusions provided in the initial study, the findings and conclusions included in the staff report, and the conclusion that the project will not have a significant effect on the environment; and

UPHELD THE PLANNING DIRECTOR’S **APPROVAL OF PLOT PLAN WIRELESS NO. 210108**, subject to the revised conditions of approval and advisory notification document and based upon the findings and conclusions incorporated in the staff report and its attachments.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 11:14 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – JULY 20, 2022
COUNTY ADMINISTRATIVE CENTER
1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

I. AGENDA ITEM NO. 3.1

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). APN: 318-130-012.

II. PROJECT DESCRIPTION:

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided.

III. MEETING SUMMARY:

Project Planner: Brett Dawson. Contact information: (951) 955-0972, email bdawson@rivco.org.

Commissioner Awad disclosed that he met with the applicant to discuss the project.

Chair Leonard noted that the Public Hearing had remained open from the June 15, 2022 meeting.

In Favor:

Marwan Alabbasi, Applicant – agreed to the Conditions of Approval, and noted that he would agree to provide cash in lieu for a portion of the cost of a traffic signal but not agree to full financial responsibility for a traffic signal.

Chair Leonard closed the Public Hearing.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Motion by Chair Leonard, Seconded by Vice-Chair Thornhill, by a vote of 4-1 (NO vote by Commissioner Awad), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 200105**, 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,

APPROVED **CONDITIONAL USE PERMIT NO. 200049**, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED **PLOT PLAN NO. 200026**, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JULY 20, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 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 Shade Awad (District 1)

*Chair Leonard recused himself from Agenda Item 4.2 due to a conflict of interest and left the dais at 9:23 a.m. Vice-Chair Thornhill presided over the meeting. Chair Leonard returned to the dais at 9:36 a.m.

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842** – Applicant: Tabletop Mountain Partners, LLC c/o Andy Bodewin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) – Location: north of Nandina Ave, south of Mariposa Ave, east of Washington St, and west of Frankland Ln – 73.13 Acres – Zoning: Light Agriculture (A-1-1) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10-foot wide community trail along the westerly edge of the project site – **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date to July 24, 2024. Project Planner: Joey Mendoza at (951) 995-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

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

APPROVED the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, and AB1561 benefits to July 24, 2024, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

By a vote of 4-1 (NO vote by Commissioner Awad), the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 200105**, 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,

APPROVED CONDITIONAL USE PERMIT NO. 200049, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 200026, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2100120 (CZ2100120) AND PLOT PLAN NO. 210133 (PPT210133) – Intent to Adopt a Mitigated Negative Declaration** – (CEQ220015) - Applicant: Phelan Development Company LLC, Katrina DeArmey – Engineer: EPD Solutions Inc., Dane Palanjlan – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Rural Agricultural, 1-acre lot minimum (R-A-1) – **REQUEST: CHANGE OF ZONE NO. 2100120** is a request to change the site’s zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). Plot Plan No. 210133 is a request for the construction of a 350,481 square foot industrial building including 15,000 square feet of ancillary office/mezzanine uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46

Planning Commission Action:
Public Comments: None.

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

CONTINUED the item to the August 3, 2022, Planning Commission meeting.

feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 – Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org.

4.2 **CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson -Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/ Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR)-Highway 79 Policy Area- Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: CHANGE OF ZONE NO. 2100016** proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **TENTATIVE TRACT MAP NO. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **PLOT PLAN NO. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0 (Recusal by Chair Leonard), the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210055**, 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. 2100016, to change the site’s zoning classification of Controlled Development Areas (W-2) Zone to Planned Residential (R-4) Zone, in accordance with Exhibit No. 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37737, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the Zoning Ordinance for Change of Zone No. 2100016; and,

APPROVE PLOT PLAN NO. 210143, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report and subject to the Board of Supervisors subsequent adoption of the of the Zoning Ordinance for Change of Zone No. 2100016.

4.3 **CHANGE OF ZONE NO. 2200008 (CZ2200008) – Exempt from the California Environmental Quality Act (“CEQA”)**, pursuant to Section 15061 (b)(3) (Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) – Applicant: Mandy Hansen – Third Supervisorial District – Southwest Area Plan – Community Development: Commercial Tourist (CD:CT) – Location: north of Temecula Parkway, east of Anza Road, south of De Portola Road, and west of Calle Arnaz – 10.02 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST: CHANGE OF ZONE NO. 2200008** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Tourist Commercial (C-T). The applicant is requesting a Change of Zone to bring the subject site into compliance with the General Plan land use designation. APN: 927-560-006. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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:

FIND that the Project is **EXEMPT from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200008, to amend the zoning classification of the Project site from Rural Residential (R-R) to Tourist Commercial (C-T), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

4.4 **CHANGE OF ZONE NO. 2200019 – No New Environmental Documentation is Required** – Applicant: Lennar Homes, c/o Jennifer Brooks – Engineer/Representative: Rick Engineering, c/o Darla R. Clauson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail, Medium Density Residential and Open Space Conservation (CD:CR, MDR and OPC) – Existing Zoning: Winchester, Specific Plan No. 286 – Proposed Zoning: Winchester, Specific Plan No. 286, Planning Areas 2A, 7, 8, and 9 – Location: north of Safflower St., east of State Highway 79, south of Koon St., and west of Woodshire Dr. **REQUEST: CHANGE OF ZONE NO. 2200019** proposes to establish legal boundaries of Planning Areas 2A, 7, 8, and 9 within Specific Plan No. 286 (Winchester). The Project site is comprised of approximately 36.689 gross acres. APNs 476-010-063, 476-010-072, 476-010-073, 476-010-074. Project Planner: Calora Boyd at (951) 955-6035, or email at cboyd@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:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 374** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200019, to establish the boundaries of Planning Area 2A,7,8, &9 within Specific Plan No. 286 (Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:50 a.m.



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022

COUNTY ADMINISTRATIVE CENTER

1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

I. AGENDA ITEM NO. 4.2

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd., east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU).

II. PROJECT DESCRIPTION:

CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012.

III. MEETING SUMMARY:

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

Chair Leonard opened the Public Hearing.

In Favor:

Rumzi Alabbasi, Applicant

Marwan Alabbasi, Applicant

Chair Leonard kept the Public Hearing open.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Awad, Seconded by Vice-Chair Thornhill, by a vote of 4-0 (Commissioner Sanchez absent), the Planning Commission took the following action:

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022 COUNTY ADMINISTRATIVE CENTER 1st 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 Eric Kroencke (District 5)
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD:VHDR), Community Development: Commercial Retail (CD:CR), Community Development: Community Center (CD:CC) (5-40 du/ac), Open Space: Recreation (OS:R), Open Space: Conservation (OS:C) – Location: north of E Nuevo Road and south of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. SP239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – **APPROVED PROJECT DESCRIPTION:** Tract Map No. 32372 is a Schedule A subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project scope also included the following: two school sites within the Val-Verde Unified School District; one 17.8-acre community sports park and one 21.2-acre open space parcel to be maintained by CSA146A; and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372**, extending the expiration date to June 13, 2024. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to June 13, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

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. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). **REQUEST: CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites’ existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, 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 APPROVED CHANGE OF ZONE NO. 2100011, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVED NOISE EXCEPTION NO. 2100001, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210017, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

4.2 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026, to the Planning Commission meeting of July 20, 2022.

4.3 **Appeal of the Planning Director’s Decision on April 18, 2022, Approving PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) – Applicant: Alisha Strasheim – Engineer/Representative: Frank Valle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Low Density Residential (LDR) – Location: east of Anza Road, south of Anza Road, west of Swarhout Lane - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210108** is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50' tall with twelve (12) panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955- 6035, or email at cboyd@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

DENIED THE APPEAL of the Planning Director’s decision on April 18th, 2022, approving Plot Plan Wireless No. 210108; and

UPHELD the Planning Director’s **FINDING** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15303 (New Construction), based on the findings and conclusions provided in the initial study, the findings and conclusions included in the staff report, and the conclusion that the project will not have a significant effect on the environment; and

UPHELD THE PLANNING DIRECTOR’S **APPROVAL OF PLOT PLAN WIRELESS NO. 210108**, subject to the revised conditions of approval and advisory notification document and based upon the findings and conclusions incorporated in the staff report and its attachments.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 11:14 a.m.



John Hildebrand
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

Date: June 9, 2022

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Grading Exhibit item 4.2 CUP200049 PPT200026

To the Honorable Chair,

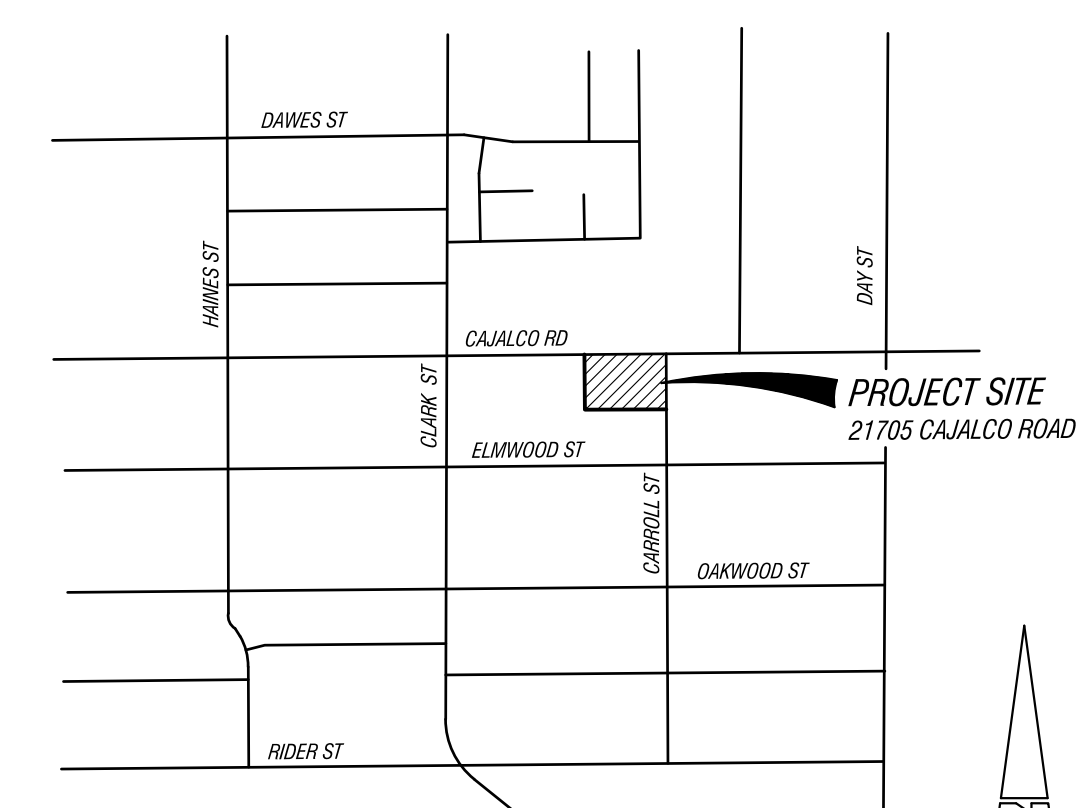
Included is the Grading Exhibit for CUP200049 PPT200026.

PLOT PLAN 200026

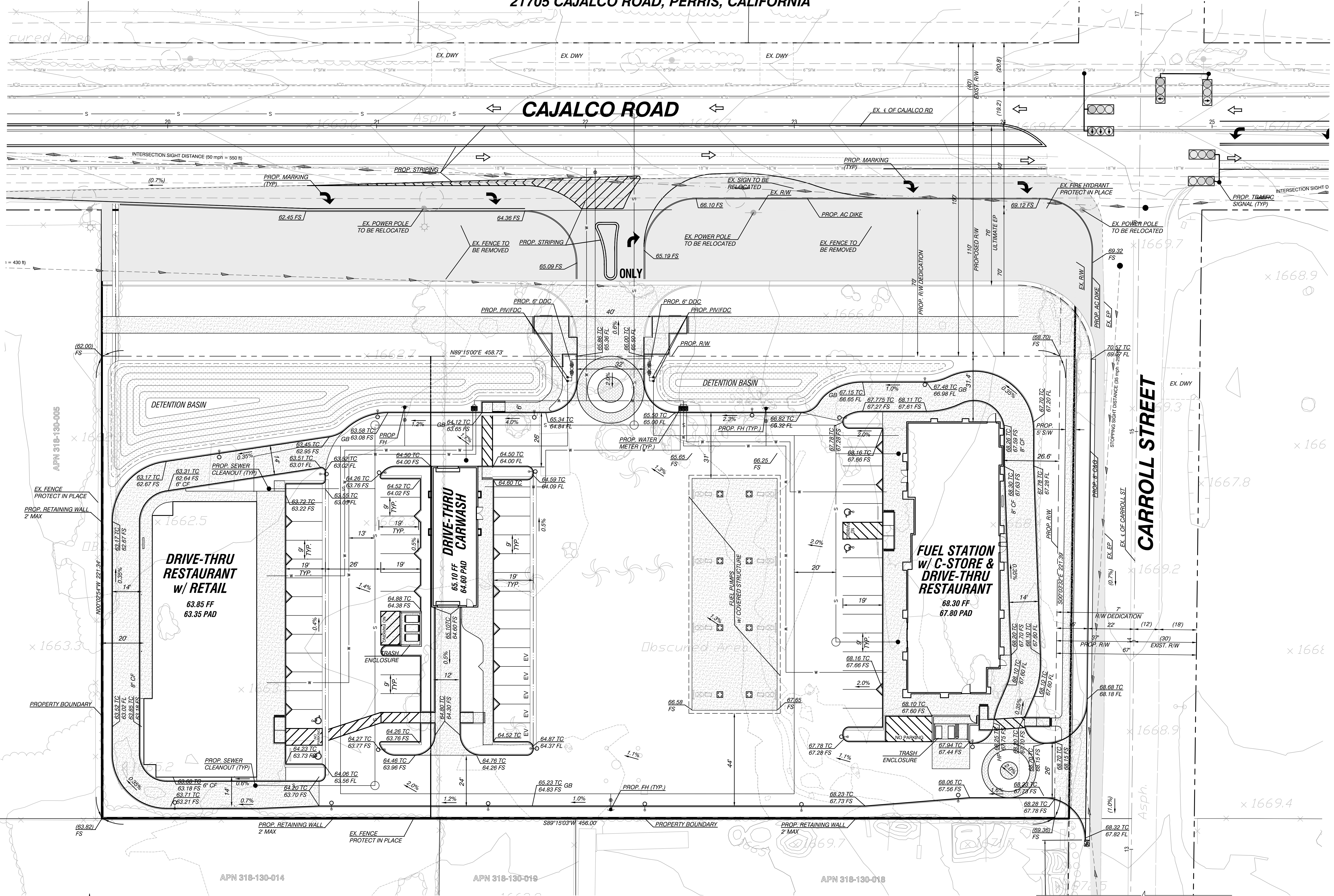
CONCEPTUAL GRADING PLAN

DEEMARCO CENTER

21705 CAJALCO ROAD, PERRIS, CALIFORNIA



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. PREPARED: OCTOBER 2020
2. ADDRESS: 21705 CAJALCO ROAD
PERRIS, CA 92570
3. LEGAL DESCRIPTION: 318130012
RECORDED BOOK/PAGE RS 15/38
LOT/PARCEL 12
4. TOWNSHIP, RANGE AND SECTION: T4S, R4W, SECTION 10
5. THOMAS BROS. MAP: PAGE: 776 GRID: J3, PAGE: 777 GRID: A3
6. GROSS AREA: 3.11 ACRES, 135,430 SQ FT
7. DISTURBANCE AREA: 3.11 ACRES, 135,430 SQ FT
8. EASEMENTS: NO EASEMENTS EXIST ON PROPERTY
9. AREA PLAN (RCP): MEAD VALLEY
10. LAND USE:
EXISTING USE: MIXED-USE VACANT
PROPOSED USE: MIXED-USE COMMERCIAL/RETAIL
11. ZONING:
EXISTING ZONING: MIXED-SE (MU), CHANGE OF ZONE CZ 7902
12. ADJACENT LAND USE:
A: RURAL RESIDENTIAL (R-R)
B: RURAL RESIDENTIAL (R-R)
C: RURAL RESIDENTIAL (R-R)
D: RURAL RESIDENTIAL (R-R)
10. SOURCE OF TOPOGRAPHY: AERIAL SURVEY
FLOWN SEPTEMBER 09, 2020
BY INLAND AERIAL
11. WATER DISTRICT: EASTERN MUNICIPAL WATER DISTRICT
12. FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL
13. COMMUNITIES: MEAD VALLEY
14. WATER AND SEWER PUEVOR: EASTERN MUNICIPAL WATER DISTRICT

