

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.  
**21.1**  
(MT 22908)

**MEETING DATE:**  
Tuesday, November 7, 2023

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on GPA190009, CZ1900026, TTM37743, AND PPT200017 and to ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT CEQ NO. 190048 (Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR); Highgrove Community Policy Area– Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - REQUEST: GPA190009 is a request to amend the land use designation from CD: MDR to CD:CR for Parcels 2 and 3 of TTM37743 and to CD: HDR for the residential Parcel 1 (6.40 acres) of TTM37743. CZ1900026 is a proposal to change the site's zoning from R-1 to General Commercial (C-1/C-P) for Parcels 2 and 3 of the Project site. The zoning for the residential (Parcel 1) will remain R-1. TTM37743 is request for a Schedule "A" Condo Map that includes the subdivision of 9.17 gross acres into three parcels and two lettered lots for the purposes of right-of-way dedication. PPT200017 is a proposal for the site design and development of the residential portion of the Project site with construction of 52 condominium units, open space area and a water quality basin within Parcel 1. APN: 255-150-001. District 1. The Chairman called the matter for hearing.

Jose Merlan, Principal planner of Planning Department, presented the matter.

The following people spoke on the matter:

Leonard Galvan  
Jose Torrez  
Stacey Aldstadt  
Eva Weesner  
Beverly Farley  
Donald Farley  
James Wright  
Rebecca Robertson  
Matt Becker  
Barney Barnett  
Cynthia Cruz

Continued to page 2.

MINUTES OF THE BOARD OF SUPERVISORS  
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AGENDA NO.

**21.1**

(MT 22908)

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is continued off calendar.

Roll Call:

Ayes: Jeffries, Spiegel, Washington and Perez

Nays: None

Absent: Gutierrez

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 7, 2023 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: November 7, 2023

Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Cindy Jarama Deputy

AGENDA NO.

**21.1**

xc: Planning, COB

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



ITEM: 21.1  
(ID # 22908)

**MEETING DATE:**

Tuesday, November 07, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA190009, CZ1900026, TTM37743, AND PPT200017 and to ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT CEQ NO. 190048 (Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR); Highgrove Community Policy Area– Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - REQUEST: GPA190009 is a request to amend the land use designation from CD: MDR to CD:CR for Parcels 2 and 3 of TTM37743 and to CD: HDR for the residential Parcel 1 (6.40 acres) of TTM37743. CZ1900026 is a proposal to change the site's zoning from R-1 to General Commercial (C-1/C-P) for Parcels 2 and 3 of the Project site. The zoning for the residential (Parcel 1) will remain R-1. TTM37743 is request for a Schedule "A" Condo Map that includes the subdivision of 9.17 gross acres into three parcels and two lettered lots for the purposes of right-of-way dedication. PPT200017 is a proposal for the site design and development of the residential portion of the Project site with construction of 52 condominium units, open space area and a water quality basin within Parcel 1. APN: 255-150-001. District 1. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ NO. 190048** based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 10/13/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190009 (GPA190009)**, to amend the General Plan Land Use Designation of the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion (Parcels 2 and 3) of Tentative Tract Map No. 37743 (TTM37743) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres) of TTM37743, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution for GPA190009 by the Board of Supervisors;
  
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900026 (CZ1900026)**, to amend the zoning classification for Parcels 2 and 3 of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with Change of Zone Exhibit based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors;
  
4. **APPROVE TENTATIVE TRACT MAP NO. 37743 (TTM37743)**, for a Schedule "A" Map to subdivide the Project site into one residential lot with 52 single-family residential condominium units (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors; and,
  
5. **APPROVE PLOT PLAN NO. 200017 (PPT200017)**, for the site design and development of the residential portion of the Project site within Parcel 1 (6.40 net acres) (including the construction of 52 single-family detached condominium units, open space areas, and water quality basins), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

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

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

**BACKGROUND:**

**Summary**

On August 2, 2023, the proposed Project was heard at a public hearing before the Planning Commission (Commission). At the close of the public hearing, the Commission voted 2-2 on Planning staff's recommended motion to the Board of Supervisors (BOS). Planning Commissioner, Bill Sanchez, for the 4<sup>th</sup> District was absent. Ordinance No. 348 Section 1.4.C. requires three affirmative votes to carry a motion. Since the resulting vote from the Commission was 2-2, no motion carried. After taking into consideration public input received during and after the Commission hearing, the applicant modified the Project to exclude the commercial portion. The Board of Supervisors may approve, modify, or disapprove the project. If the Board of Supervisors approves the Project, the decision of the Board of Supervisors shall be final.

The Project as presented to the Commission on August 2, 2023 consisted of 52 single-family detached condominium units on one of the three parcels (Parcel 1), and a commercial portion on Parcels 2 and 3 which would have consisted of the construction of a gas station with convenience store, with the concurrent sale of beer and wine, and the construction of a take-out/drive-through food establishment and retail sales suites on 9.17 gross acres (the whole project).

The Project as presented to the Board of Supervisors during this public hearing has been modified to exclude the commercial portion of the Project, which includes the construction of the gas station with convenience store (7-Eleven) and the concurrent sale of beer and wine, and the construction of a take-out/drive-through food establishment and retail sales suites.

Therefore, the proposed Project, as presented today, includes the following:

General Plan Amendment No. 190009 (GPA190009)

GPA 190009 is a proposal to amend the General Plan Land Use Designation for the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for Parcels 2 and 3 [2.05 net acres] of Tentative Tract Map No. 37743 and to Community Development: High Density Residential (CD: HDR) for the residential portion (Parcel 1 [6.40 net acres] of Tentative Tract Map No. 37743.

Change of Zone No. 1900026 (CZ1900026)

CZ 1900026 is a proposal to amend the zoning classification for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with attached (Attachment E – Change of Zone Map). The zoning classification for the residential portion (Parcel 1) of the Project site will remain One-Family Dwelling (R-1).

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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Tentative Map No. 37743 (TTM37743)

TTM37743 is a proposal for a Schedule "A" Condo Map to subdivide the 9.17 gross acre Project site into the following: one residential lot with 52 single family residential condominium units (Parcel 1 – 6.40 acres) two commercial lots (Parcels 2 – 1.06 acres and Parcel 3 – .99 acre), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A – .57 acre and B – .14 acre).

Plot Plan No. 200017 (PPT200017)

PPT200017 is a proposal for the site design and development of the residential portion of the Project site on Parcel 1 (6.40 net acres), which will include the construction of 52 single-family detached condominium units, open space areas, and water quality basins.

The project is located north of Center Street, south of Teresa Street, east of Mount Vernon Avenue, and west of Carlin Lane.

**Project Timeline:**

- A. Application Submittal:** GPA190009, CZ1900026, TTM 37743, CUP 200030, PPT 200016 and PPT 200017 were originally submitted on May 2, 2019.
- B. Planning Commission Hearing Number 1:** Project was heard at the August 2, 2023, hearing, and after public testimony and deliberations, the Planning Commission vote resulted in a 2-2 tie (Commissioner Sanchez was absent). The proposed Project was modified as a result of public input and will only bring forward GPA190009, CZ1900026, TTM37743 and PPT200017 to the Board of Supervisors for consideration.

**Environmental**

An Initial Study/Environmental Assessment IS/EA was prepared for the proposed Project which identified potentially significant impacts regarding Cultural Resources, Noise, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on January 5, 2023, per the State CEQA Guidelines section 15105. The public review period ended on February 3, 2023. Twenty-two (22) comment letters regarding the IS/MND were received during the comment period and the response to the comments are included in the Final MND. An additional comment letter related to the Notice of Intent to Adopt the MND was received on July 29, 2023. A response was prepared and is part of the Public Comments (Attachment I). The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA 92501.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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**General Plan Consistency**

The proposed Project is consistent with the General Plan because it does not involve a change in or is in conflict with the Riverside County Vision, General Planning Principles set forth in General Plan Appendix B and the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

With respect to the Riverside County Vision, the proposed Project, will provide, if approved, 52 single-family detached condominium units providing single-family living on smaller, more compact lots while still providing various amenities. The proposed improvements include, but are not limited to, road and pedestrian facility improvements, sewage, water, and fire protection improvements. The proposed Project would intensify the residential density, and the changes to the land use designation of the site diversifies the mix of land uses possible upon entitlement project submittal by providing both residential and commercial retail uses, which provides for "horizontal" mixed use type development. No commercial implementing project is proposed at this time. The increase in density and diversity of land uses provides for a more efficient use of land resources than the existing MDR land use provides. As such, these project features, are consistent with the Riverside County Vision statements in the Riverside County General Plan related to compact and transit oriented communities, public improvements necessary to accompany development and make housing available in every income category by encouraging mixed-use communities.

The General Planning Principles relevant to the project are, among others, to "encourage compact transit-adaptive development on a regional and community scale." The development due to the density proposed, may be considered a compact development within the community of Highgrove, which may also be conducive to the use of transit and other forms of active transportation (i.e., walking and biking) (Principle I.G.1). The project would also provide for higher density residential and commercial retail uses (Principle IV A.6.c.) in the future with the submittal of an implementing project application. As such, the GPA is consistent with the General Planning Principles.

GPA No. 190009 would either contribute to the achievement of the goals of the General Plan or, at a minimum, would not be detrimental to them. The addition of more housing units would alleviate housing shortages and increase the housing supply, in light of the state's housing crisis. Lower density residential was planned for this area, but the need for more housing provides for good cause to increase the density of the project site; therefore, approval of GPA No. 190009 and the implementing Project may be considered appropriate changes to the County's General Plan. As such, the proposed Project would contribute to the achievement of the purposes of the General Plan.

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

**Zoning Consistency**

The Change of Zone from R-1 to C-1/C-P zoning classifications for Parcels 2 and 3 will allow for future commercial/retail uses. No commercial implementing project is proposed at this time. Furthermore, the C-1/C-P zone is consistent with the CR land use designation. The CR land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level consistent with the CR land use designation.

Therefore, the proposed Change of Zone is consistent with the proposed General Plan's land use designation.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the review and public hearing process by the Planning Department, Planning Commission, and the Board of Supervisors.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- Attachment A - Planning Commission Report of Actions
- Attachment B - Planning Commission Staff Report
- Attachment C - Mitigated Negative Declaration
- Attachment D - Response to Comments (MND)
- Attachment E - Change of Zone Map
- Attachment F - Proposed General Plan Land Use Map
- Attachment G - Conditions of Approval and Advisory Notification Document
- Attachment H - Environmental Justice Checklist
- Attachment I - Public Comments (Letters/Emails)
- Attachment J - Plan Set

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      11/2/2023

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel      10/30/2023



**Lopez, Daniel**

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**From:** Cathy Borja <clrri5@aol.com>  
**Sent:** Monday, November 6, 2023 7:30 AM  
**To:** Clerk of the Board  
**Subject:** Agenda item 21.1

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.

Sadly I can not go to the meeting tomorrow, but I am writing you to give my opinion and ask for you to reconsider!! Making this area commercial is a horrible idea, it is about to bring Crime, traffic and loads of other problems to this area!!! This area only has limited police coverage as it is bringing about commercial to this area will bring nothing but crime and traffic!!! Please do not vote to make this area commercial!!!! Thank you!! C. Borja



# Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: LEONARD GALVAN

Address: 285 CHICKADEE CIR

City: RIVERSIDE Zip: 92507

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support            Oppose           Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

       Support           Oppose           Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

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## **Power Point Presentations/Printed Material:**

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: JOSE TORRES

Address: 20932 SPRING ST

City: RIVERSIDE Zip: 92507

Phone #: (909) 996-6119

Date: 11/07/2023 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

           Support       Oppose                 Neutral

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SPEAKER'S NAME: MAURO DADATO

Address: 340 PELICAN DR.

City: HIGHGROVE Zip: 9257

Phone #: 951-275-9563

Date: 11-7-2023 Agenda # 21.1

## PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support            Oppose           Neutral

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I give my 3 minutes to: STACY



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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Patty Zamora

Address: 343 Pelican Dr.

City: Riverside Zip: 92507

Phone #: 951 538-9242

Date: 10.7.23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support        X   Oppose             Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

       Support             Oppose             Neutral

I give my 3 minutes to: Stacey Abstadt

# BOARD RULES

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Katherine Becker

Address: 55 Carlin Lane

City: Highgrove Zip: 92507

Phone #: 714-471-8448

Date: NOV 7, 2023 Agenda # 21.1

## PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

           Support ~~XXXX~~ !!! Oppose            Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

           Support            Oppose            Neutral

I give my 3 minutes to: STACEY ALDSTADT

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Susan Meeks

Address: 210 23 Iron Ranch Dr.

City: RIVERSIDE Zip: 92507

Phone #: \_\_\_\_\_

Date: 11/7/23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support     Oppose     Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support     Oppose     Neutral

I give my 3 minutes to: STACEY ALDSTADT

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SPEAKER'S NAME: Justyce Nicols

Address: 31 Carlin Ln

City: Riverside Zip: 92507

Phone #: \_\_\_\_\_

Date: 11/7/23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support        X   Oppose             Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

       Support             Oppose             Neutral

I give my 3 minutes to: Stacey Aldstadt



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SPEAKER'S NAME: Lupe DeFattaya

Address: 227 Commercial ave

City: Higleygrove Zip: 92507

Phone #: \_\_\_\_\_

Date: 11/7/23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support       Oppose       Neutral

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I give my 3 minutes to: Stacey Alstadt

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SPEAKER'S NAME: EVA WEESNER

Address: 147 TERESA ST

City: RIVERSIDE Zip: 92507

Phone #: (951) 201-2812

Date: 11/7/23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support       Oppose       Neutral

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Beverly Farley

Address: 139 Carlin Lane

City: Riverside Zip: 92507

Phone #: 951 683-1050

Date: 11-7-23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support      ✓   Oppose           Neutral

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# Riverside County Board of Supervisors Request to Speak

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**SPEAKER'S NAME:** Donald Farley

**Address:** 139 Carlin Lane

**City:** Riverside **Zip:** 92507

**Phone #:** 909-228-6970

**Date:** 11/7/23 **Agenda #** 21-1

### PLEASE STATE YOUR POSITION BELOW:

**Position on "Regular" (non-appealed) Agenda Item:**

           Support        ✓   Oppose                 Neutral

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**I give my 3 minutes to:** \_\_\_\_\_



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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: JAMES WRIGHT

Address: 316 Whipcorwill Dr

City: RIVERSIDE Zip: 92507

Phone #: 951-533-0154

*Highgrove*

Date: 10-07-23 Agenda # 21.1

**PLEASE STATE YOUR POSITION BELOW:**

Position on "Regular" (non-appealed) Agenda Item:

       Support        X   Oppose             Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

       Support             Oppose             Neutral

I give my 3 minutes to: \_\_\_\_\_

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Rebecca Robertson

Address: 262 Osborne Ct

City: Riverside Zip: 92507

Phone #: 951 522 9117 High ground

Date: 10/7/23 Agenda # HAP 21.1

**PLEASE STATE YOUR POSITION BELOW:**

Position on "Regular" (non-appealed) Agenda Item:

Support    
  Oppose    
  Neutral

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Support    
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I give my 3 minutes to: \_\_\_\_\_

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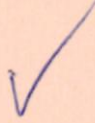
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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: "BARNEY" BARNETT

Address: 474 PROSPECT

City: HIGHGROVE Zip: 9250-~~H723~~

Phone #: 951 255 6648

Date: 11-7-23 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

       Support      X   Oppose           Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

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I give my 3 minutes to: \_\_\_\_\_



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4 mins

## Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Cynthia Cruz

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support      \_\_\_\_\_ Oppose      \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support      \_\_\_\_\_ Oppose      \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Georgia Smirnatakis

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

<sup>21.1</sup> Position on "Regular" (non-appealed) Agenda Item:

         Support       X   Oppose              Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

  ?          Support              Oppose              Neutral

I give my 3 minutes to: Cynthia Cruz

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Did not speak

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SPEAKER'S NAME: Sanna Nicols

Address: 31 Carlin Ln

City: Riverside Zip: 92507

Phone #: \_\_\_\_\_

Date: 11/7 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support  Oppose  Neutral

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Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

## **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – August 2, 2023  
COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> District  
Romelio Ruiz