GENERAL NOTES

PARCEL 1:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 0°19'03" EAST 82'40 FEET; THENCE NORTH 89°15'00" EAST 82'83 FEET; TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°15'00" EAST 165.50 FEET; THENCE SOUTH 0°25'4" WEST 291.45 FEET; THENCE SOUTH 89°15'03" WEST 165.50 FEET; THENCE NORTH 0°25'4" WEST 291.45 FEET TO THE POINT OF BEGINNING;
SAID PARCEL BEING SHOWN AND DESIGNATED AS THE EAST 165.50 FEET OF LOT 11, AS SHOWN BY RECORD OF SURVEY OF GLEN VALLEY FARMS TRACTS NO. 3, ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 40 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°03'32" EAST, ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 291.45 FEET; THENCE SOUTH 89°15'03" WEST, 321.21 FEET; THENCE NORTH 0°25'4" WEST 291.45 FEET; THENCE NORTH 89°15'00" EAST 331.11 FEET TO THE POINT OF BEGINNING.
SAID PROPERTY IS SHOWN AS LOT 12 OF GLEN VALLEY FARMS TRACT NO. 3 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
MORE COMMONLY KNOWN AS 21705 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

ASSESSORS PARCEL NUMBER

318-130-012

OWNER/DEVELOPER

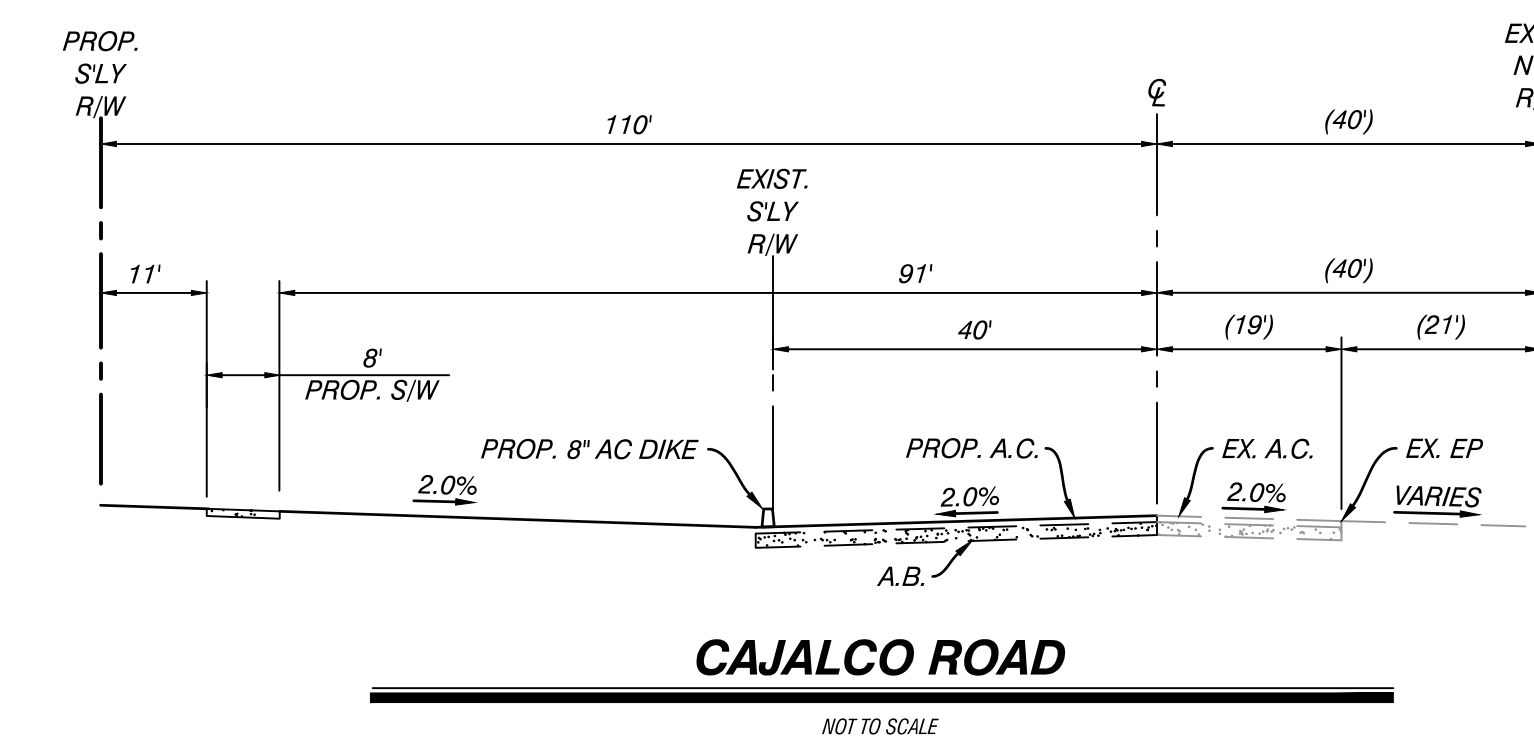
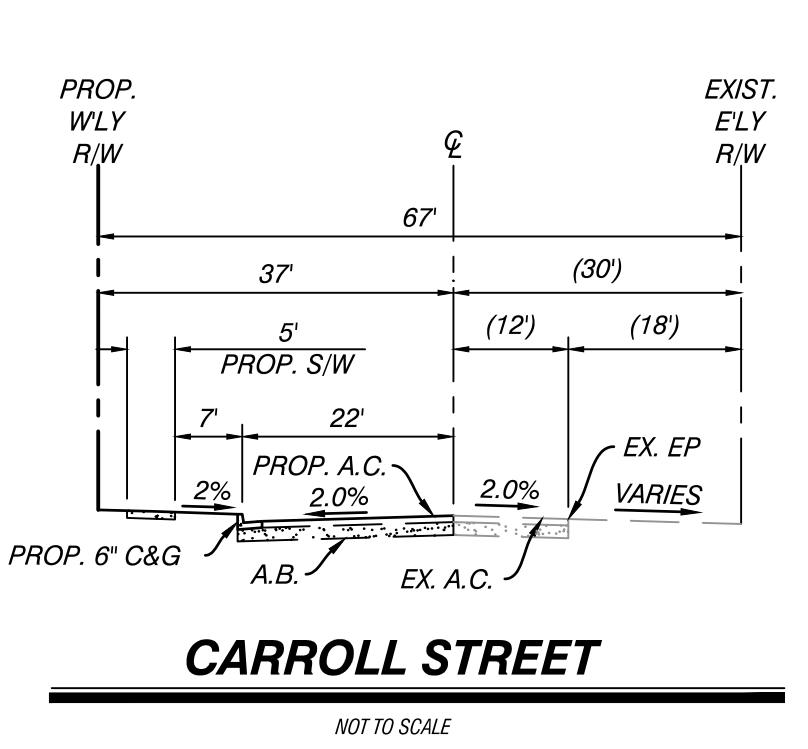
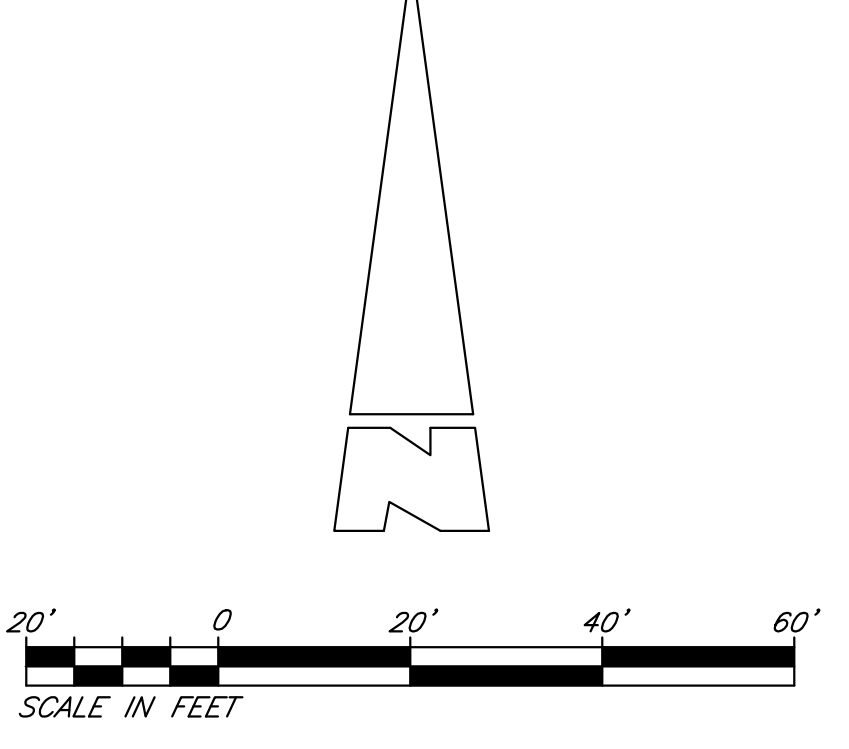
DEEMARCO, LP
764 W. RAMONA EXPRESSWAY, SUITE C
PERRIS, CA 92571
(951) 436-5155
CONTACT: CORINNE MOSTAD

ENGINEER

KWC ENGINEERS
1880 COMPTON AVE, SUITE 100
CORONA, CA 92881
(951) 734-2130 (951) 272-3308 FAX
CONTACT: DAVID BOSMAN

CASE: CUP200049 PPT20004
EXHIBIT: G
DATE: 5/6/2022
PLANNER: bdawson

Meeting
 Comment Agenda
 Final



PLOT PLAN
CONCEPTUAL GRADING PLAN
DEEMARCO CENTER
21705 CAJALCO ROAD, PERRIS, CALIFORNIA

PREPARED FOR:
ALBASSI CONSTRUCTION & ENGINEERING
764 W. RAMON EXPWY, SUITE C
PERRIS, CA 92571
(951) 776-9300

REVISED: APRIL 15, 2021

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3375 951-734-2130

SHEET: **1**
OF: **1**



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: July 20, 2022

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: PPT200026 CUP200049

To the Honorable Chair,

Attached is a late received comment letter.

Dawson, Brett

From: Noland Turnage <NTurnage@TheGrove.cc>
Sent: Wednesday, July 20, 2022 8:36 AM
To: Dawson, Brett
Subject: Cajalco and Carroll Gas Station Project

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

Hello Mr. Dawson,

My name is Noland Turnage. I oversee operations of the Mead Valley Community Center. I am writing to support the gas station project at the corner of Cajalco Rd and Carroll St. I understand that as a part of this project, the community center will receive a tennis court. And the intersection of Cajalco and Carroll will gain a safety light. I utilize Cajalco and Carroll daily to and from the office. A stoplight would bring another layer of safety to this busy corridor. I fully support this project, knowing that needed additions are coming to the community.

Noland Turnage



NOLAND TURNAGE
COMMUNITY OUTREACH
MINISTER
The Grove Community Church
Riverside, CA
www.thegrove.cc
951-571-9090 x2131

Gas Station

Cajalco Road

21705 Cajalco Rd,
Perris, CA 92570

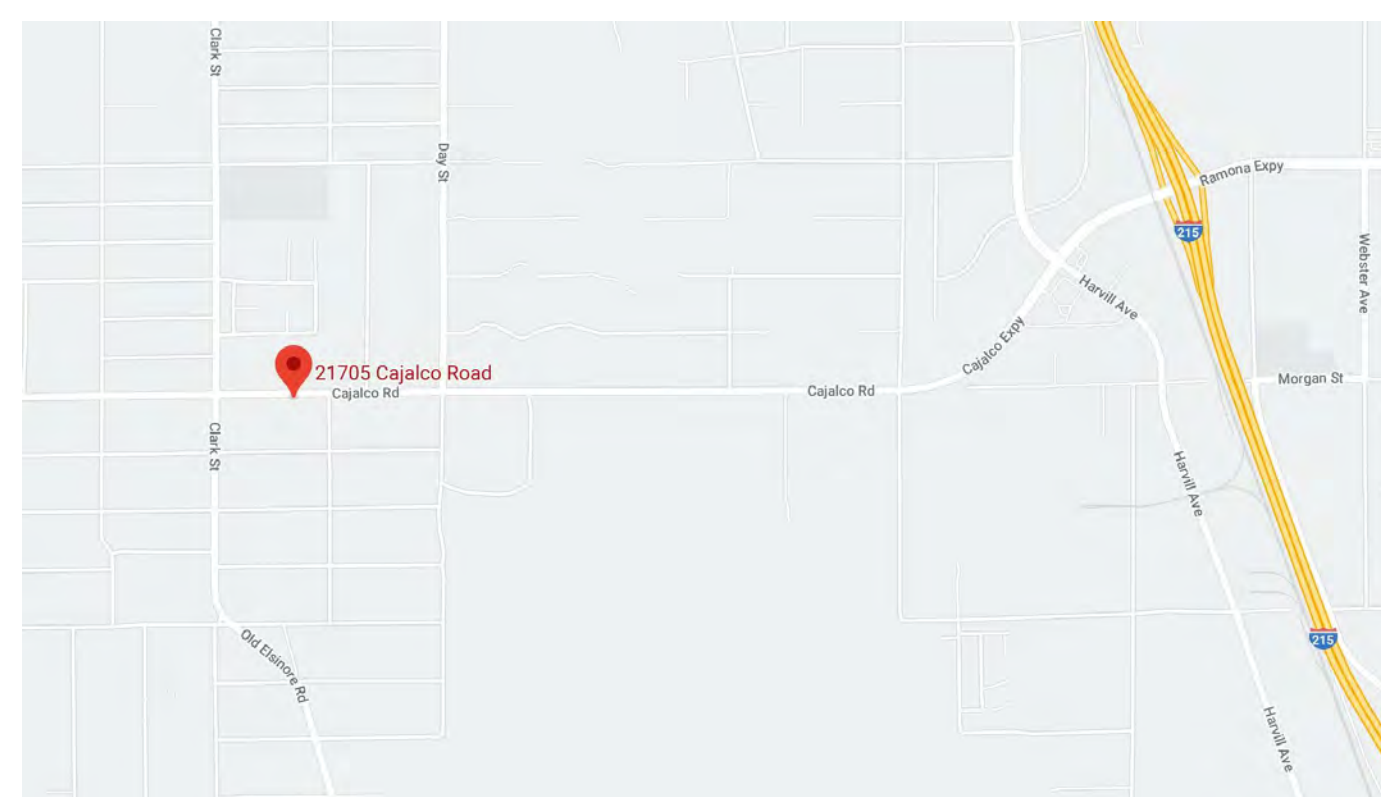


Revision		
Number	Description	Date

Sheet Index	
Sheet Number	Sheet Name
A110	Site Plan
DR-102	Area Plan
DR-103	Renderings
DR-104	Renderings
DR-105	Renderings
DR-106	Renderings
DR-100	Cover Sheet
DR-200	C-Store Floor Plan
DR-201	C-Store Elevations
DR-300	Retail Floor Plan
DR-301	Retail Elevations
DR-400	Carwash Floor Plan
DR-401	Carwash Elevations
DR-500	Gas Canopy Floor Plan
DR-501	Gas Canopy Elevations
DR-600	Diesel Canopy
DR-601	Diesel Elevations

CASE: CUP200049 PPT20002
EXHIBIT: A B
DATE: 5/6/2022
PLANNER: bdawson

Meeting Comment Agenda File



VICINITY MAP

PROJECT DESCRIPTION:

PROJECT ADDRESS: 21705 CAJALCO ROAD
PERRIS, CA 92570

LOT INFORMATION: RECORDED BOOK/PAGE RS 15/38:
LOT/ PARCEL 12

APN: 3181300123

GROSS AREA: 3.11 ACRES/ 135,430 SQ/FT

AREA PLAN: MEAD VALLEY

LAND USE: MIXED-USE VACANT
EXISTING USE: MIXED-USE COMMERCIAL/ RETAIL
PROPOSED USE: MIXED-USE COMMERCIAL/ RETAIL

ZONING: MIXED-SE (MUI), CHANGE OF ZONE C2 7902
EXISTING ZONING: RURAL RESIDENTIAL (R-R)
ADJACENT LAND USE: RURAL RESIDENTIAL (R-R)

DESIGNER: WADE SHUEY
WCS DESIGN
2501 E GUASTI RD.
ONTARIO, CA 91761
909.544.9118

PROPOSED OCCUPANCY: MERCHANTILE

CONSTRUCTION TYPE: TYPE V-B

NO. OF STORIES: 1

HEIGHT: 30'-0"

FIRE SPRINKLERS: YES

PARKING REQUIREMENTS

PARKING REQUIRED:

OCCUPANCY GROUP "M" MERCHANTILE: 1 SPACE / 181 SQ.FT.