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

**ROLL CALL:** Members Present: Gruytch, Thornhill, Awad, and Ruiz  
Members Absent: Sanchez

### 1.0 **CONSENT CALENDAR:**

1.1 **FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37531** – Applicant: Kyle Holladay– Engineer/Representative: KWC Engineers – Second Supervisorial District – Lakeland Village District Zoning Area – Elsinore Area Plan – Community Development: Mixed Use Area (CD-MUA) – Location: North of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane, and west of Blackwell Boulevard – 7.05 Gross Acres - Zoning: Mixed Use (MU) – APN: 381-252-003 – Approved Project Description: Tentative Tract Map No. 37531 is a proposal to subdivide a 7.05-acre parcel into two (2) parcels. Parcel 1 proposes a 5.09-acre parcel that would be improved with 40 attached condominium units and six (6) detached condominium units. Parcel 2 proposes a 1.96-acre parcel to be developed at a later time with a commercial development – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at [jelopez@rivco.org](mailto:jelopez@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37531, extending the expiration date to May 6, 2026.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37002** – Applicant: Sam Horsethief, LLC.– Second Supervisorial District – Alberhill Area Zoning Area/District – Elsinore Area Plan: Community Development – Medium High Density Residential (CD-MHDR) – Location: North of Broken Bit Circle, east of Glen Eden Road, south of De Palma Road, and west of Horsethief Canyon Road – 49 Gross Acres – Zoning: Specific Plan Horsethief Canyon (SP152) Planning Areas 22, 23, 24, 25, and 26 – APN: 393-110-010, 393-110-011, 393-110-012, 393-110-013, 393-110-014, 393-110-015, 393-110-016 – Approved Project Description: Schedule “A” subdivision of 49 (gross) acres into 229 residential lots, one (1) recreation site with a park on 1.6 acres, one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the MSHCP open space on 6.2 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at [jelopez@rivco.org](mailto:jelopez@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37002, extending the expiration date to July 15, 2026.

**PLANNING COMMISSION – REPORT OF ACTIONS – August 2, 2023**

- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913** – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: North of Orchard St, east of Nancy Ave, south of Pass View Drive, and west of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – APN: 407-110-034 – Approved Project Description: Schedule “B” subdivision of one (1) lot comprising 18 (gross) acres into 18 residential lots, each with a minimum size of one (1) gross acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025. Project Planner: Jennifer Lopez at (951) 955-3107 or email at [jlopez@rivco.org](mailto:jlopez@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to March 3, 2025.
- 1.4 **ADOPTION OF THE 2023 REVISED PLANNING COMMISSION CALENDAR- ADDING A HEARING DATE ON WEDNESDAY AUGUST 23, 2023, AT 9:00AM AT COUNTY ADMINISTRATION CENTER BOARD CHAMBERS** **APPROVED** the revised Planning Commission Calendar, adding a hearing date on Wednesday, August 23, 2023, at 9:00am.
- 2.0 **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**
- 3.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**
- 4.0 **PUBLIC HEARINGS – NEW ITEMS:**
- 4.1 **GENERAL PLAN AMENDMENT NO. 190009, CHANGE OF ZONE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, CONDITIONAL USE PERMIT NO. 200030, PLOT PLAN NO. 200016 AND PLOT PLAN 200017 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ190048) – Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., c/o Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR) - Highgrove Community Policy Area – Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** General Plan Amendment No. 190009 is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion for Parcels 2 and 3 (2.05 acres) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres). Change of Zone No. 190006 proposes to change the site’s zoning for the commercial portion, Parcels 2 and 3, of the project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for the residential portion of the Project site will remain One-Family Dwelling (R-1). Tentative Tract Map No. 37743 is a Schedule “A” Condo Map that includes the subdivision of 9.17 gross acres into three (3) parcels. Conditional Use Permit No. 200030 is to allow for the off-site selling of beer and wine concurrently with the convenience store/gas station located within the commercial portion of the Project site on Parcel 3 and to approve the Public Convenience and Necessity Finding. The gasoline service station and convenience store are proposed to operate 24-hours a day, seven days a week. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Plot Plan No. 200016 is for the site design and development of the commercial portion of the project site. The proposed development includes **Planning Commission Action:**  
Public Hearing: Closed.  
  
By a vote of 2-2, Commissioner Sanchez absent, the item moved forward to the Board of Supervisors without a recommendation from the Planning Commission.

**PLANNING COMMISSION – REPORT OF ACTIONS – August 2, 2023**

the construction of a take-out/drive through food establishment located on Parcel 2 of the project site. Parcel 3 will include the construction of a gas station with a convenience store with six (6) pumps and 12 spaces. Plot Plan No. 200017 is for the site design and development of the residential portion of the project site within Parcel 1 which will include the construction of 52 single-family detached condominium units, open space area, and a water quality basin - APN: 255-150-001. Project Planner: Jose Merlan (951)955-0341 or email [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

- 4.2 **GENERAL PLAN AMENDMENT NO. 1205 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – Applicant: County of Riverside – First and Second Supervisorial Districts – Elsinore Area Plan – Mead Valley Area Plan – LOCATION: Generally located on a 6.8-mile-long noncontiguous corridor of Highway 74 in the unincorporated area between Interstates 15 and 215, between the cities of Lake Elsinore and Perris. The planning area contains approximately 2,220 acres of unincorporated County land, with portions of the unincorporated communities of Good Hope, Meadowbrook, and Warm Springs being within the project boundary. – **REQUEST:** The Highway 74 Community Plan has been prepared by the County to guide land use and planning decisions within the planning area. The proposed project includes GPA1205 to guide the development of potential future residential neighborhoods of varying densities, commercial retail, mixed use, light industrial, business park, public facilities, rural, open space, and recreation areas. In summary, GPA1205 would involve the following amendments: Modify the existing General Plan Land Use Designations, Policy Areas, and policies within the Highway 74 Community Plan planning area – Removal of the Rural Village Land Use Overlay (RVLUO) for all sites within the planning area – Either update both the foundational components and land use designations, or only land use designation of sites – Remove the Perris Policy Area, Good Hope Policy Area, and the Good Hope and Meadowbrook RVLUO’s – Remove the Warm Springs Policy Area that overlaps Neighborhood 3. Project Planner: Andrew Svitek (951)955-8514 or email at [asvitek@rivco.org](mailto:asvitek@rivco.org).

**Planning Commission Action:**  
Public Hearing: Open

By a vote of 4-0, Commissioner Sanchez absent, the Planning Commission took the following actions:

**APPROVED** Staff’s request for continuance to a date certain of August 16, 2023.

5.0 **WORKSHOPS:**  
None

6.0 **PUBLIC COMMENTS:**  
Public Comments received.

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

**ADJOURNMENT:** 10:27



**COUNTY OF RIVERSIDE  
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**Agenda Item No.**

4.1

(ID # 20871)

**MEETING DATE:**

**Wednesday, August 02, 2023**

**SUBJECT:** GPA190009, CZ1900026, TTM37743, CUP 200030, PPT200016, AND PPT200017 - INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (CEQ190048) – Applicant: Highgrove Inv. LLC., Steven Berzansky – Engineer/Representative: B & W Consulting Engineering Inc., Andrew Woodard – First Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR); Highgrove Community Policy Area– Location: North of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane – 9.17 Gross Acres - Zoning: One-Family Dwelling (R-1) - REQUEST: GPA190009 is a request to amend the land use designation from CD: MDR to CD:CR for the commercial Parcels 2 and 3 of TTM37743 and to CD: HDR for the residential Parcel 1 (6.40 acres) of TTM37743. CZ1900026 is a proposal to change the site’s zoning from R-1 to C-1/C-P for the commercial Parcels 2 and 3 of the Project site. The zoning for the residential Parcel 1 will remain R-1. TTM37743 is request for a Schedule “A” Condo Map that includes the subdivision of 9.17 gross acres into three parcels and two lettered lots for the purposes of right-of-way dedication. CUP200030 is a proposal to allow the gas station and convenience store (PPT200016) with the concurrent sale of beer and wine for off-premises consumption on Parcel 3 of the Project site. PPT200016 is a proposal for the site design and development of the commercial portion of the Project site with construction of a take-out/drive through food establishment located on Parcel 2 and gas station with and a convenience store on Parcel 3. PPT200017 is a proposal for the site design and development of the residential portion of the Project site with construction of 52 condominium units, open space area and a water quality basin within Parcel 1. APN: 255-150-001.

**PROPOSED PROJECT**

Case Number(s):	GPA190009, CZ1900026,TTM37743, PPT200016, and PPT200017, & CUP200030
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Highgrove
Zoning Area/District:	University District
Supervisorial District:	First District
Project Planner:	Jose Merlan
Project APN(s):	255-150-001
Continued From:	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 190009 (GPA190009)** is a proposal to amend the General Plan Land Use Designation for the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion (Parcels 2 and 3 [2.05 net acres] of Tentative Tract Map No. 37743) and to Community Development: High Density Residential (CD: HDR) for the residential portion (Parcel 1 [6.40 net acres] of Tentative Tract Map No. 3773).

**Change of Zone No. 1900026 (CZ1900026)** is a proposal to amend the zoning classification for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with attached Exhibit No. 3. The zoning classification for the residential portion (Parcel 1) of the Project site will remain One-Family Dwelling (R-1).

**Tentative Map No. 37743 (TTM37743)** is a proposal for a Schedule “A” Condo Map to subdivide the 9.17 gross acre Project site into the following: one residential lot with 52 single family residential condominium units (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B).

**Plot Plan No. 200016 (PPT200016)** is a proposal for the site design and development of the commercial portion of the Project site on Parcels 2 and 3. Parcel 2 (1.06 net acres) will include the construction of an 8,373 sq. ft. take-out/drive-thru food establishment (2,235 sq. ft.) and commercial retail – four (4) retail suites (5,900 sq. ft.). Parcel 3 (0.99 net acres) will include the construction of a gas station with 6 pump (12 spaces) and a 4,088 sq. ft. convenience store.

**Plot Plan No. 200017 (PPT200017)** is a proposal for the site design and development of the residential portion of the Project site on Parcel 1 (6.40 net acres), which will include the construction of 52 single- family detached condominium units, open space areas, and water quality basins.

**Conditional Use Permit No. 200030 (CUP200030)** is a proposal to allow the gas station and convenience store (PPT200016) with the concurrent sale of beer and wine for off-premises consumption on Parcel 3 (0.99 net acres) of the Project site.

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

The Project site is located north of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane.

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**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS: THAT THE PLANNING COMMISSION:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2023- 001** recommending approval of General Plan Amendment No. 190009 to the Board of Supervisors.

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ NO. 190048** 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;

**APPROVE GENERAL PLAN AMENDMENT NO. 190009 (GPA190009)**, to amend the General Plan Land Use Designation of the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion (Parcels 2 and 3) of Tentative Tract Map No. 37743 (TTM37743) and to Community Development: High Density Residential (CD: HDR) for Parcel 1 (6.40 acres) of TTM37443, as shown on Figure 3 (attached hereto), based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution for GPA190009 by the Board of Supervisors;

**APPROVE CHANGE OF ZONE NO. 1900026 (CZ1900026)**, to amend the zoning classification for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with Exhibit No. 3 (attached hereto), based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors;

**APPROVE TENTATIVE TRACT MAP NO. 37743 (TTM37743)**, for a Schedule "A" Map to subdivide the Project site into one residential lot with 52 single-family residential condominium

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units (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors;

**APPROVE PLOT PLAN NO. 200016 (PPT200016)**, for the site design and development of the commercial portion of the Project site on Parcel 2 (1.06 net acres, which includes construction of a take-out/drive-thru food establishment) and Parcel 3 (0.99 net acres, which includes construction of a gas station and convenience store), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors;

**APPROVE PLOT PLAN NO. 200017 (PPT200017)**, for the site design and development of the residential portion of the Project site within Parcel 1 (6.40 net acres) (including the construction of 52 single-family detached condominium units, open space areas, and water quality basins), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 200030 (CUP200030)**, to allow the gas station and convenience store (PPT200016) with the concurrent sale of beer and wine for off-premises consumption on Parcel 3 (0.99 net acres) of the Project site, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment resolution for GPA190009 and zoning ordinance for CZ1900026 by the Board of Supervisors.

<b>PROJECT DATA</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development



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Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential
Proposed General Plan Land Use Designation:	Community Development: Commercial Retail (Parcels 2 and 3)
Policy / Overlay Area:	Highgrove Community Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR)
East:	Community Development: Low Density Residential (CD: LDR)
South:	Community Development: Highest Density Residential (CD: HHDR)
West:	Community Development: Low Density Residential (CD: LDR)
Existing Zoning Classification:	One-Family Residential (R-1)
Proposed Zoning Classification:	General Commercial (C-1/C-P) (Parcels 2 and 3)
Surrounding Zoning Classifications	
North:	One-Family Residential (R-1)
East:	One-Family Residential (R-1)
South:	Highest Density Residential (R-7)
West:	One-Family Residential (R-1)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Development
East:	Residential Development
South:	Vacant Land
West:	Residential Development

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.17 Gross Acres (8.45 Net Acres)	N/A
Proposed Building Area (SQFT):	Residential – 278,617 SF (6.40 net acres) Commercial – 15,557 SF (includes 3,096 SF gas station canopy) (2.05 net acres)	N/A
Floor Area Ratio:	15,557 square feet on 2.05 acres. 0.17 FAR	0.20-0.35 FAR (CR)
Building Height (FT):	Residential – 29'6" Commercial – 24'3"	Residential – 40' Commercial – 50'
Total Proposed Number of Lots:	3	
Map Schedule:	'A' Condominium Map	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Restaurant	2,235 SF (578 SF Service)	Restaurants/Drive-Thru – 1 space/45 sq. ft. of serving area + 1 space/2 employees + stacking for 6 vehicles prior to the menu board	13	13
General Retail	9,838 SF	1 space/200 SF of gross floor area	50	50
Gas Station Canopy	3,096 SF	4 spaces/service bay	4	4
Single-Family/PRD	278,617 SF (52 units)	2.5 spaces/dwelling unit	130	214 <sup>1</sup>
<b>TOTAL:</b>	<b>293,786 SF</b>			

<sup>1</sup> Each unit provides a total of four (4) parking spaces, 2 in the garage and 2 compact spaces on the driveway.

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**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area (“CSA”):	Yes – Highgrove #126 – Police, Landscaping
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

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**Background:**

The proposed Project is located at the northeast corner of Mt Vernon Avenue and Center Street in the unincorporated community of Highgrove in the County of Riverside. Freeway access to the Project site is provided via Interstate 215 (I-215). The Project site is a 9.17 gross acre (8.45 net acre) undeveloped vacant lot.

The proposed Project would involve the subdivision of one (1) parcel into three (3) parcels, comprising of two commercial lots (Parcels 2 and 3), 52 single-family detached residential condominium units (Parcel 1), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B); a General Plan Amendment (GPA); Change of Zone (CZ); and a Conditional Use Permit (CUP). The proposed Project would involve construction of a 4,088 sq. ft. 7-Eleven convenience store with a 3,096 sf, 6 pump (12 spaces) fueling station and canopy (Parcel 3), and an 8,373-sq. ft. retail building (Parcel 2) on the western portion of the Project site, and 52 single-family detached residential condominium units on the eastern portion of the Project Site (Parcel 1).

**Current Site Characteristics**

The Project site is comprised of parcels encompassing approximately 9.17 gross acres. Topography on the Project site is generally flat and is approximately 1,100 to 1,120 feet above mean sea level. The southwest corner of the Project site, along Mt Vernon Avenue, contains an existing curb and gutter. The southwest portion of the Project site, along Center Street, contains an existing partial sidewalk. There are no sidewalks on the eastern portion of the Project site along Mt Vernon. Portions of ROW are unpaved along Mt Vernon Avenue and Center Street. There are four (4) existing utility poles within the existing ROW along Mt Vernon Avenue.