C-STORE & RESTAURANT: 5,982 SQ.FT./ 181 SQ.FT. = 33 SPACES NEEDED
PARKING PROVIDED: = 15 SPACES

GAS CANOPY SPACES: = 16 SPACES
TOTAL SPACES PROVIDED: = 31 SPACES
 SPACES PROVIDED INCLUDES 2 ADA VAN SPACES

RETAIL & RESTAURANT: 6,691 SQ.FT./ 181 SQ.FT. = 37 SPACES NEEDED
PARKING PROVIDED: = 39 SPACES
 SPACES PROVIDED INCLUDES 2 ADA VAN SPACES AND 5 EV SPACES

TOTAL PARKING PROVIDED: = 70 SPACES (4 ADA VAN SPACES)

5 LOADING SPACES PROVIDED

SCOPE OF WORK:

PROJECT SCOPE SHALL INCLUDE A 5,650 SQ/FT (GLA) RESTAURANT/CONVENIENT STORE WITH DRIVE-THRU, 6,630 SQ/FT (GLA) RETAIL BUILDING WITH DRIVE-THRU RESTAURANT SPACE, ONE FUELING STATIONS (GASOLINE AND DIESEL) WITH 4,989 SQ/FT CANOPY AND A DETACHED 1,481 SQ/FT SELF-SERVE CAR WASH BUILDING. THE TOTAL CONDITIONED SPACE OF 12,283 SQ/FT (GLA). TWO (2) BIN TRASH ENCLOSURES, 581 SQ/FT TOTAL AND NEW LANDSCAPING AND IRRIGATION.

Gas Station

Cajalco Road

19-1101

06-11-2021

**21705 Cajalco Rd,
Perris, CA 92570**

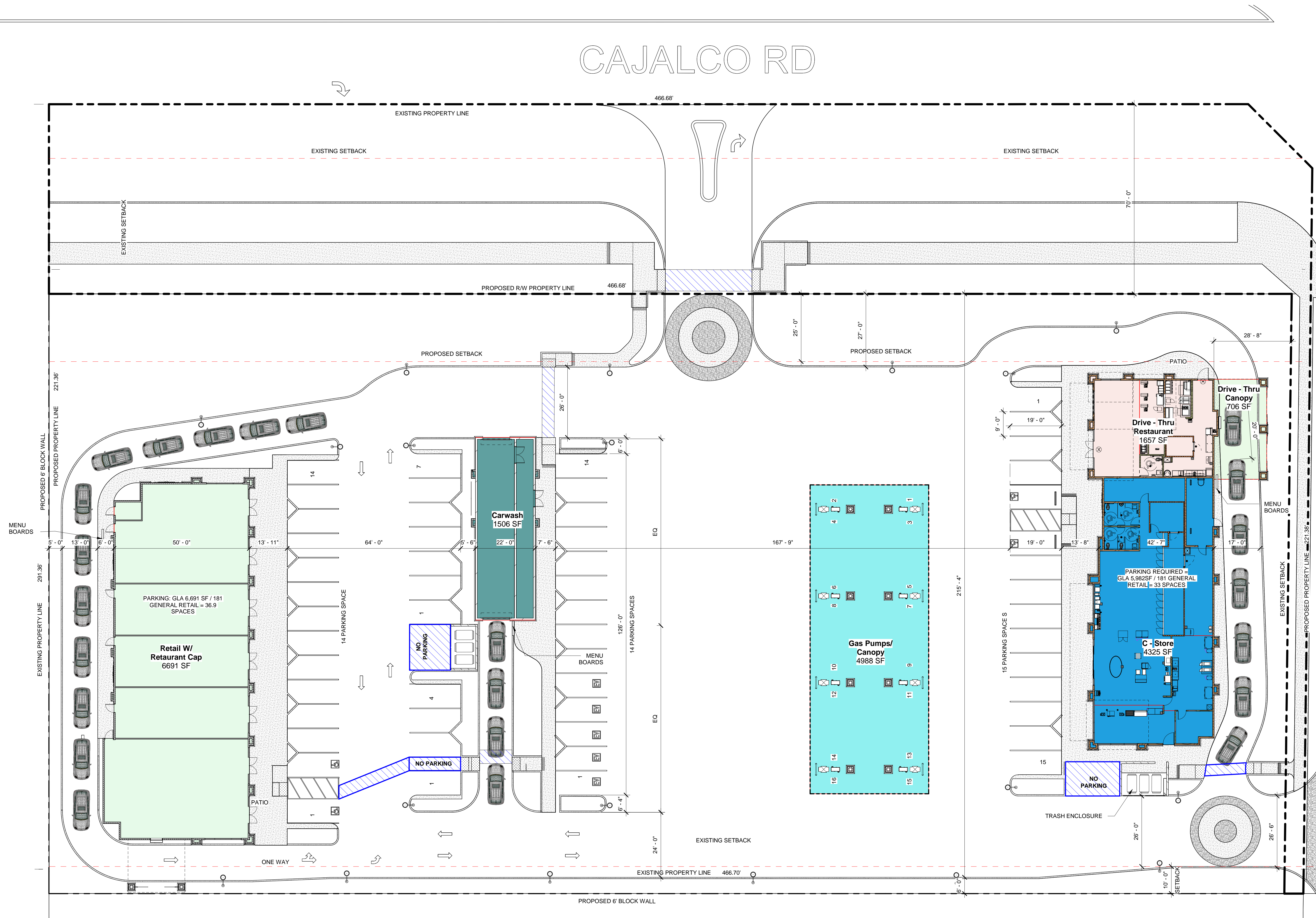
DR-100

Cover Sheet

Number	Revision Description	Date

CASE: CUP200049 PPT20002
EXHIBIT: A B
DATE: 5/6/2022
PLANNER: bdawson

Meeting Comment Agenda Final



CARROL ST

Gas Station
Cajalco Road

19-1101
06-11-2021
21705 Cajalco Rd,
Perris, CA 92570

1 **Site Plan**
1/16" = 1'-0"



A110
Site Plan

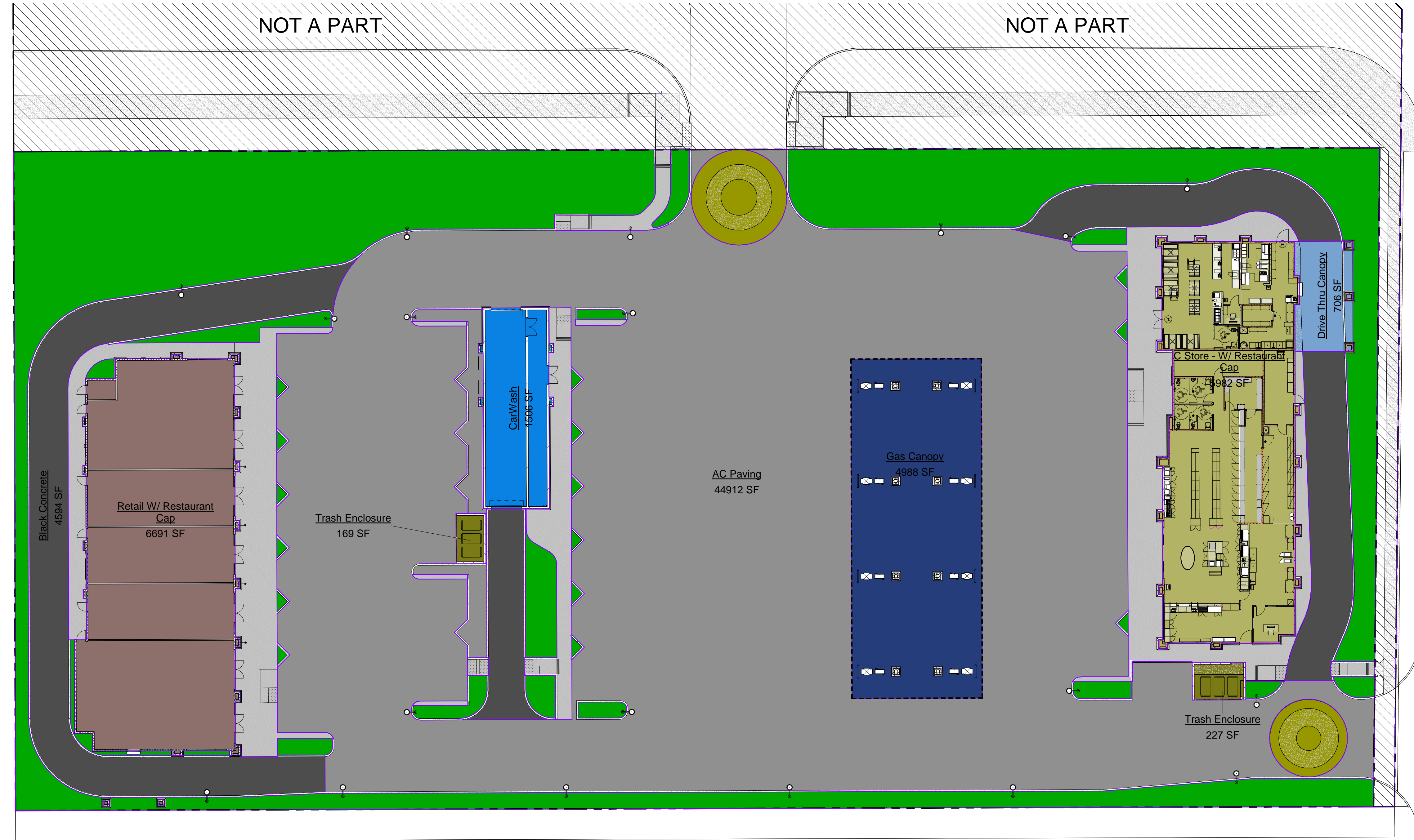


Area Gross Coverage Schedule				
Name	Area	% of Lot	Area Type	Comments
Exterior Canopy Area				
Drive Thru Canopy	706 SF	1%	Gross Building Area	Exterior Canopy Area
Gas Canopy	4991 SF	5%	Gross Building Area	Exterior Canopy Area
	5697 SF	6%		
Exterior Hardscape Area				
AC Paving	44908 SF	44%	Exterior Area	Exterior Hardscape Area
Black Concrete	8732 SF	9%	Exterior Area	Exterior Hardscape Area
Concrete Walkway	7281 SF	7%	Exterior Area	Exterior Hardscape Area
Deco Concrete	1347 SF	1%	Exterior Area	Exterior Hardscape Area
Trash Enclosure	396 SF	0%	Exterior Area	Exterior Hardscape Area
	62664 SF	62%		
Exterior Landscape Area				
Landscape	18702 SF	18%	Exterior Area	Exterior Landscape Area
	18702 SF	18%		
Gross Building Area				
C Store - W/ Restaurant Cap	5982 SF	6%	Gross Building Area	Gross Building Area
CarWash	1506 SF	1%	Gross Building Area	Gross Building Area
Retail W/ Restaurant Cap	6699 SF	7%	Gross Building Area	Gross Building Area
	14188 SF	14%		
Grand total	101250 SF	100%		

Revision		
Number	Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting
 Comment Agenda
 Final



- Building Area Legend**
- AC Paving
 - Black Concrete
 - C Store - W/ Restaurant Cap
 - CarWash
 - Concrete Walkway
 - Deco Concrete
 - Drive Thru Canopy
 - Gas Canopy
 - Landscape
 - Retail W/ Restaurant Cap
 - Trash Enclosure

Gas Station
Cajalco Road
 19-1101
 06-11-2021
 21705 Cajalco Rd,
 Perris, CA 92570

1 **Area Coverage Plan**
 1" = 20'-0"

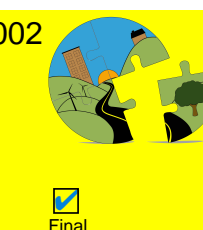
NORTH

DR-102
Area Plan



Revision		
Number	Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson



Meeting
 Comment Agenda
 Final

2 ***C Store North Side***
 3" = 1'-0"

1 ***C Store and Fuel Canope West Side***
 3" = 1'-0"



Conceptual Site plan and Architecture Rendering for:

Deemarco

19-1101

3-25-2021

21705 Cajalco Rd,
 Perris, CA 92570

4 ***C Store South Side***
 3" = 1'-0"

3 ***C Store North West Side***
 3" = 1'-0"

DR-103

Renderings



2 **Carwash and C Store North Side**
3" = 1'-0"



1 **C Store West Side**
3" = 1'-0"

Revision Number	Description	Date
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CASE: CUP200049 PPT20002
EXHIBIT: A B
DATE: 5/6/2022
PLANNER: bdawson

Meeting Comment Agenda Final



4 **Carwash West Side**
3" = 1'-0"



3 **Carwash East Side**
3" = 1'-0"

Conceptual Site plan and
Architecture Rendering for:

Deemarco

19-1101

3-25-2021

21705 Cajalco Rd,
Perris, CA 92570

DR-104

Renderings

Number	Revision Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting
 Comment Agenda
 Final



2 **Retail Building East Side**
 3" = 1'-0"



1 **Retail Building And Carwash**
 3" = 1'-0"



4 **Retail Building SouthSide**
 3" = 1'-0"



3 **Retail Building North West**
 3" = 1'-0"

Conceptual Site plan and Architecture Rendering for:

Deemarco

19-1101

3-25-2021

21705 Cajalco Rd,
 Perris, CA 92570

DR-105

Renderings



2 ***Retail Building West Side***
 3" = 1'-0"



1 ***Retail Building Store Fronts***
 3" = 1'-0"

Revision		
Number	Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting
 Comment Agenda
 Final

Conceptual Site plan and Architecture Rendering for:

Deemarco

19-1101

3-25-2021

21705 Cajalco Rd,
Perris, CA 92570

DR-106

Renderings

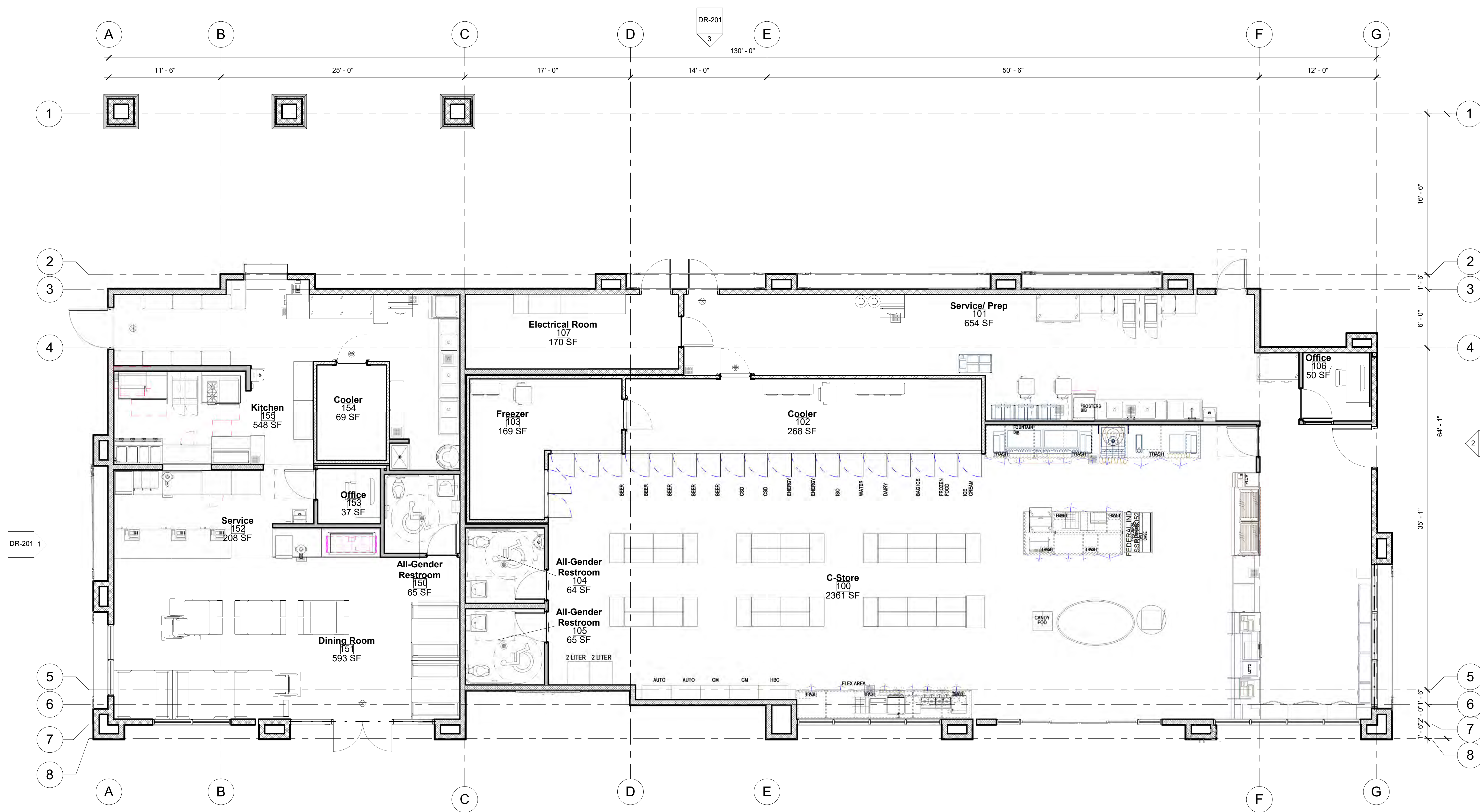


02/24/2021

Number	Revision Description	Date

CASE: CUP200049 PPT20002
EXHIBIT: A B
DATE: 5/6/2022
PLANNER: bdawson

Meeting Comment Agenda Final



1 C Store Floor Plan
 3/16" = 1'-0"

Conceptual Site plan and
 Architecture Rendering for:

Cajalco Road

19-1101

11/11/2020

21705 Cajalco Road
Perris, CA 92570

DR-200

C Store Floor Plan



02/24/2021

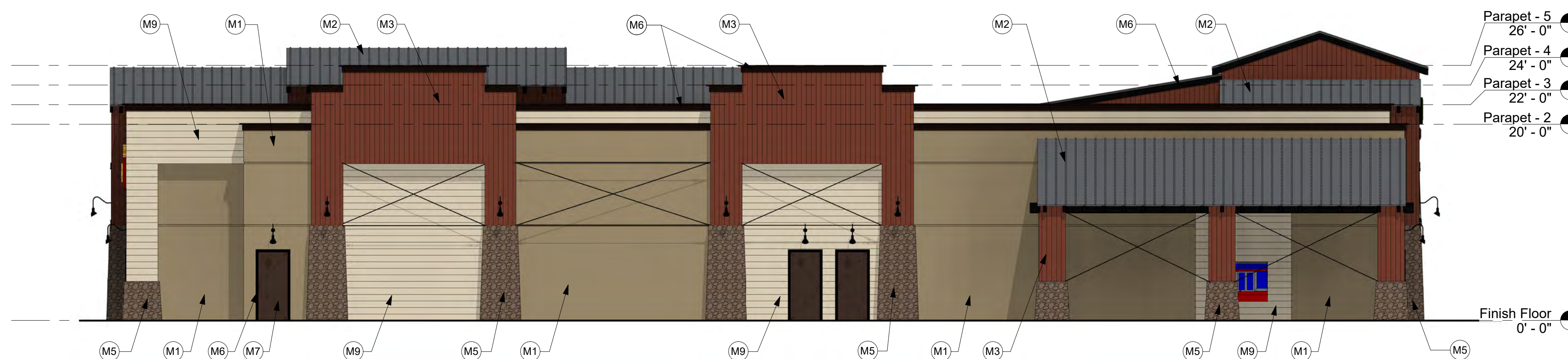
Revision Number	Description	Date



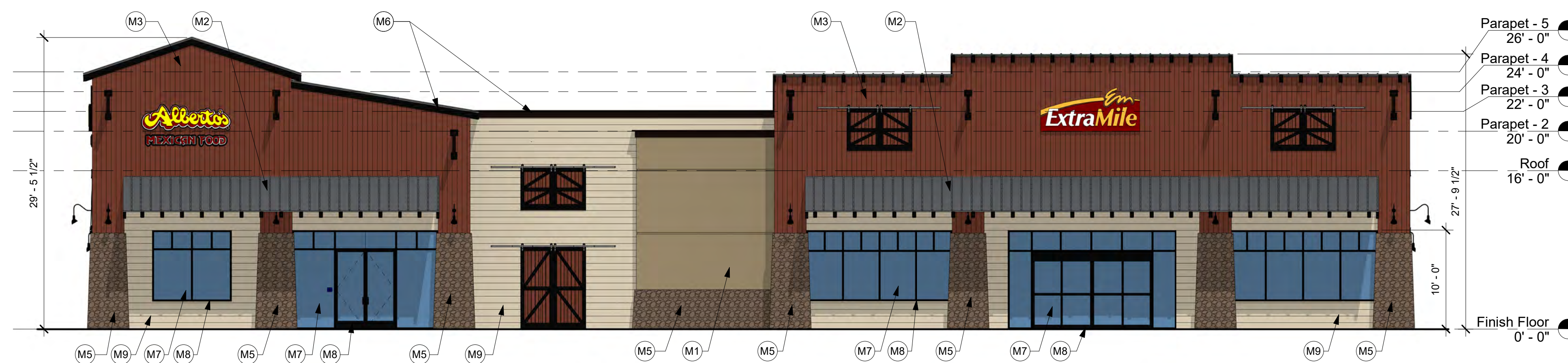
1 NORTH ELEVATION - DR
1/8" = 1'-0"



2 SOUTH ELEVATION - DR
1/8" = 1'-0"



3 EAST ELEVATION - DR
1/8" = 1'-0"



4 WEST ELEVATION - DR
1/8" = 1'-0"

MARK	MANUFACTURE	MODEL	COLOR
M1	LA HABRA STUCCO	MISTY	
M2	LONG LINE	WOODLAND GREY	
M3	STRAMIT K-PANEL	MANOR RED	
M4	DUNN EDWARDS PAINTS	WEATHERED BROWN DEC756	
M5	EL DORADO STONE	RIVER ROCK	
M6	SHERWIN WILLIAMS	BLACK MAGIC SW6991	
M7	VITRO GLASS	SOLARGRAY GLASS	
M8	KAWNEER FINISH	#29 BLACK	
M9	JAMES HARDIN	KHAKI BROWN	
M10	SCHEM COLOR	USAFA BLUE	
M11	CHEVRON	WHITE	

CASE: CUP200049 PPT20002
EXHIBIT: A B
DATE: 5/6/2022
PLANNER: bdawson

Meeting Comment Agenda Final

Conceptual Site plan and Architecture Rendering for:

Cajalco Road

19-1101

11/11/2020

**21705 Cajalco Road
Perris, CA 92570**

DR-201

**C Store
Elevations**

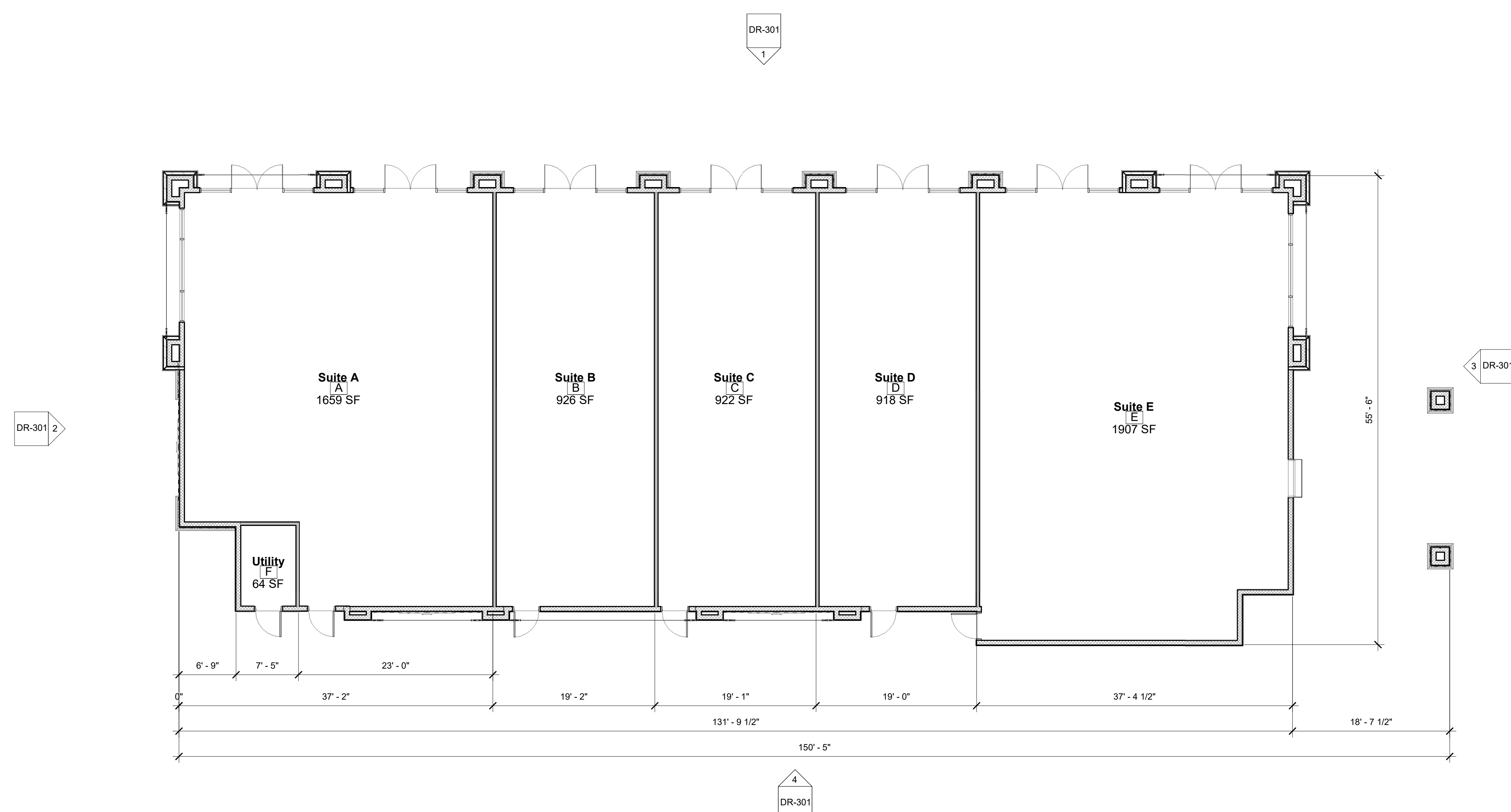


02/24/2021

Number	Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting
 Comment Agenda
 Final



1 Retail Floor Plan
 1/8" = 1'-0"

Conceptual Site plan and
 Architecture Rendering for:

Cajalco Road

19-1101

11-11-2020

**21705 Cajalco Road
 Perris, CA 92570**

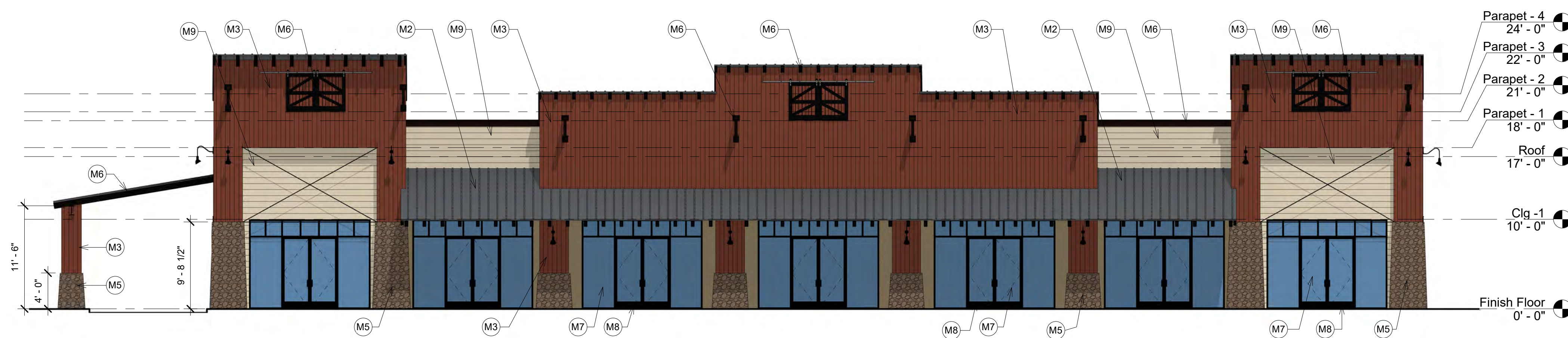
DR-300

**Retail Floor
 Plan**

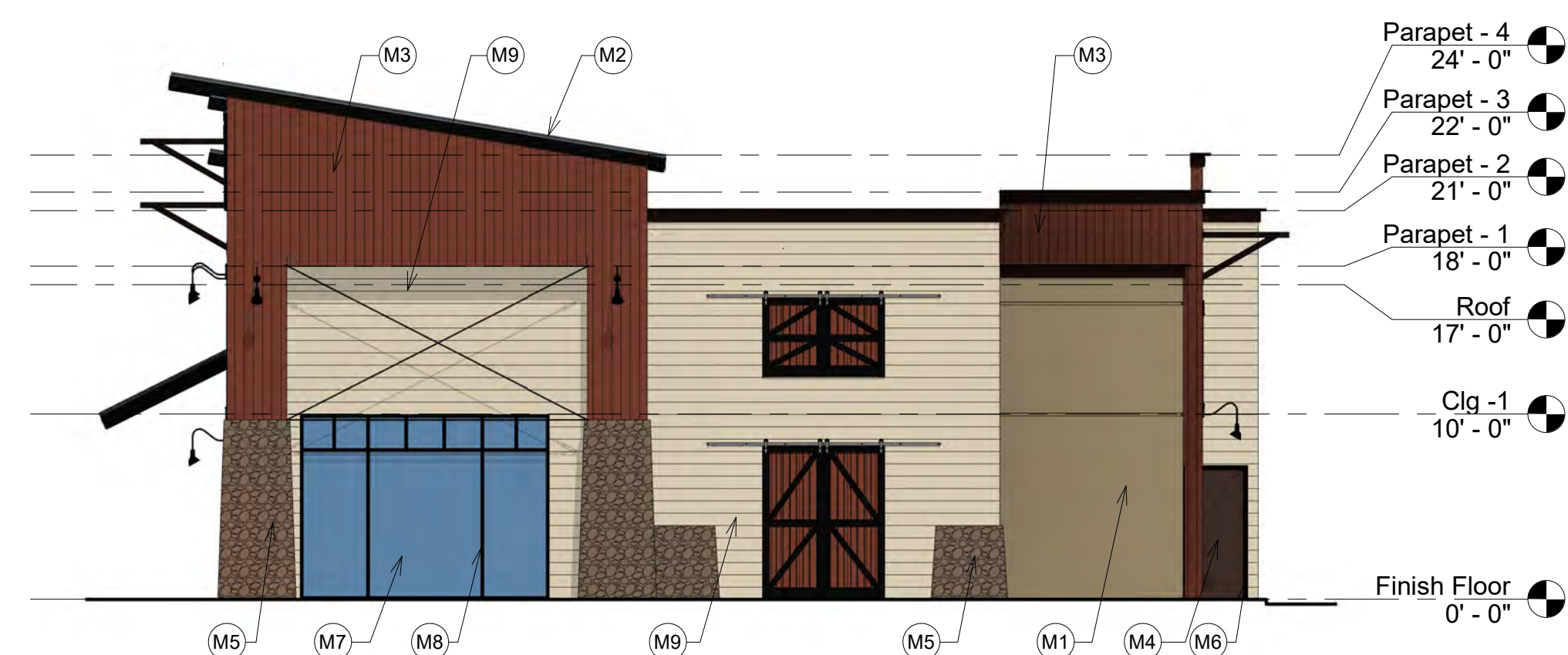


02/24/2021

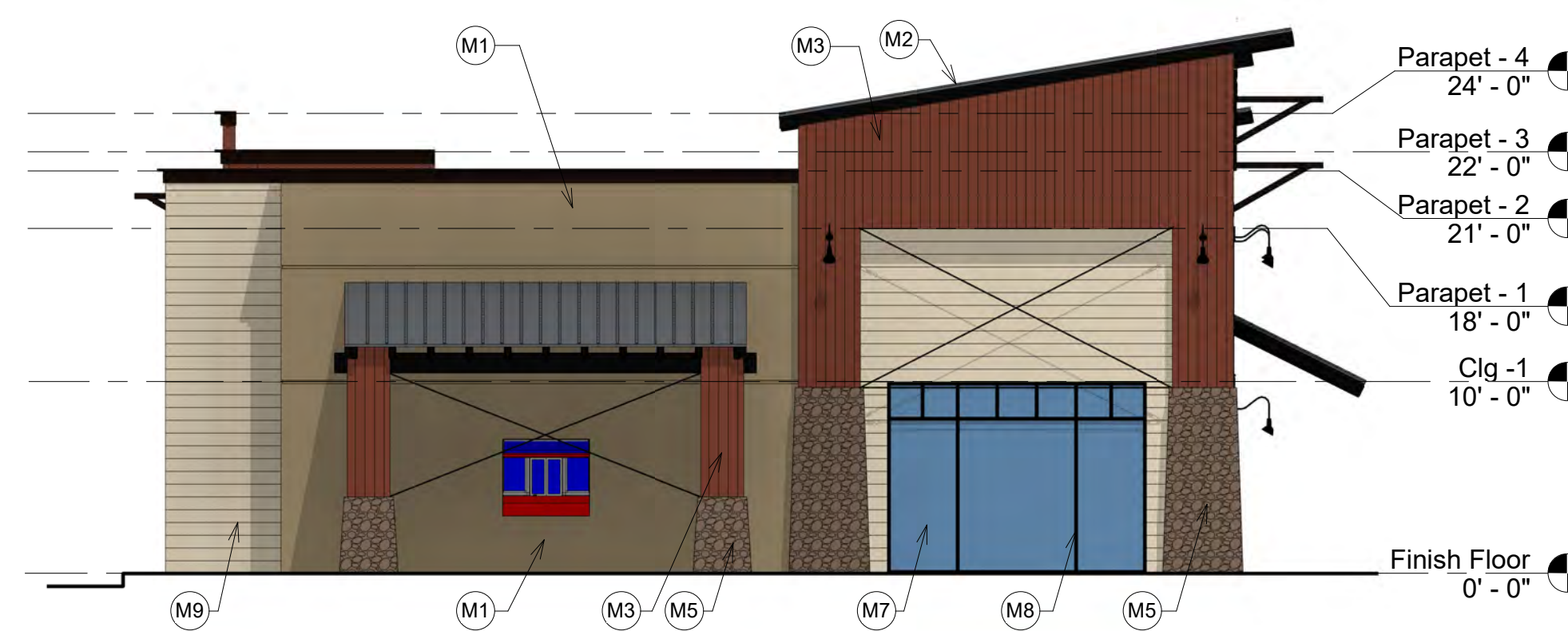
Number	Description	Date
	Revision	



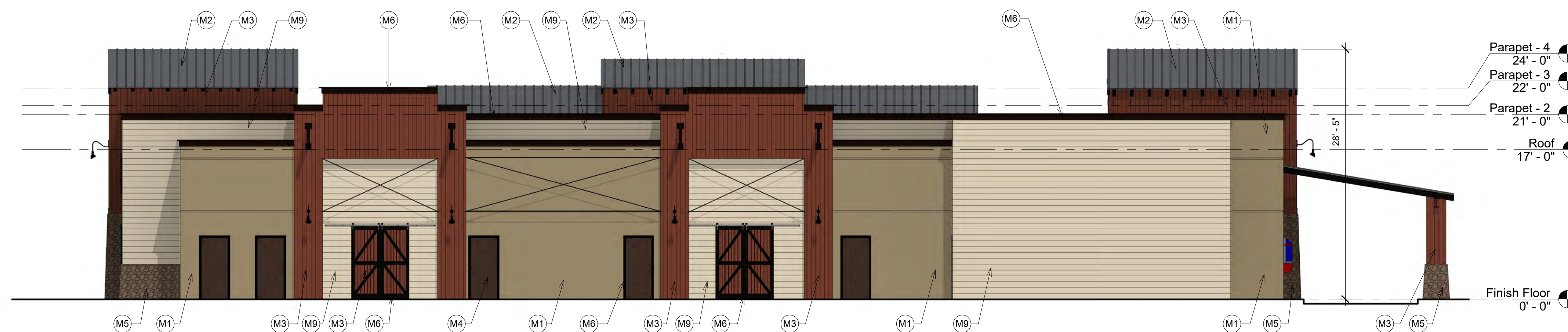
1 EAST ELEVATION - DR
 1/8" = 1'-0"



2 NORTH ELEVATION - DR
 1/8" = 1'-0"



3 SOUTH ELEVATION - DR
 1/8" = 1'-0"



4 WEST ELEVATION - DR
 1/8" = 1'-0"

MARK	MANUFACTURE	MODEL	COLOR
M1	LA HABRA STUCCO	MISTY	
M2	LONG LINE	WOODLAND GREY	
M3	STRAMIT K-PANEL	IVANOR RED	
M4	DUNN EDWARDS PAINTS	WEATHERED BROWN DEC756	
M5	ELDORADO STONE	RIVER ROCK	
M6	SHERWIN WILLIAMS	BLACK MAGIC SW6991	
M7	VITRO GLASS	SOLARGRAY GLASS	
M8	KAWNEER FINISH	#29 ELACK	
M9	JAMES HARDIN	KHAKI BROWN	
M10	SCHEM COLOR	USAFA BLUE	
M11	CHEVRON	WHITE	

CASE: CUP200048 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Conceptual Site plan and Architecture Rendering for:

Cajalco Road

19-1101

11-11-2020

**21705 Cajalco Road
 Perris, CA 92570**

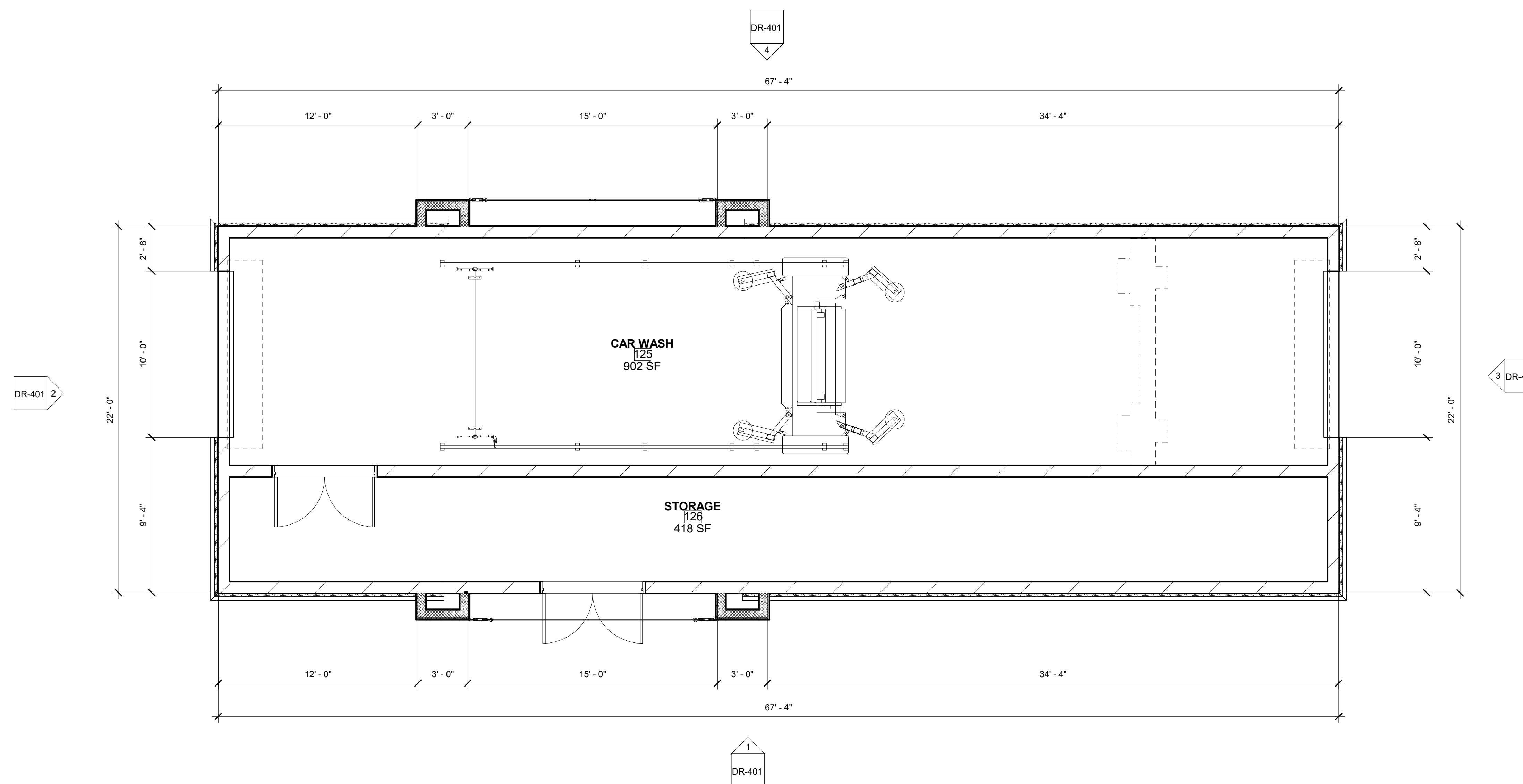
DR-301

**Retail
 Elevations**



02/24/2021

Number	Revision Description	Date



1 Floor Plan
 1/4" = 1'-0"

Conceptual Site plan and Architecture Rendering for:

Cajalco Road

19-1101

11-11-2020

21705 Cajalco Road
Perris, CA 92570

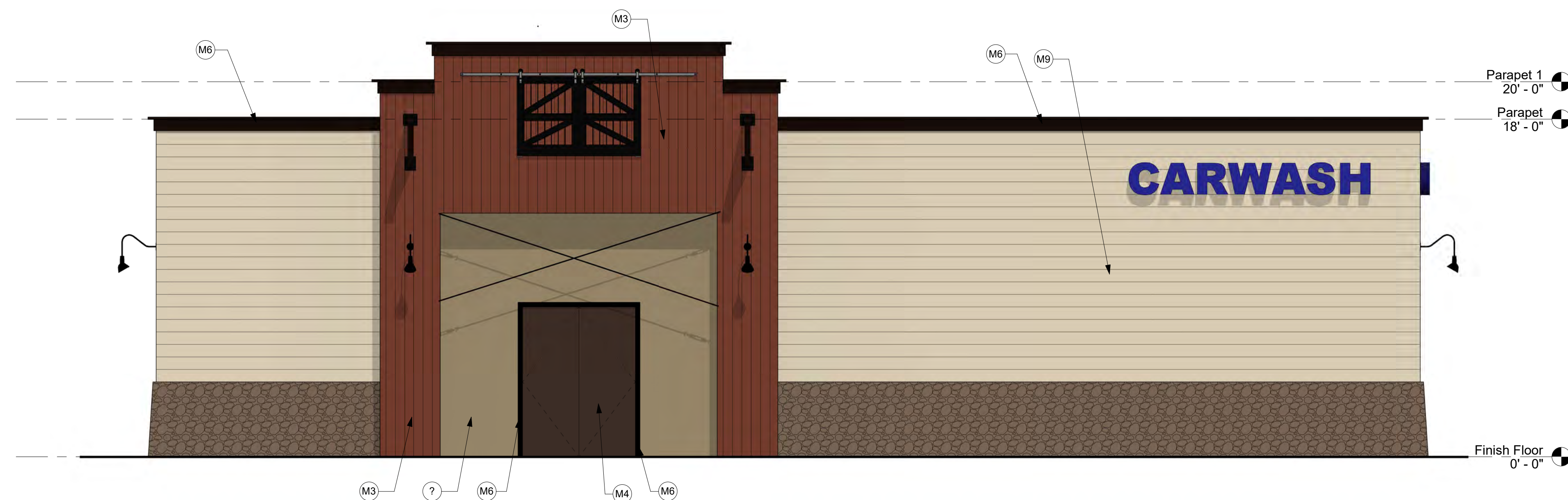
DR-400

Car Wash Floor
Plan

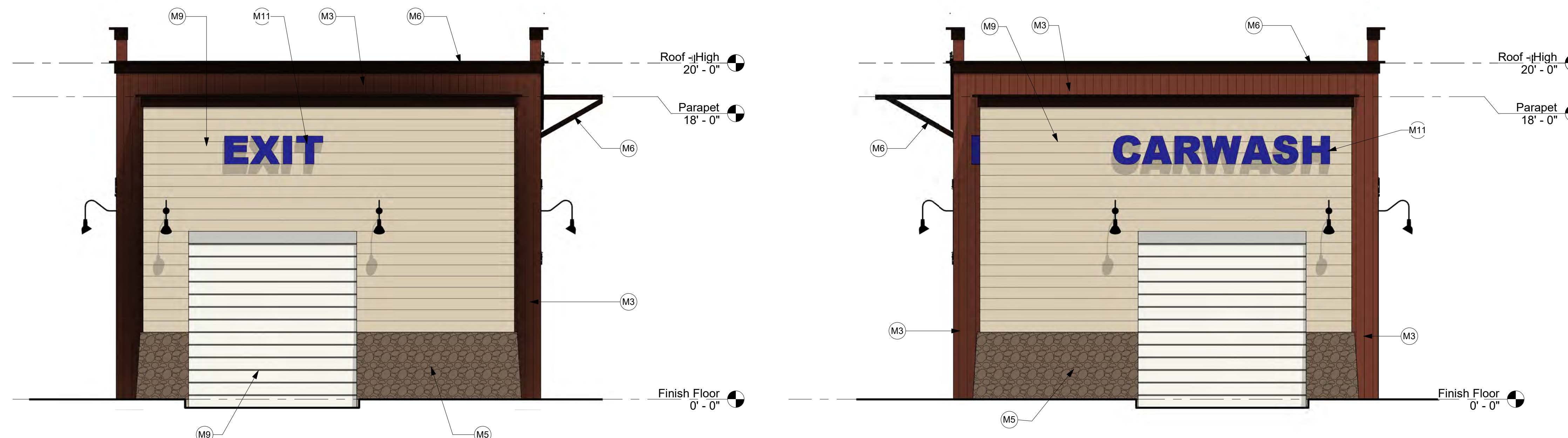


02/24/2021

Number	Revision Description	Date

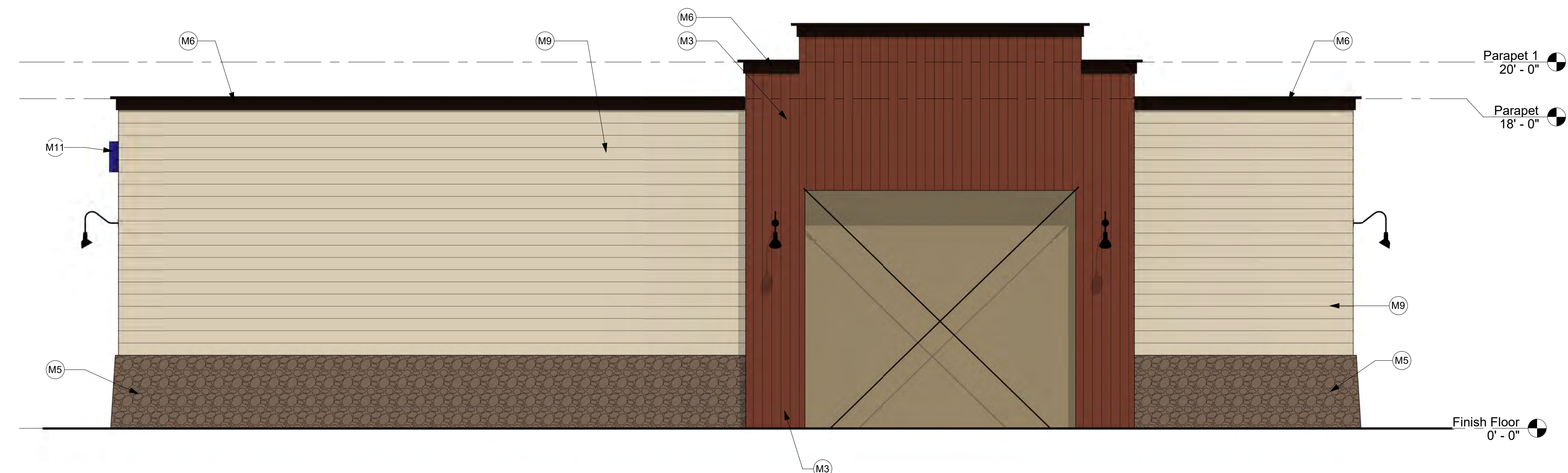


1 East Elevation - DR
 1/4" = 1'-0"



2 North Elevation - DR
 1/4" = 1'-0"

3 South Elevation - DR
 1/4" = 1'-0"



4 West Elevation - DR
 1/4" = 1'-0"

MARK	MANUFACTURE	MODEL	COLOR
M1	LA HABRA STUCCO	MISTY	
M2	LONG LINE	WOODLAND GREY	
M3	STRAMIT K-PANEL	MANOR RED	
M4	DUNN EDWARDS PAINTS	WEATHERED BROWN DEC756	
M5	EL DORADO STONE	RIVER ROCK	
M6	SHERWIN WILLIAMS	BLACK MAGIC SW6991	
M7	VITRO GLASS	SOLARGRAY GLASS	
M8	KAWNEER FINISH	#29 BLACK	
M9	JAMES HARDIN	KHAKI BROWN	
M10	SCHEM COLOR	USAFA BLUE	
M11	CHEVRON	WHITE	

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting Comment Agenda Final

Conceptual Site plan and
 Architecture Rendering for:

Cajalco Road

19-1101

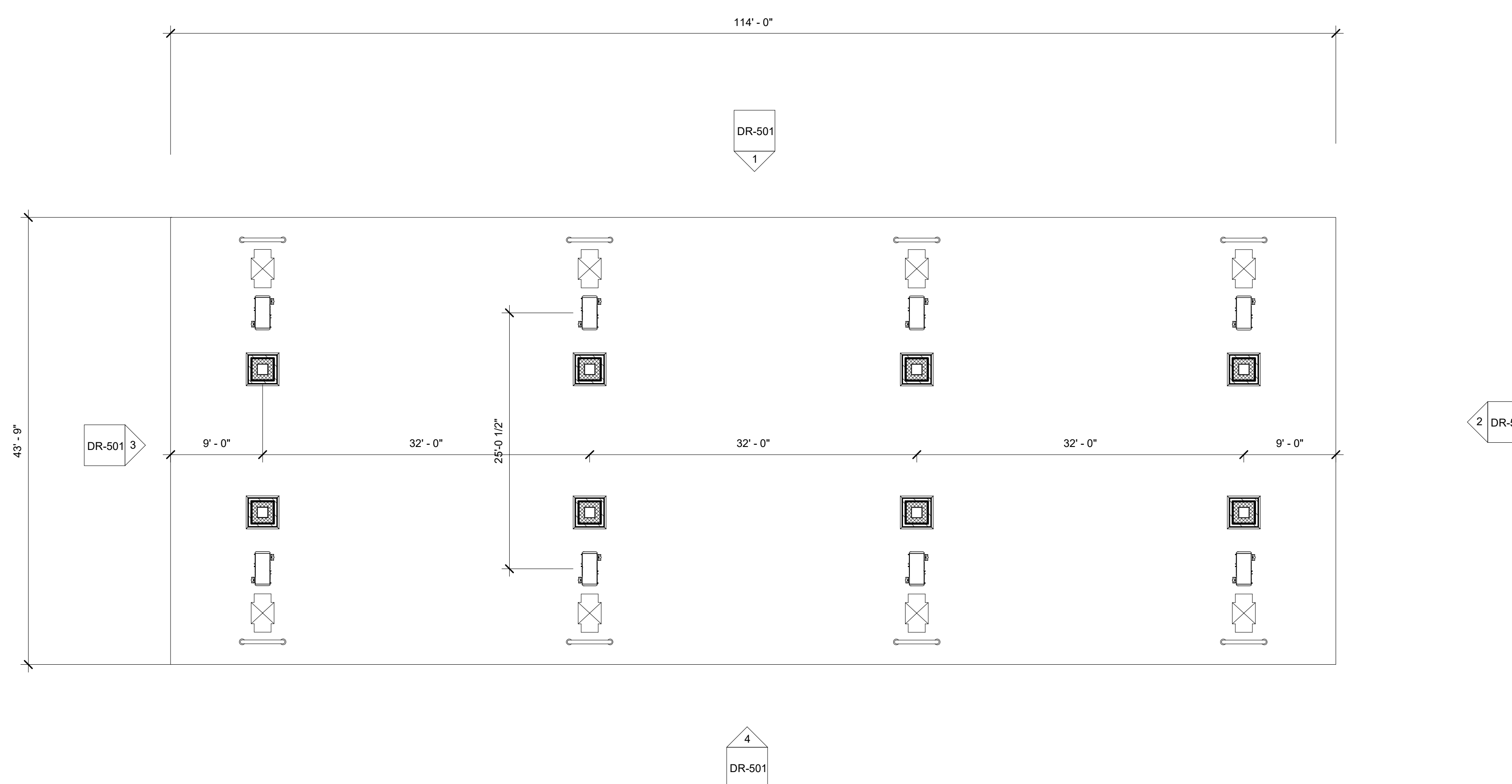
11-11-2020

**21705 Cajalco Road
 Perris, CA 92570**

DR-401

**Car Wash
 Elevations**

Revision		
Number	Description	Date



1 DR - Floor Plan
 1/8" = 1'-0"

Conceptual Site plan and Architecture Rendering for:

Cajalco Road

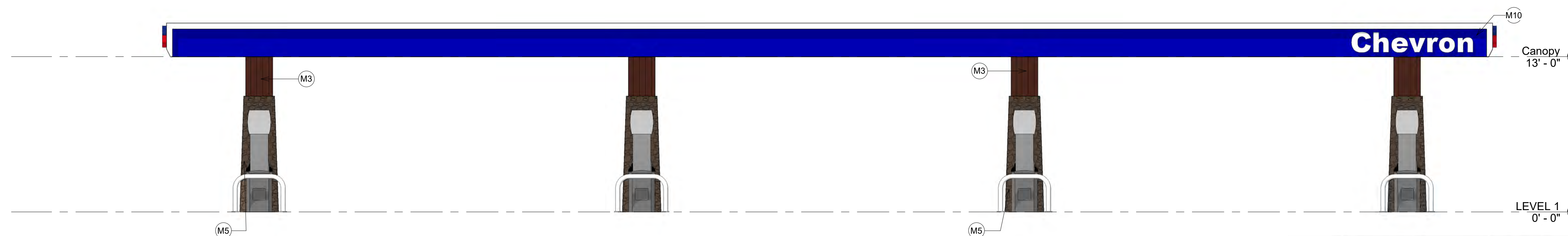
19-1101

2-24-2021

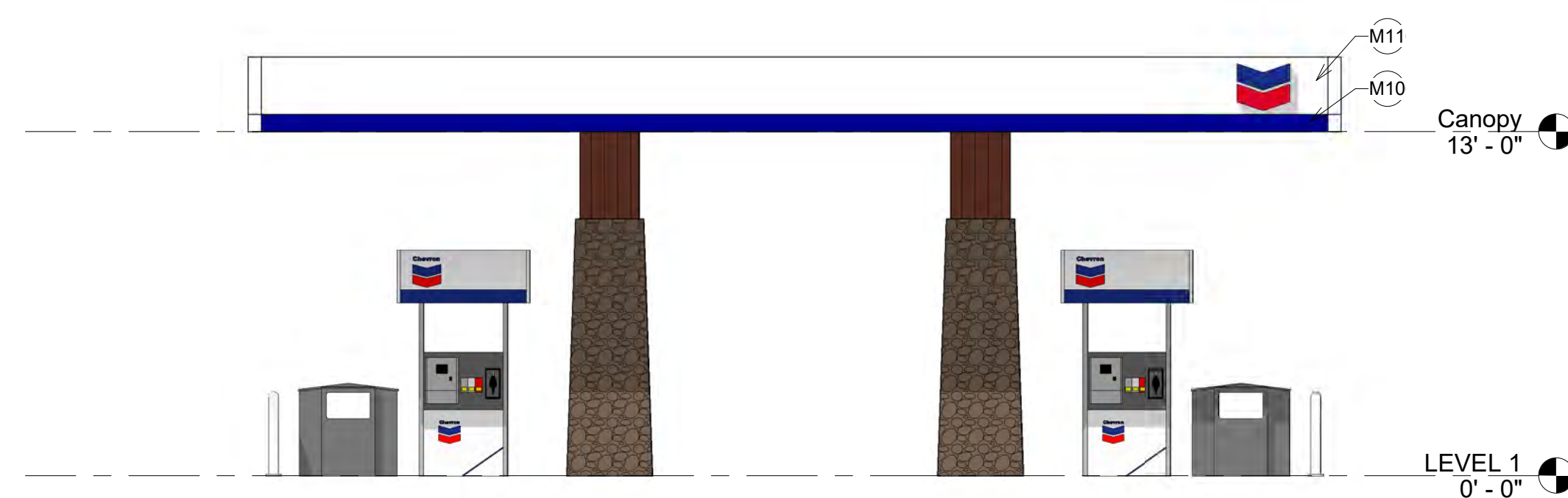
21705 Cajalco Road
Perris, CA 92570

DR-500

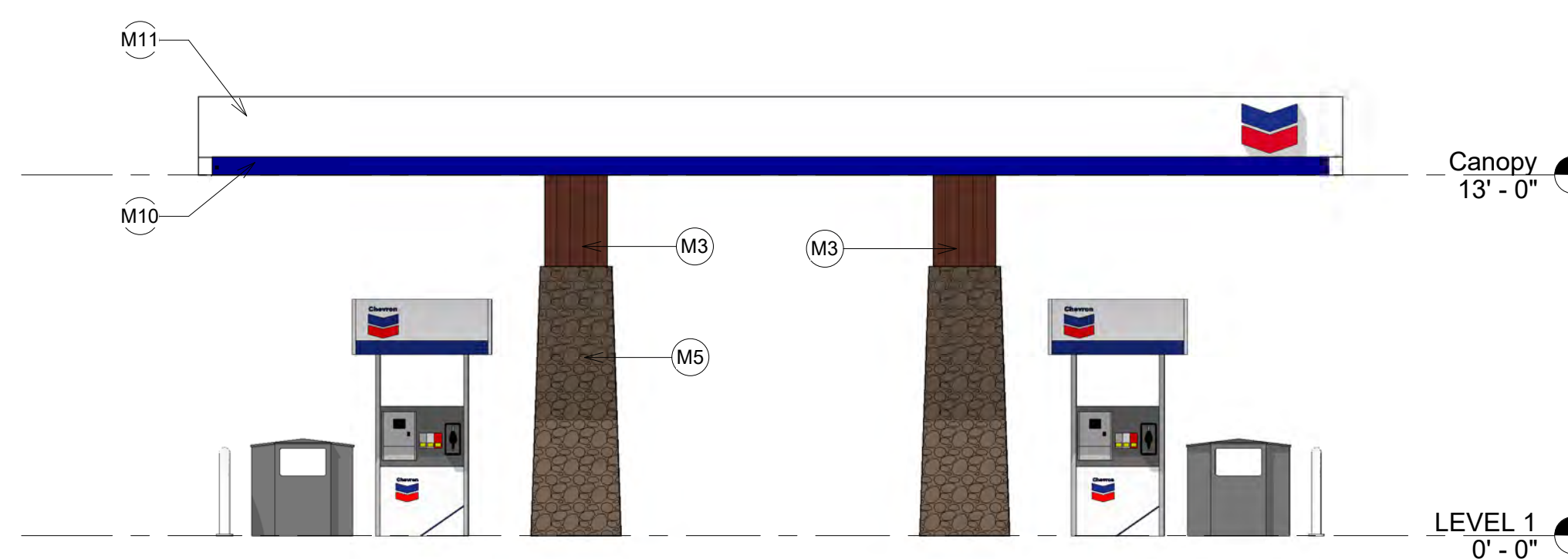
Gas Canopy
Floor Plan



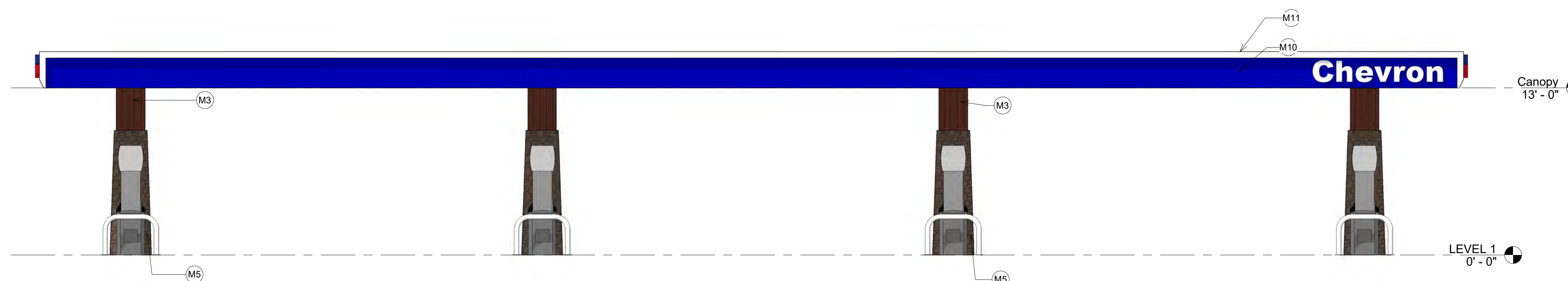
1 DR - Canopy - North Elevation
 3/16" = 1'-0"