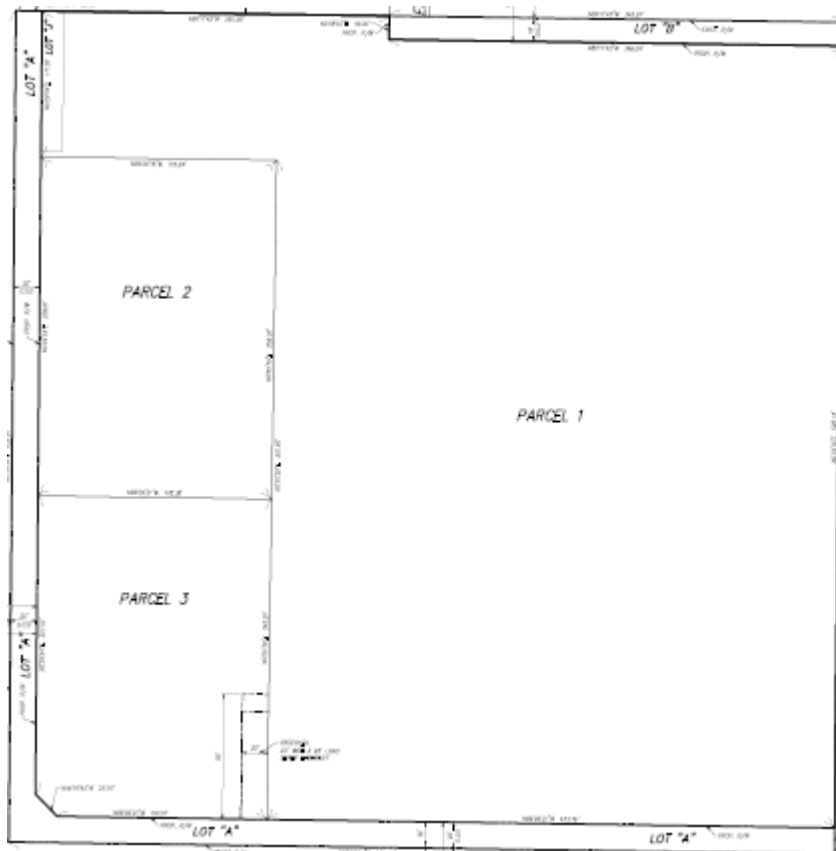
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Tentative Tract Map No. 37743:

The Project site is a 9.17 gross acre (8.45 net acre) undeveloped vacant lot and is located south of East Main Street, west of Oriole Avenue, north of Center Street, and east of Mt Vernon Avenue in the unincorporated community of Highgrove. The Proposed Project would involve the subdivision of the subject parcel into three numbered lots, comprising two commercial lots (Parcels 2 and 3) totaling 2.05 acres, and 52 single-family detached residential condominium units (Parcel 1) totaling 6.40 acres, and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B) (Figure 3).

**Figure 3. Tentative Tract Map**



Commercial Development - Plot Plan No. 200016 (PPT200016) (Parcels 2 and 3)

The commercial development portion of the proposed Project, Parcels 2 and 3, are approximately 2.05 acres and would include two commercial structures: a 4,088 sf 7-Eleven convenience store, 3,096 sf fueling station canopy with 6 fueling bays which would allow for 12 vehicle fueling stations, and an 8,373-sf retail building. The 7-Eleven convenience store with fueling station would be located in the southwest corner of the Project site (Parcel 3). The 7-

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Eleven convenience store would be a single-story structure operating 24 hours a day, seven days a week with concurrent alcohol sales for off-site consumptions. Alcohol sales will be restricted from 2:00 am to 6:00 am. The fueling station and canopy, located south of the 7-Eleven convenience store, would be single-story in height. Direct access to the 7-Eleven convenience store, fuel pumps and canopy would be provided via driveways on Center Street and Mt Vernon Avenue. The 7-Eleven would operate 24 hours a day, seven days a week with concurrent alcohol sales for off-site consumptions. Alcohol sales will be restricted from 2:00 am to 6:00 am. An 8,373-sf single story retail structure located to the north of the 7-Eleven store on Parcel 2 would include a drive-thru; however, the future tenant is currently unknown. Direct access to the retail structure would be from Mt Vernon Avenue. Internal access to the retail structure would be available from Parcel 3 through a shared drive aisle. In total, the commercial development would provide a total of 65 parking spaces, of which 5 would be accessible. A 6-ft combination free standing and retaining wall would be constructed along the eastern, southern, and northern perimeter of the commercial development. Planting for the commercial development would include a variety of drought tolerant plant species with automatic irrigation system. On-site drainage would be collected and conveyed to three bioretention areas located on the western portion of Parcels 2 and 3 of the Project site.

Proposed materials for the exterior of the commercial structures on Parcels 3 include, but are not limited to, smooth plaster finishing for the retail and 7-Eleven buildings, stone veneer, aluminum store front systems, and aluminum canopy for the fuel station. The commercial development on Parcel 2 would include stucco, stone, and commercial glazing finishes.

**Figure 4. Commercial Landscaping**

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Figure 5. Retail and Drive-thru



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**Figure 6. 7-Eleven**



Residential Development- Plot Plan No. 200017 (PPT200017) (Parcel 1)

The residential development portion of the proposed Project, Parcel 1, is approximately 6.40 acres and would include 52 single-family residential condominium units with a total of three (3) different architectural styles and floor plans. The residential portion of the proposed Project would also include a 32,888 sq. ft. open space common area in the center of the residential development, which would house one of the two residential serving bioretention areas, a tot lot, and a 994 sq. ft. community shade structure. Six (6) parking spaces, of which one (1) is accessible are proposed in front of the community shade structure would serve as guest parking. A 6-foot block wall would be constructed along the perimeter of the residential development. Seven (7) private streets within the residential development would provide circulation and access to the residential development. Primary access would be provided to the residential development from Center Street, with a secondary emergency access provided at Elena Street to the north. Gates would be installed at both access points to the residential development. On-site drainage would be collected and conveyed to two (2) bioretention basins, the largest located within the residential open space area and the second located at the northwest corner of the residential development. The residential development street design would allow for fire access throughout the entire site, with emergency access provided at the north end.

Each of the three floor plan options would include three elevation styles: Spanish, Prairie, and Farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood and metal railing, stone veneer, wood posts, and decorative clay pipes. The houses will range in height from twenty-five (25') feet to twenty-nine (29') feet, and six (6") inches.



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Figure 7. Residential Landscape/Site Plan



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Figure 8. Proposed Residential



**Figure 9. Shade Structure**



General Plan Amendment No. 190009 and Zone Change No. 1900026

The proposed Project would include legislative amendments to the County's General Plan Land Use Map and Zoning Map. General Plan Amendment (GPA190009) would amend the land use designation for the entirety of the Project site and the Zone Change (CZ1900026) would amend the zoning designation for a portion of the Project site as shown in Table 1 – *Existing and Proposed General Plan and Zoning Designations*.

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**Table 1 - Existing and Proposed General Plan and Zoning Designations**

<b>Project Site</b>	<b>Parcel B (Parcel 1) - 6.40 ac</b>	<b>Parcel A (Parcels 2 &amp; 3) - 2.05 ac</b>
<b>Existing General Plan Designation</b>	Community Development: Medium Density Residential – (CD: MDR)	Community Development: Medium Density Residential – (CD: MDR)
<b>Proposed General Plan Designation</b>	Community Development: High Density Residential – (CD: HDR)	Community Development: Commercial Retail – (CD: CR)
<b>Existing Zoning Designation</b>	One-Family Dwelling – (R-1)	One-Family Dwelling – (R-1)
<b>Proposed Zoning Designation</b>	One-Family Dwelling – (R-1)	General Commercial – (C-1/C-P)

Zoning/Development Code Consistency

Change of Zone No. 1900026 is a zone change application that proposes to modify the current zoning of the Project site to General Commercial (C-1/C-P) for the commercial portion of the Project site (Parcel 2 & 3). Parcel 1, the residential portion (single-family detached condo units) of the Project site will remain One-Family (R-1) Residential. The proposed C-1/C-P zone change will be consistent with the General Plan Amendment for Parcels 2 & 3 to Community Development: Commercial Retail (CD: CR) and the residential portion of the Project site will also be consistent with the General Plan Amendment for Parcel 1 to Community Development: High Density Residential (CD: HDR). The intent of the C-1/C-P zone is to allow for a variety of retail, commercial, and office uses subject to Plot Plan or Conditional Use Permit approval. As proposed, the commercial/retail uses are permitted subject to Plot Plan approval and the selling of beer and wine for off-site consumption is permitted subject to the approval of a Conditional Use Permit. Uses permitted in the R-1 zoning classification include Planned Residential Development (PRD) provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the requirements of Section 18.5 of Ordinance No. 348. The PRD allows the 52 single-family detached residential condominium units in the R-1 zone. Further discussion regarding compliance with the development standards of the C-1/C-P and R-1 (PRD) zones will be discussed in detail in subsequent sections.

Offsite Improvements

The unpaved right-of-way (ROW) areas along Mt Vernon Avenue and Center Street would be paved as part of the proposed Project. Approximately 20-feet of ROW (Lot “A”) would be dedicated to the County from the southern and western portions of the Project site, along Mt Vernon Avenue and Center Street. The dedicated ROW would include sidewalk, curb and gutter, and landscaping improvements. A second 18-feet of ROW (Lot “B”) would be dedicated

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at the northeastern corner of the Project site where new curb and gutter would be constructed. Existing above-ground power poles would be relocated as a part of the dedication process and remain above ground, outside of the roadway behind the curb and gutter.