2 DR - Canopy - East Elevation
 3/16" = 1'-0"



3 DR - Canopy - West Elevation
 3/16" = 1'-0"



4 DR - Canopy - South Elevation
 3/16" = 1'-0"

MARK	MANUFACTURE	MODEL	COLOR
M1	LA HABRA STUCCO	MISTY	
M2	LONG LINE	WOODLAND GREY	
M3	STRAMIT K-PANEL	MANOR RED	
M4	DUNN EDWARDS PAINTS	WEATHERED BROWN DEC756	
M5	EL DORADO STONE	RIVER ROCK	
M6	SHERWIN WILLIAMS	BLACK MAGIC SW6991	
M7	VITRO GLASS	SOLARGRAY GLASS	
M8	KAWNEER FINISH	#29 BLACK	
M9	JAMES HARDIN	KHAKI BROWN	
M10	SCHEM COLOR	USAF4 BLUE	
M11	CHEVRON	WHITE	

Number	Revision Description	Date

CASE: CUP200049 PPT20002
 EXHIBIT: A B
 DATE: 5/6/2022
 PLANNER: bdawson

Meeting Commit Agenda Final

Conceptual Site plan and Architecture Rendering for:

Cajalco Road

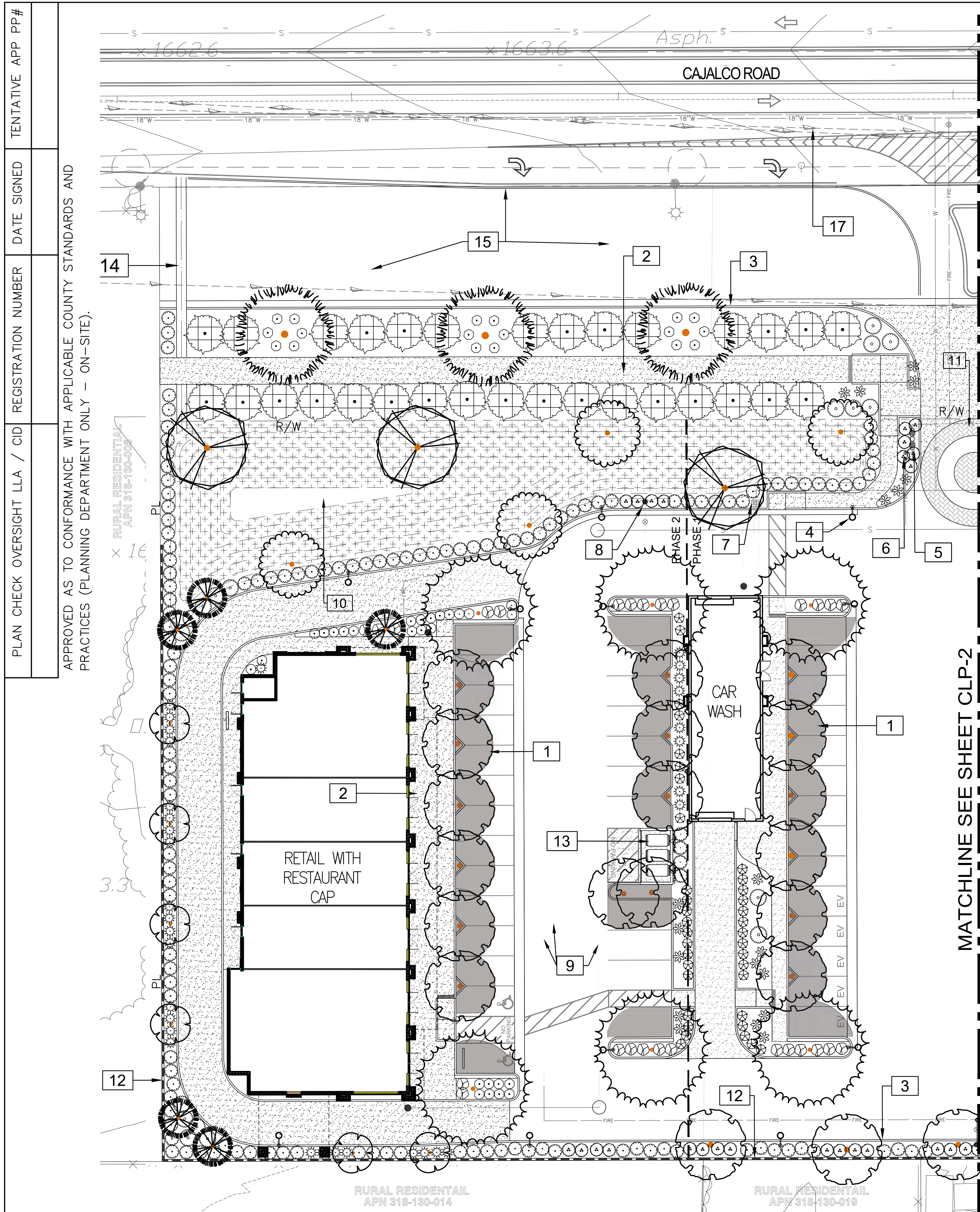
19-1101

2-24-2021

21705 Cajalco Road
 Perris, CA 92570

DR-501

**Gas Canopy
 Elevations**



OWNER/DEVELOPER

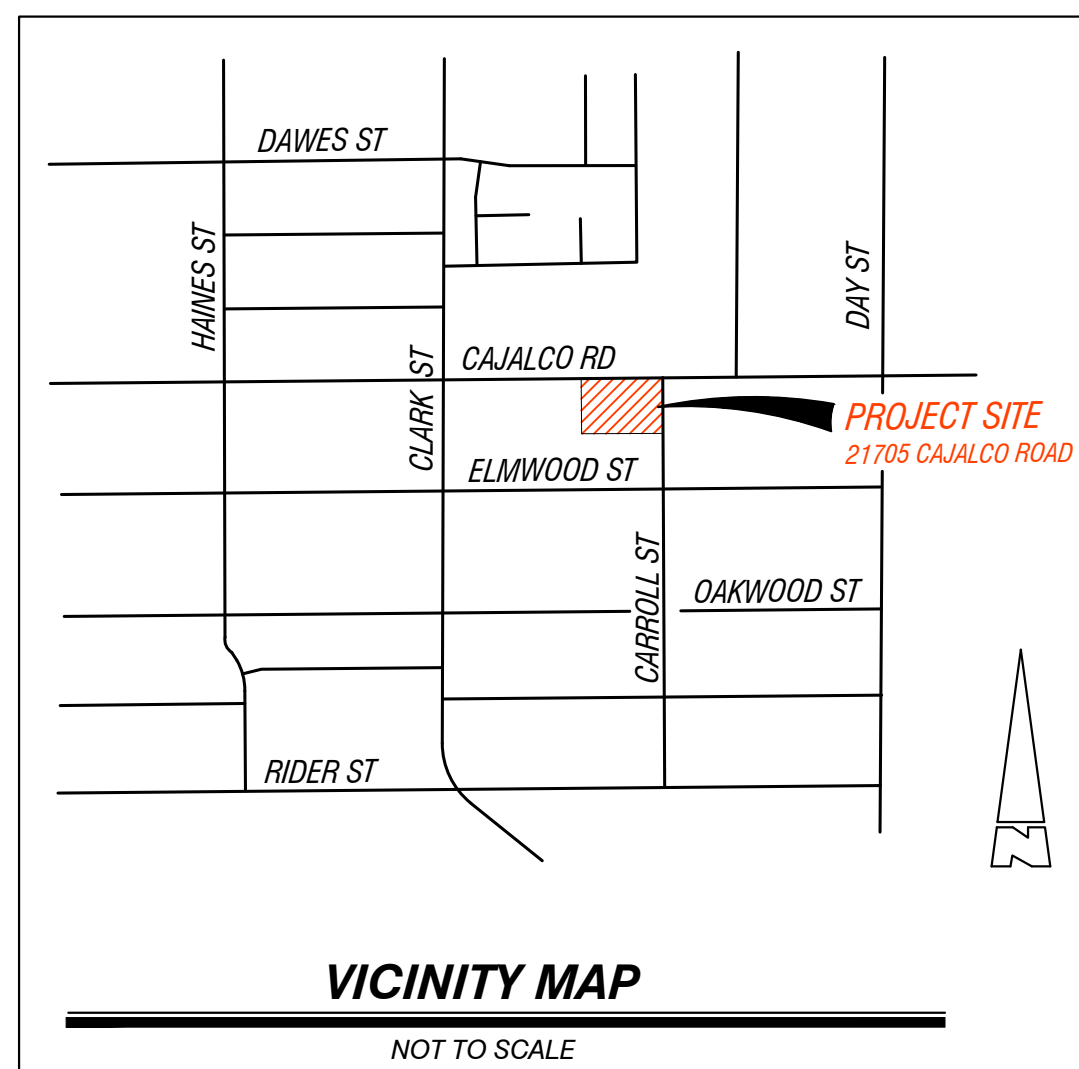
DEEMARCO, LP
 764 W. RAMONA EXPRESSWAY, SUITE C
 PERRIS, CA 92571
 (951) 438-5155
 CONTACT: CORINNE MOSTAD

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE SHADING—PER COUNTY ORD 348—TYPICAL
2	SIDEWALKS PER ARCHITECT—TYPICAL
3	NEW CURBS PER CIVIL—TYPICAL
4	LIGHT STANDARD PER ENGINEER—TYPICAL
5	6" FIRE DDC PER ENGINEER
6	PIV/FDC PER ENGINEER
7	WATER METERS PER ENGINEER
8	FIRE HYDRANT PER ENGINEER—TYPICAL
9	UTILITIES PER ENGINEER
10	WQMP DETENTION BASIN (3:1 SLOPE) PER ENGINEER
11	ENHANCED PAVING PER ARCHITECT
12	WALLS PER ARCHITECT AND ENG.
13	TRASH ENCLOSURE PER ARCHITECT
14	DRAINAGE GUTTER PER ENGINEER
15	AC DIKE AND PAVING PER PER CIVIL
16	STRIPING PER CIVIL
17	SIGHT LINES PER CIVIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	7	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW
	27	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	MODERATE
	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL	MODERATE
	8	GLEDTISIA TRIACANTHOS I. 'SHADEMASTER'	SHADEMASTER LOCUST	15 GAL	LOW
	8	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW
	5	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GAL	MODERATE
	8	PINUS ELДАРICA	AFGHAN PINE	15 GAL	MODERATE
	5	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL	MODERATE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	55	ACACIA REDOLENS 'LOW BOY' GROUND COVER	LOW BOY BANK CATCLAW	1 GAL.	LOW
	18	BACCHARIS PILULARIS 'TWIN PEAKS' GROUND COVER	TWIN PEAKS COYOTE BRUSH	5 GAL.	LOW
	12	CALLIANDRA ERIOPHYLLA SCREENING/ FLOWERING	FAIRY DUSTER	5 GAL.	LOW
	31	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
	33	DIETES X 'LEMON DROP' FLOWERING PERENNIAL	FORTNIGHT LILY	1 GAL.	MODERATE
	49	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW
	48	LANTANA MONTEVIDENSIS 'LAVENDER' GROUND COVER/ FLOWERING	LAVENDER LANTANA	1 GAL.	LOW
	65	LANTANA X 'NEW GOLD' GROUND COVER/ FLOWERING	NEW GOLD LANTANA	1 GAL.	LOW
	213	LEUCOPHYLLUM C. 'THUNDER CLOUD' TM SCREENING/ FLOWERING	THUNDER CLOUD TEXAS SAGE	5 GAL.	LOW
	86	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
	40	NANDINA DOMESTICA 'MOYERS RED' SCREENING/ ACCENT	MOYERS RED HEAVENLY BAMBOO	5 GAL.	MODERATE
	29	ROSA X 'FLOWER CARPET RED' ACCENT/ FLOWERING	ROSE	1 GAL.	MODERATE
	35	ROSMARINUS OFFICINALIS 'PROSTRATUS' GROUND COVER	DWARF ROSEMARY	1 GAL.	LOW
	22	WESTRINGIA FRUTICOSA 'MORNING LIGHT' SCREENING	MORNING LIGHT COAST ROSEMARY	5 GAL.	LOW
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	3	MACFADYENA UNGUIS-CATI ON TRASH ENCLOSURE	YELLOW TRUMPET VINE	1 GAL.	LOW
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	7,969 SF	LONICERA JAPONICA 'HALLIANA' LOW	HALLS HONEYSUCKLE	FLATS	LOW
	21,614 SF	ORGANIC MULCH GORILLA HAIR 3" DEEP	MULCH IN ALL NEW PLANTER AREAS		AVAIL THRU EARTHWORKS



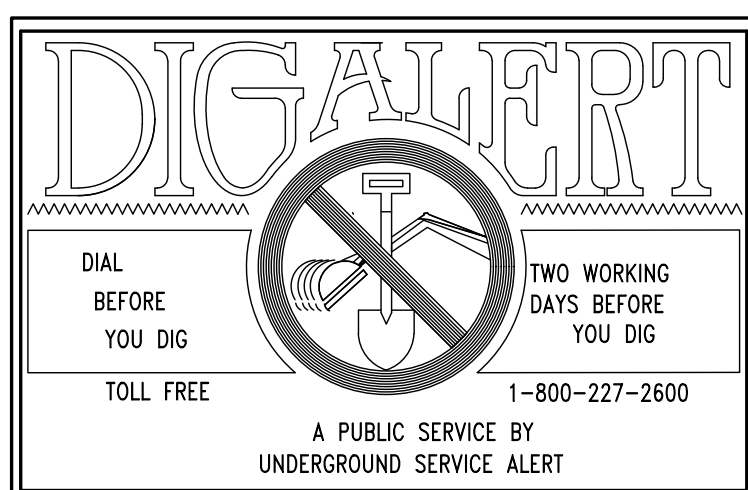
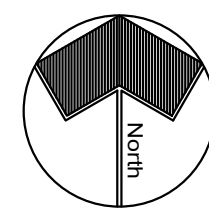
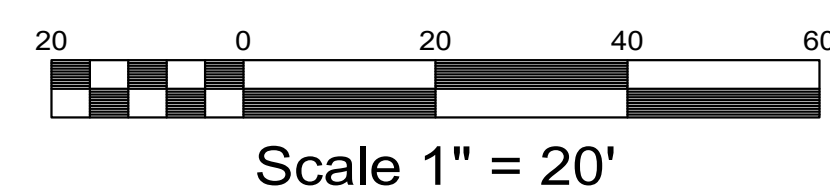
MAINTENANCE RESPONSIBILITY NOTE:
 THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT WITHIN THEIR PROPERTY.

PARKING LOT TREE SHADING TABLE

TOTAL PARKING STALL AREA:	9,234 S.F.
REQ. SHADING:	50%= 4,617 S.F.
SHADING PROVIDED=	51.4%= 4,753 S.F.

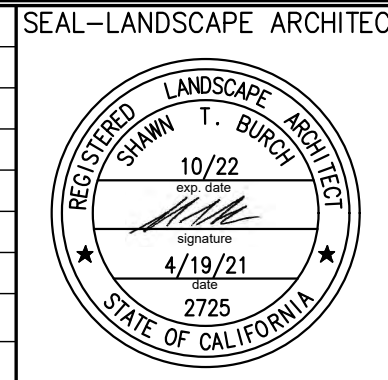
APPLICANT SUBMITTAL STATEMENT:
 PRIOR TO PROJECT CONSTRUCTION, "I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE No. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THE PLANS MAY BE SUBJECT TO CHANGE."
 APPLICANT: _____ DATE: _____

PRELIMINARY-NOT FOR CONSTRUCTION



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY



PREPARED BY: **STB** ARCHITECTS, INC.
 15 SOUTH 5TH STREET
 REDLANDS, CALIFORNIA 92373
 PH (951) 798-7490 FAX (951) 307-8035
 CA LIC. NO. 2725 NV LIC. NO. 498
 LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNERS
 CERT NO. 2725, EXP 10/2022, DATE: 4/19/21

BENCHMARK:	CUP: 200049, PLOT PLAN: 200026 COUNTY OF RIVERSIDE DEEMARCO CDNTER 21705 CAJALCO ROAD, PERRIS CA LANDSCAPE PLANS CONCEPTUAL LANDSCAPE PLAN	SHEET NO. CLP-1 1 OF 2 SHTS
SCALE: H: _____ V: _____	FOR: ALABASI CONSTRUCTION & ENGINEERING W.O. COUNTY FILE NO.	

CASE: CUP200049 PPT20002
EXHIBIT: L
DATE: 5/6/2022
PLANNER: bdawson
 Meeting Comment Agenda Final

PLOT PLAN 200026

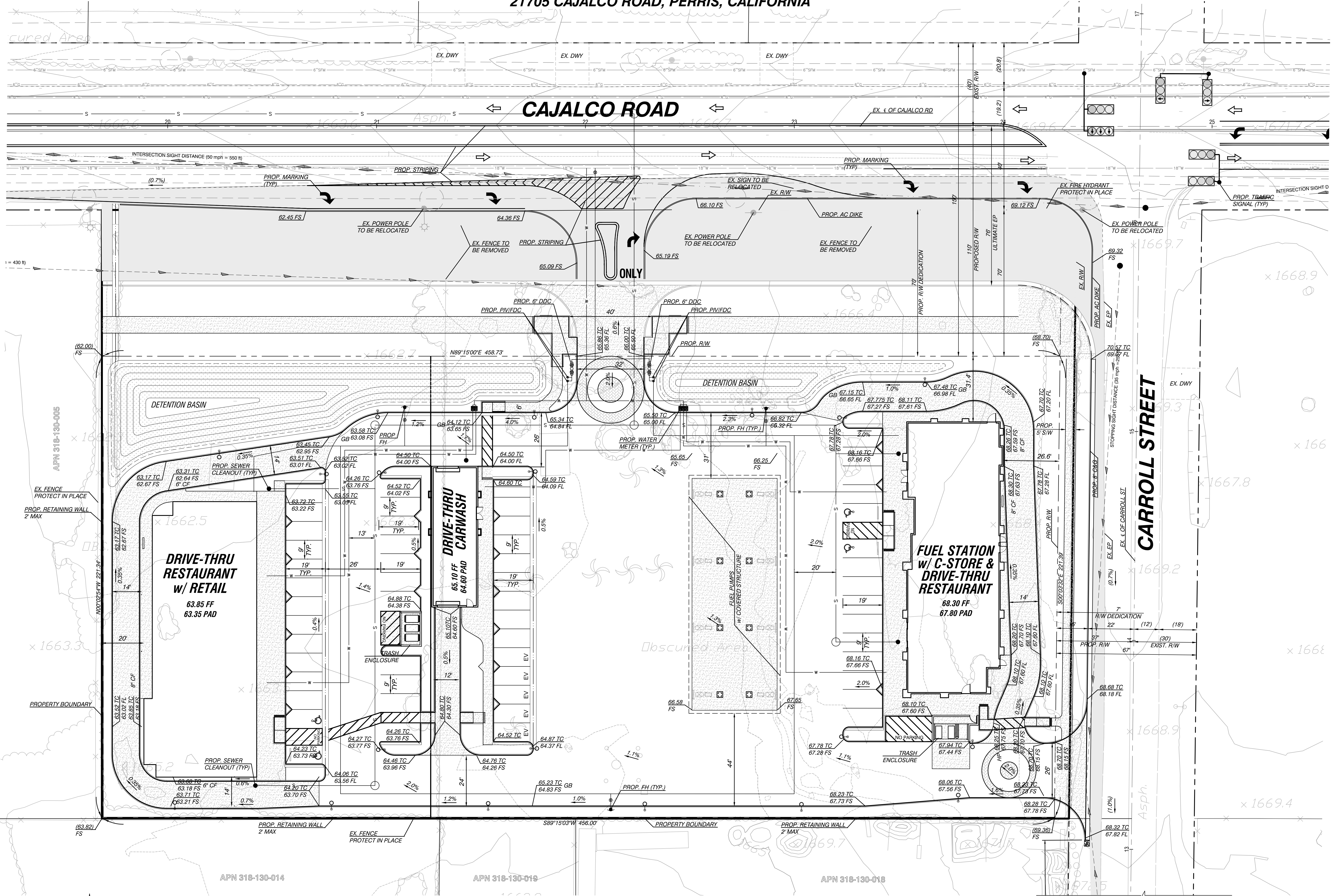
CONCEPTUAL GRADING PLAN

DEEMARCO CENTER

21705 CAJALCO ROAD, PERRIS, CALIFORNIA



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. PREPARED: OCTOBER 2020
2. ADDRESS: 21705 CAJALCO ROAD
PERRIS, CA 92570
3. LEGAL DESCRIPTION: 318130012
RECORDED BOOK/PAGE RS 15/38
LOT/PARCEL 12
4. TOWNSHIP, RANGE AND SECTION: T4S, R4W, SECTION 10
5. THOMAS BROS. MAP: PAGE: 776 GRID: J3, PAGE: 777 GRID: A3
6. GROSS AREA: 3.11 ACRES, 135,430 SQ FT
7. DISTURBANCE AREA: 3.11 ACRES, 135,430 SQ FT
8. EASEMENTS: NO EASEMENTS EXIST ON PROPERTY
9. AREA PLAN (RCP): MEAD VALLEY
10. LAND USE:
EXISTING USE: MIXED-USE VACANT
PROPOSED USE: MIXED-USE COMMERCIAL/RETAIL
11. ZONING:
EXISTING ZONING: MIXED-SE (MU), CHANGE OF ZONE CZ 7902
12. ADJACENT LAND USE:
A: RURAL RESIDENTIAL (R-R)
B: RURAL RESIDENTIAL (R-R)
C: RURAL RESIDENTIAL (R-R)
D: RURAL RESIDENTIAL (R-R)
10. SOURCE OF TOPOGRAPHY: AERIAL SURVEY
FLOWN SEPTEMBER 09, 2020
BY INLAND AERIAL
11. WATER DISTRICT: EASTERN MUNICIPAL WATER DISTRICT
12. FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL
13. COMMUNITIES: MEAD VALLEY
14. WATER AND SEWER PUEVOR: EASTERN MUNICIPAL WATER DISTRICT

GENERAL NOTES

PARCEL 1:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 0°19'03" WEST 40 FEET; THENCE NORTH 89°15'00" EAST 821.83 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°15'00" EAST 165.50 FEET; THENCE SOUTH 0°25'4" WEST 291.45 FEET; THENCE SOUTH 89°15'03" WEST 165.50 FEET; THENCE NORTH 0°25'4" WEST 291.45 FEET TO THE POINT OF BEGINNING;
SAID PARCEL BEING SHOWN AND DESIGNATED AS THE EAST 165.50 FEET OF LOT 11, AS SHOWN BY RECORD OF SURVEY OF GLEN VALLEY FARMS TRACTS NO. 3, ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 40 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°33'32" EAST, ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 291.45 FEET; THENCE SOUTH 89°15'03" WEST, 321.21 FEET; THENCE NORTH 0°25'4" WEST 291.45 FEET; THENCE NORTH 89°15'00" EAST 331.11 FEET TO THE POINT OF BEGINNING.
SAID PROPERTY IS SHOWN AS LOT 12 OF GLEN VALLEY FARMS TRACT NO. 3 ON RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
MORE COMMONLY KNOWN AS 21705 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

ASSESSORS PARCEL NUMBER

318-130-012

OWNER/DEVELOPER

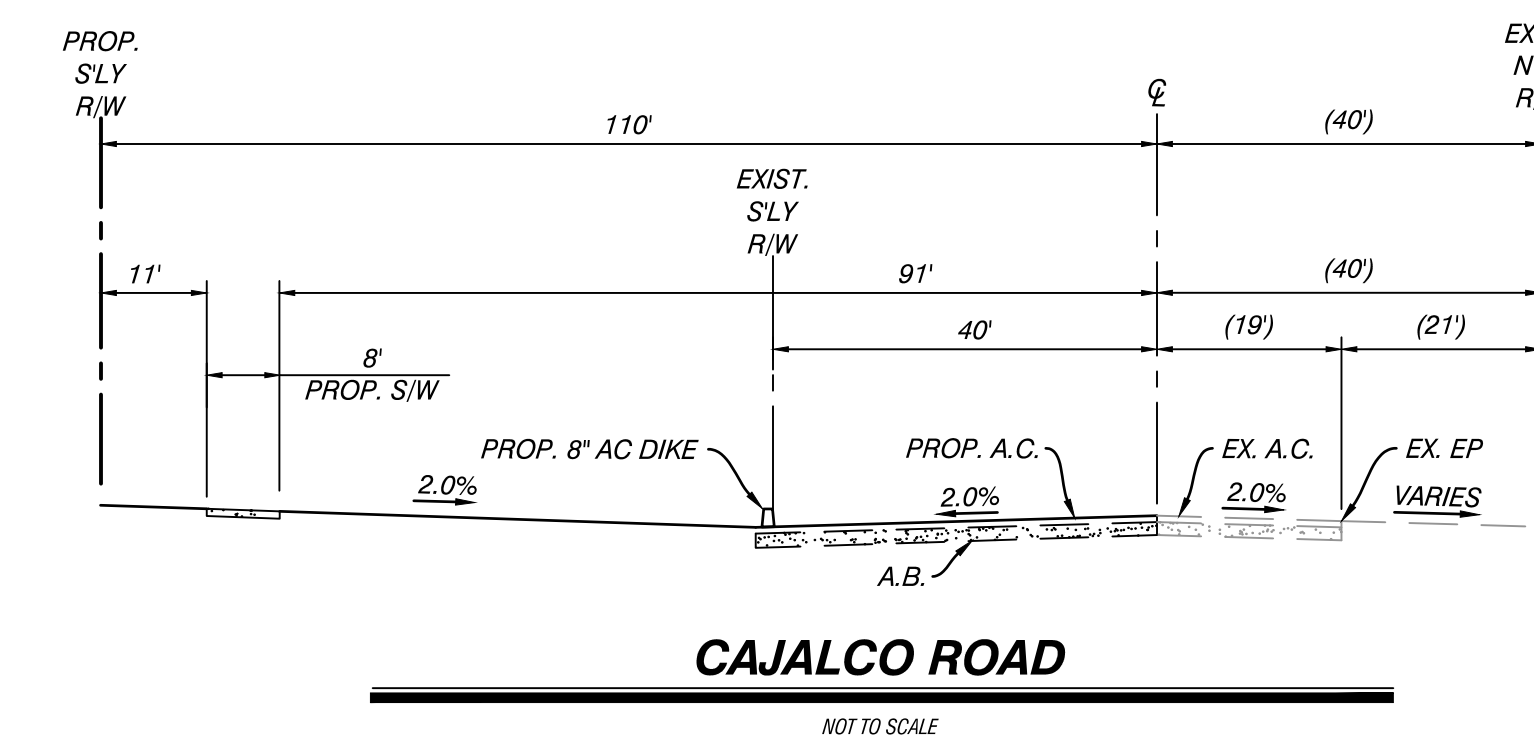
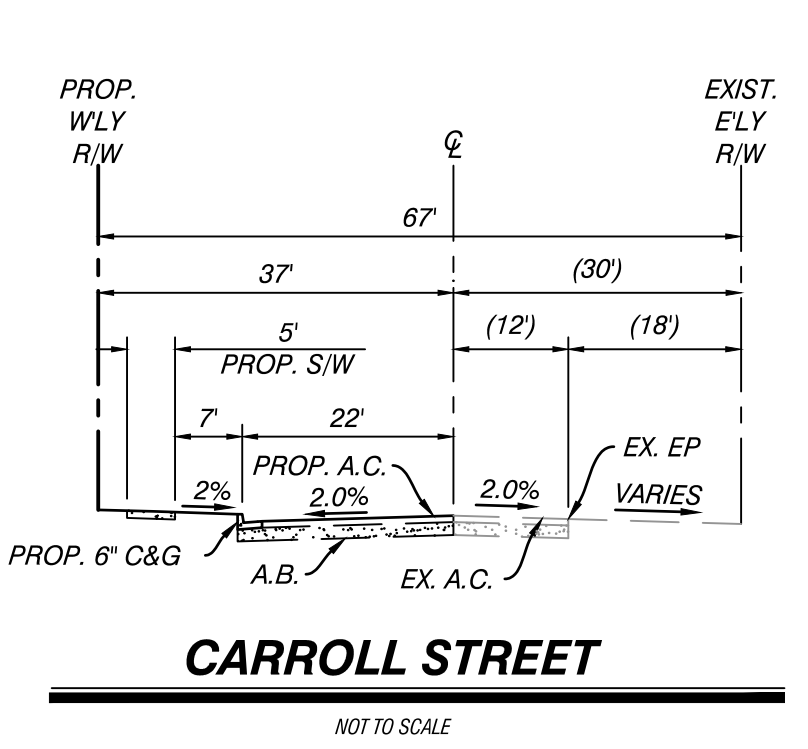
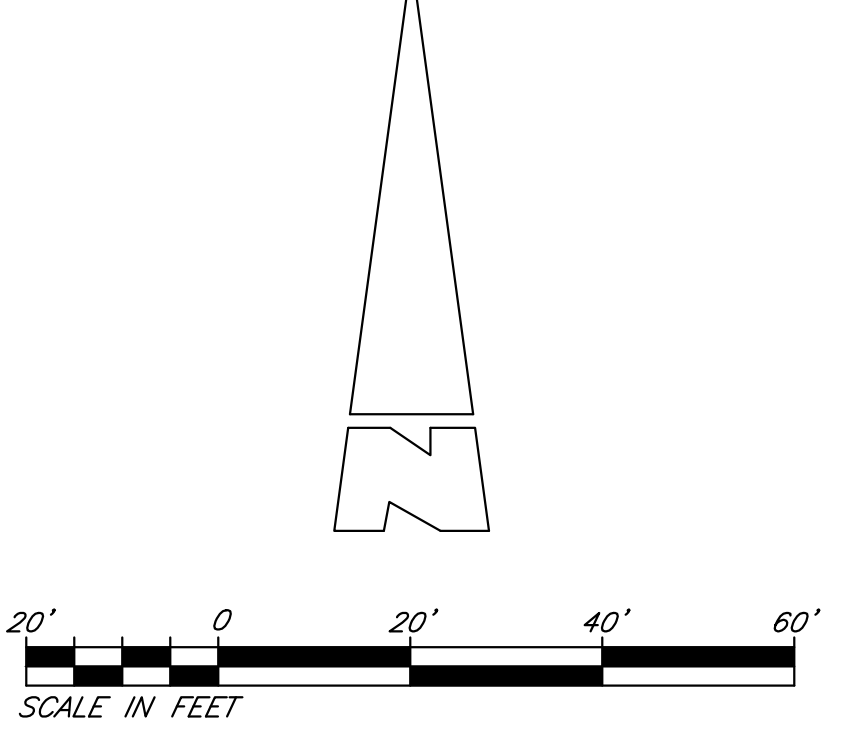
DEEMARCO, LP
764 W. RAMONA EXPRESSWAY, SUITE C
PERRIS, CA 92571
(951) 436-5155
CONTACT: CORINNE MOSTAD

ENGINEER

KWC ENGINEERS
1880 COMPTON AVE, SUITE 100
CORONA, CA 92881
(951) 734-2130 (951) 272-3308 FAX
CONTACT: DAVID BOSMAN

CASE: CUP200049 PPT20004
EXHIBIT: G
DATE: 5/6/2022
PLANNER: bdawson

Meeting
 Comment Agenda
 Final



PLOT PLAN
CONCEPTUAL GRADING PLAN
DEEMARCO CENTER
21705 CAJALCO ROAD, PERRIS, CALIFORNIA

PREPARED FOR:
ALABBASI CONSTRUCTION & ENGINEERING
764 W. RAMON EXPWY, SUITE C
PERRIS, CA 92571
(951) 776-9300

REVISED: APRIL 15, 2021

PREPARED BY:
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3375 951-734-2130

SHEET: **1**
OF: **1**