Alcohol Sales and Public Convenience and Necessity

Currently, there are eight (8) licenses for sale for off-site consumption issued in Census Tract 423. Approval of this Project would increase the number of existing alcohol beverage control licenses to nine (9). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is five (5) based on the population within this census tract. Approval of this Project will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations and as detailed in the findings.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The Initial Study (IS) identified potentially significant impacts regarding Cultural Resources, Noise, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on January 5, 2023 per the State CEQA Guidelines section 15105. The public review period ended on February 3, 2023. Twenty-two (22) comment letters regarding the IS/MND were received and the response to the comments are included in the Final MND. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA 92501.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The Project site has an existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). As proposed, the General Plan Amendment would change the existing land use designation from CD: MDR for Parcel 1 to

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Community Development: High Density Residential (CD: HDR) to accommodate the proposed residential development at a density of 8-14 dwelling units/acre and Community Development: Commercial Retail (CD: CR) for Parcels 2 and 3 to accommodate the commercial development. As proposed, PPT 200016 is for the site design and development of the commercial portion of the Project site, comprised of approximately 15,557 square feet which includes the square footage of the gas station canopy. The proposed development includes the construction of a take-out/drive-thru food establishment and retail uses located on Parcel 2 (1.06 acres) of the Project site. Parcel 3 (0.99 acres) will include the construction of a gas station with a convenience store. PPT200017 (6.40 acres) is for the site design and development of the residential portion of the Project site, (Parcel 1) which will include the construction of 52 single-family detached condominium units, open space area, with tot lot and shade structure, and water quality basins. The commercial and residential uses proposed are consistent with the encouraged land uses stated in the General Plan for HDR and CR land uses as explained below.

The HDR land use designation encourages single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The proposed Project proposes the construction of single-family detached condominium units, consistent with the uses encouraged under HDR.

The CR land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The amount of land designated for CR development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the County. The commercial component of the Project would construct commercial retail, convenience store with gas station and a restaurant establishment, consistent with the uses encouraged in the Community Retail land use designation. Furthermore, the proposed Project is consistent with the relevant General Plan Policies:

- LUS 4.1.(n) Include extensive landscaping.

The residential portion of the project provides 40% of open space areas and extensive landscaping around the perimeter of the commercial portion of the site, with shade and accent trees to enhance the aesthetic quality of the area.

- LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)

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The residential portion of the site would have a Homeowners Association responsible for maintenance of common areas through Covenants Conditions and Restrictions.

- LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)

The commercial portion of the Project would provide stable, permanent employment and business uses including commercial retail and food service establishment in compliance with this policy.

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

With the approval of the General Plan Amendment, the commercial land uses would be accommodated, which would include uses that would be consistent with other land use policy goals (diversity in housing supply, employment, and business opportunities).

Therefore, if the proposed changes to the General Plan land use designations are approved, the Project as proposed will be consistent with those proposed land use designations.

2. The Project site has an existing Zoning Classification of One-Family Residential (R-1). The proposed Project includes a change of zone from One-Family Dwelling (R-1) to General Commercial (C-1/C-P) for Parcels 2 and 3 and the zoning for the residential portion of the Project site (Parcel 1) will remain One-Family Dwelling (R-1). The residential portion of the proposed Project is a single-family detached planned residential neighborhood, with common ownership of a centralized park, common areas including landscaped areas, recreational structure, walkways etc. Back, front and side yards of each individual unit is privately owned and privately maintained.

PRDs are allowed in the R-1 zone, provided the project meets the development standards in Section 18.5 of Ordinance No. 348. The analysis demonstrating compliance with development standards in Section 18.5, is provided in this Staff Report under Planned Residential Development Standards (Parcel 1). The project is conditioned to comply with the development standards prior to permit issuance and confirmed prior to final.

PRD is defined in Section 21.59a of Ordinance No. 348, as “a residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, townhouses, community apartment projects and mobile home developments, that [may be] permitted [with a] reduced lot area, width and depth requirements and building setback

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requirements by integrating into the overall development open space and outdoor recreational facilities, which may include recreational and public buildings intended primarily for the use of the residents of the project, within the development.”

3. The Project site is located within the Highgrove Area Plan and the Highgrove Community Policy Area. The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line. The Highgrove area stretches eastward to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside. The proposed Project complies with all applicable policies. Applicable Highgrove Area Plan (HAP) policies are provided below:

HAP 1.2 Development applications shall include strategies for minimizing vehicle trips generated within a project’s boundaries.

The local convenience store, restaurant, and commercial uses adjacent to the residential development provides the ability for residents to walk from the housing community to commercial uses including the convenience store and restaurant - effectively, minimizing vehicle trips generated within the project’s boundary, furthering this policy.

HAP 2.3 Prior to the approval of any proposed amendments that would permit more intense usage of a specific site, findings must be made that:

- a) The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future.

The availability of the needed public services including water, sewage, fire, flood control and transportation facilities were evaluated by the Development Advisory Committee (DAC) and were found to be adequate now or in the near future. The existing level of public facilities and services available to serve the project are adequate for the current use. Additionally, there is a reasonable assurance that an adequate level of services will be available in the near future, should a proposed amendment to the project proposing a more intense use, be made.

- b) The proposed land use designation is compatible with surrounding land uses and land use designations and will not create future land use incompatibilities.

The proposed Project would change the General Plan land use designation from Medium Density Residential (MDR) to High Density Residential (HDR), maintaining the single-family character of the neighborhood, while increasing the density as



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encouraged in HAP 5.8, below. The commercial uses proposed, convenience store with gas station, restaurant and commercial uses are compatible with single family residential land uses as they directly support community needs.

4. The proposed Project is to allow for development of retail/commercial and residential uses, which is consistent with permitted uses provided for in Sections 9.1, General Commercial (C-1/C-P) and 6.1 One-Family (R-1) of Ordinance No. 348 subject to Plot Plan/Conditional Use Permit approval.
5. The Project site is located within an Environmental Justice (EJ) 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. The General Plan EJ policies address quality of life and environmental safety. The objectives of the policies are to increase civic engagement, reduce unique and compounded health risks, and prioritize improvements and programs for public facilities within the EJ

Communities. Attached to this staff report is a checklist that evaluates the project's applicability and consistency to the EJ policies within the General Plan. As shown on the checklist, the project is consistent with all applicable policies and therefore is consistent with this component of the General Plan.

To ensure that the community has an opportunity to review the project and provide direct input, the proposed Project was presented to the Highgrove Municipal Advisory Council on May 5, 2021 and June 9, 2021. Other notable site and community improvements proposed by the project include the resurfacing of the parking lot of the Norton Younglove Community Center, installation of a bus stop/shelter location to be determined by RTA and 2<sup>nd</sup> District, and the extension of approximately 500 feet of sidewalk located along the western side of Michigan Avenue south of Main Street and north of Center St. to provide safe pedestrian access to the library. These direct investments provide positive improvements to the community.

**General Plan Amendment:**

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

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1. The proposed changes do not involve a change in or conflict with:

a. The Riverside County Vision.

The Riverside County Vision, in its discussion on Housing, specifically states, “Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families. Our housing choices also cover the complete spectrum of housing costs and include rental as well as for sale units. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate.” GPA No. 190009 is consistent with this vision because it will allow for the approval of the implementing project that proposes to provide 52 single-family detached condominium units providing single-family living on smaller, more compact living while still providing amenities such as individual open space as well as common open/recreational areas as well as close proximity to parks, community center, library, and commercial uses.

The Riverside County Vision, in its discussion on Vision Concepts, specifically states, “Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it.” GPA No. 190009 is consistent with the vision regarding Population Growth because the implementing Project will be providing adequate public improvements to serve the Project and the community. The proposed improvements include, but are not limited to, road and intersection improvements, pedestrian facility improvements, including a new multimodal path, sewage and water improvements, and fire protection improvements. Payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

In relation to “Our Communities and Their Neighborhoods” the Riverside County Vision states; “The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively.” GPA No. 190009 proposes to intensify the residential density, and the changes to the land use designation of the site diversifies the mix of land uses by providing both residential and commercial retail uses, which provides for “horizontal” mixed use type development. The increase in density and diversity of land uses provides for a more efficient use of land resources than the existing MDR land use provides.

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The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, “Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County.” GPA No. 190009 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for commercial/retail uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the Highgrove Community. It also provides retail opportunities to serve the existing and future residential community more directly.

This discussion related to the General Plan Vision Statement topics that the General Plan Amendment is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are *no other* provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle I.G.1 states “The County should encourage compact and transit-adaptive development on regional and community scales.” GPA No. 190009 is consistent with this principal because it provides for the approval of the implementing Project, which proposes a “horizontal” mixed use development, with both residential and commercial/retail uses. The development may be considered a compact development within the community of Highgrove, which may also be conducive to the use of transit and other forms of active transportation (i.e. walking and biking).

The General Plan Principle III.E.1 states “Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means.” GPA No. 190009 is consistent with this principal because it provides for the approval of the implementing project, which proposes a “horizontal” mixed use development, with both residential and commercial/retail uses. The proposed development is located approximately 0.6 miles to the Highgrove Elementary School, 0.4 miles to the Norton Youngblood Community Center, and Highgrove Community Park, 0.5 miles to the Highgrove Library and approximately 0.78 miles to Grand Terrace High School. Proposed connections to existing sidewalks and road improvements will allow for safe access by walking, bicycling or other nonmotorized means.

The General Plan Principle IV.A.1 states “It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and

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accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices.” GPA No. 190009 is consistent with this principal because it provides for the approval of the implementing Project that would provide a higher density single-family lifestyle within the Highgrove Community.

The General Plan Principle IV A.6.c states, “Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Steps to implement this principle include redesigning vacant land for higher

density uses or mixed use...” GPA No. 190009 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop a vacant, under-used site with higher density residential and commercial retail uses.

This is simply a sampling of the principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent principles. There are no principles that the General Plan Amendment is in conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan.

GPA No. 190009 proposes land use designations of HDR and CR, which are within the same Foundation Component (Community Development) of the General Plan as the existing land use designation of MDR. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

- 2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purpose of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. GPA No. 190009 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them because it provides for the approval of the implementing project that proposes a “horizontal” mixed use development with both residential and commercial/retail community-serving uses within close proximity to an existing high school, elementary school, library, community center, and parks and is also in close proximity to commercial centers, industrial uses, major roads and freeways. The development provides for land use and development in strategic locations and new job

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opportunities that adds to the economic base and improves the jobs/housing balance for the area.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The state housing crisis, which impacts Riverside County, and the Highgrove's community need for more housing, may be considered a special circumstance or condition that was unanticipated in preparing the General Plan. The proposed HDR land use designation provides for higher density housing than the existing MDR land use designation and will facilitate the production of more housing units, which will help meet the housing needs within the Highgrove community and contribute to the housing supply of both the County and state. Lower density residential was planned for this area, but the need for more housing provides for good cause to increase the density of the project site; therefore, approval of GPA No. 190009 and the implementing Project may be considered appropriate changes to the County's General Plan.

4. An amendment is required to comply with an update to the Housing Element or change in State Housing Element law.

The Sixth Cycle of the County's Housing Element was adopted on September 28, 2021 which includes a plan to accommodate over 40,000 units that were allocated through the Regional Housing Needs Allocation (RHNA) process. GPA No. 190009 proposes to increase the density of the Project site that provides for the approval to develop 52 single-family detached residential

condominium units. The increase in density and development of units will assist the County plan in meeting its RHNA allocation for past and present housing cycles.

5. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

GPA No. 190009 will provide for the approval of the implementing Project, which proposes to develop housing and commercial/retail community-serving uses. The proposed nonresidential uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy and improves the community's jobs-housing balance.

**Change of Zone**

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Change of Zone No. 1900026 is a proposal to change the site's existing zoning classification from One-Family Residential (R-1) to General Commercial (C-1/C-P) for Parcels 2 and 3. Parcel 1 will remain in the R-1 zoning classification. As provided in Ordinance No. 348, uses permitted in the C-1/C-P zoning classification include commercial and retail uses such as restaurants, clothing stores, gift shops, florists, markets, service stations and convenience stores subject to the approval of a Plot Plan or Conditional Use Permit (when the use includes the selling of beer and wine for off-site consumption).

The Change of Zone from R-1 to C-1/C-P zoning classifications for Parcels 2 and 3 will allow the proposed convenience store, gas station, and commercial/retail uses. Furthermore, the C-1/C-P zone is consistent with the CR land use designation. As explained above, C-1/C-P allows for convenience stores, gasoline service stations with concurrent sale of beer and wine for off-premises consumption. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level. The proposed commercial portion of the project (gasoline station/convenience store, retail/commercial, restaurant) would serve the existing and proposed housing community at a neighborhood level, consistent with the CR land use designation.

Therefore, the proposed Change of Zone is consistent with the proposed General Plan's land use designation.

**Entitlement Findings:**

**Tentative Tract Map**

Tentative Tract Map No. 37743 is a Schedule "A" Condo Map which is comprised of 3 Parcels and 2 lots. The map schedules determine the minimum improvements which a land divider shall install or enter into an agreement to install. Schedule "A" subdivision means any division of land into 5 or more parcels, where *any* parcel is less than 18,000 square feet in net area. The proposed Project would effectively subdivide one parcel into 5 parcels, three numbered lots (Parcel 1, 2 and 3) and two lettered lots (Lot A and B), where one parcel (Lot B – 6,228 sq. ft.) is less than 18,000 square feet, meeting the definition of a Schedule "A" subdivision. The proposed Project would qualify for schedule "A" subdivision improvements per Ordinance 460 Section 10.5. Parcel 1 is comprised of approximately 6.40 net acres and will be developed with 52 single-family detached condominium units. Parcels 2 and 3 are comprised of approximately 2.05 net acres and will be developed with general commercial/retail uses. Lettered lots "A" and "B" would be dedicated to the County for road improvements. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

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1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.A.6 states that communities should be revitalized through development of under-used, vacant or infill sites and re-designing vacant land for higher density uses or mixed uses. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a mixed-use development of commercial uses and 52 single-family detached condominium units promoting the unique characteristics of the Highgrove Area Plan.
2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Highgrove Area Plan. The proposed land division will ultimately result in a development that will provide a variety of uses which include commercial and residential uses. The Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.
3. The Project is a proposal to subdivide 9.17 gross acres into three developable lots. The site is physically suitable for the type of development and density proposed due to its frontage on Center Street, Mt. Vernon Avenue, and Teresa Street and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration for Environmental Assessment CEQ190048 for the Project, which mitigates all environmental effects to less than significant. Therefore, through compliance with applicable County ordinances, mitigation measures, and corresponding conditions of approval, it was determined that no impacts would result in terms of substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat as a result of the proposed development.

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5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The mitigated negative declaration for the Project identified potential significant impacts to Cultural Resources, Noise, and Mandatory Findings of Significance. However, through the incorporation of mitigation measures the impacts are reduced to less than significant. Therefore, through compliance with applicable County and State ordinances, mitigation measures, and corresponding conditions of approval, the Project is designed and conditioned for the protection of the public health, safety and general welfare.
  
6. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.05 for a Schedule 'A' Map as detailed below:
  - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. These improvements include Mt. Vernon Avenue within the Project boundary to be improved as a Secondary Highway and will include 32-foot half width pavement, sidewalk, curb, and gutters. Center Street along the Project boundary will be improved with 32-foot half width pavement, sidewalk, curb and gutter. Teresa Street will be improved with 32-foot full-width AC pavement, curb and gutter. A raised curb median along Center Street from Mt Vernon Avenue curb return easterly 275-feet to restrict a left in/out movements to the commercial driveway will be constructed as directed by the Director of Transportation. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.05 (A)., as it pertains to streets will be met.
  
  - b) Domestic Water - Domestic water service will be supplied by the Western Municipal Water District consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the conditions of approval, and Riverside Highland Water Company requirements, compliance with Ordinance No. 460 10.05 (B), as it pertains to domestic water, will be met.
  
  - c) Fire Protection – Fire protection improvements include but are not limited to, signage, the location and design of emergency vehicle apparatus access roads, documentation confirming adequate water system capable of delivering a minimum fire flow of 1500 gpm at 20 psi for 2 hours, availability of existing fire hydrants. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460 10.05 (C), as it pertains to fire protection will be met.



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- d) Sewage Disposal – Sanitary Sewer Service will be supplied by the City of Riverside Public Works, Land Development Department. Improvement plans for sewage collection will be reviewed as required by Ordinance 460 Section 9.3. Therefore, with the requirements of the advisory notification document, and City of Riverside’s requirements, compliance with Ordinance No. 460 10.05 (D), as it pertains to sewage disposal, will be met.
  
  - e) Fences – Six-foot high sound walls will be provided along the south and east property lines and a combination retaining wall and a six-foot high free-standing wall will be provided separating the commercial and residential uses at the north and eastern boundaries. Therefore, the requirements of Ordinance No. 460 10.05 (E) as they pertain to fencing have been met.
  
  - f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground. Therefore, with this condition of approval, the requirements of Ordinance No. 460 10.05 (F) as they pertain to the installation of electrical and communication facilities have been met.
7. The design of the proposed land division and its planned improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
8. The parcels as shown on the Tentative Tract Map (Condominium Map) are consistent with Schedule ‘A’ land divisions as provided for in Ordinance No. 460 which states that there is no minimum or maximum parcel size. In addition, there is no minimum lot size for commercial developments within the C-1/C-P zoning classification and the minimum lot area shall be 7,200 square feet for development within the R-1 zoning classification. The residential portion of the Project site is comprised of 6.40 acres. Therefore, the proposed Project is consistent with this finding.

**Plot Plan Findings**

**Plot Plan 200017 (Residential Portion of Project)**

Plot Plan No. 200017 is for the site design and development of the residential portion of the Project site within Parcel 1 which will include the construction of 52 single-family detached condominium units, open space area and water quality basins.

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1. The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

The residential portion of the site is subject to the Riverside County General Plan; Riverside County Ordinance 348 (Land Use Planning and Zoning Regulations) and 461 (County Road Standards and County Standard Specifications); California Quality Environmental Quality Act (CEQA); District 2 Design Standards; and the Multiple Species Habitat Conservation Plan (MSHCP). General Plan conformance analysis is provided in the staff report under Land Use Findings: General Plan Amendment. The Project's density, open space areas, height limitations, yard setbacks, trash areas, parking etc. were reviewed in conformance with Ordinance 348, Section 18.5 Planned Residential Development Standards and were found to be in conformance, as detailed in the Land Use Findings. The Riverside County Transportation Department reviewed the project for conformance with Ordinance 461, related to ROW dedications, street widths, sidewalk curve and gutter and other related standards. The project was found to be in compliance. A Mitigated Negative Declaration was prepared, reviewed, and deemed adequate in compliance with the State CEQA Guidelines for the whole project, including the residential portion of the project. Landscape design requirements and conceptual signage are in conformance with District 2, Design Guidelines. In order to create a buffer from the residential development from the gasoline service station, it was a preferred design layout to have the gasoline pumps closer to the intersection and not farther way from the intersection as required by the District 2, Design Guidelines. Additionally, gasoline service pumps will be shielded by shade and accent trees planted along the perimeter of the site. The project was evaluated in compliance with the Riverside County MSHCP and conditioned to comply with Burrowing Owl Surveys prior to ground disturbance for the whole project including the residential portion. Therefore, the commercial portion of the Project is designed, conditioned, and conforms to the requirements of the General Plan and all applicable requirements of State law and other Riverside County Ordinances.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.

Project review consists of, among other things, a robust review of the Project's ultimate design and operations to ensure the protection of public health, safety, and general welfare. The Project was routed to Riverside County Environmental Health whose purview is to ensure that the adequate and safe provision of potable water and sewage is provided to the

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site, as well as the space allocation, and service provided for adequate disposal of solid waste. The Riverside County Fire Department (Fire) evaluated the Project's overall site design based on the Fire Technical Policies Document and Standards (i.e., summaries of County and State Codes), including emergency access, water availability for fire suppression and other interior fire safety requirements (fire sprinklers, carbon monoxide detectors etc.). The Riverside County Transportation Department evaluated the project based on, Ordinance 461, to ensure proper sight distance at driveways, adequate slope, and curvature of internal streets as well as the Right of Way (ROW) dedication for sidewalk, curb and gutter necessary for project access by vehicles and pedestrians. The Riverside County Flood Department reviewed the site's potential for flooding in accordance with Ordinance 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) as well as overall drainage of the site, and water basin requirements. Additionally, the MND includes sufficient mitigation to reduce all impacts to a less than significant level.

The surrounding land uses are predominantly single-family housing. This includes ongoing and future housing development from the Spring Mountain Ranch and Springbrook Estates. It is deemed logical development to allow additional housing to support a growing population in the Highgrove area. The single-family condominium unit complex is compatible with surrounding single-family homes in the area. Additionally, the Project will provide the necessary additional right-of-way dedication. These improvements include Mt. Vernon Avenue within the Project boundary to be improved as a Secondary Highway and will include 32-foot half width pavement, sidewalk, curb, and gutters. Center Street along the Project boundary will be improved with 32-foot half width pavement, sidewalk, curb and gutter. Teresa Street will be improved with 32-foot full-width AC pavement, curb and gutter. Bioretention basins will be provided on the residential parcels to be utilized for the mitigation of storm water runoff.

As such, the Project is designed and conditioned for the protection of public health, safety, and general welfare in mind as well as the present and future logical development of the surrounding property.

3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The residential component of the project was processed as a Subdivision Schedule "A" Map (Tentative Tract Map 37743). Tract Map Division means a land division creating five or more parcels, *five or more condominiums* as defined in Section 783 of the Civil Code, a community

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apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units. Under condominium ownership the property owner can convey title of their property as they would have exclusive ownership of their unit and shared ownership of common areas. Notwithstanding, the Project proponent would still be required to have an approved tentative tract map (Schedule "A" Map), apply for a final map, and meet all the conditions and requirements prior to map recordation. The requirement is not fully applicable to condominium projects where, effectively, more than one structure is built on a single legally divided parcel.

Plot Plan 200016 (Commercial Portion of Project)

Plot Plan No. 200016 is for the site design and development of the commercial portion of the Project site. The proposed development includes the construction of a take-out/drive through food establishment and retail suites on an 8,373 sq. ft. building located on Parcel 2 of the Project site. Parcel 3 will include the construction of a gas station with a convenience store (4,088 sq. ft.) with the concurrent sales of beer and wine.

No plot plan shall be approved unless it complies with the following standards:

1. The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

The commercial portion of the site is subject to the Riverside County General Plan; Riverside County Ordinance 348 (Land Use Planning and Zoning Regulations) and 461 (County Road Standards and County Standard Specifications); California Quality Environmental Quality Act (CEQA); Countywide Design Standards; and the Multiple Species Habitat Conservation Plan (MSHCP). General Plan conformance analysis is provided in the staff report under Land Use Findings: General Plan Amendment. The Project's height, setbacks, site design layout etc. and off-site public improvements were reviewed and recommended for approval by the responsible Development Advisory Committee (DAC) members in compliance with the development standards of Ordinance 348 and 461. A Mitigated Negative Declaration was prepared, reviewed, and deemed adequate in compliance with the State CEQA Guidelines and mitigation measures were incorporated to reduce any potential impacts to less than significant. Architectural design elements were evaluated and deemed to be in conformance based on Countywide Design standards (design style, articulation of building facades, color, and materials etc.). The project was evaluated in compliance with the Riverside County MSHCP and conditioned to comply with Burrowing Owl Surveys prior to ground disturbance. Therefore, the commercial portion of the Project conforms to the requirements of the General Plan and all applicable requirements of State law and other Riverside County Ordinances.

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2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.

Project review consists of, among other things, a robust review of the Project's ultimate design and operations to ensure the protection of public health, safety, and general welfare. The project was routed to Riverside County Environmental Health whose purview is to ensure that the adequate and safe provision of potable water and sewage is provided to the site, as well as the space allocation, and service provided for adequate disposal of solid waste. The Riverside County Fire Department (Fire) evaluated the Project's overall site design based on the Fire Technical Policies Document and Standards (i.e., summaries of County and State Codes), including emergency access, water availability for fire suppression and other interior fire safety requirements (fire sprinklers, carbon monoxide detectors etc.). The Riverside County Transportation Department evaluated the project based on, Ordinance 461, to ensure proper sight distance at driveways, and ultimate width Right of Way (ROW) dedication for sidewalk, curb and gutter necessary for project access by vehicles and pedestrians. The Riverside County Flood Department reviewed the site's potential for flooding in accordance with Ordinance 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) as well as overall drainage of the site, and water basin requirements. Additionally, the MND includes sufficient mitigation to reduce all impacts to a less than significant level.

The surrounding land uses are predominantly single-family housing. This includes ongoing and future housing development from the Spring Mountain Ranch and Springbrook Estates. It is deemed logical development to include a gasoline service station with concurrent alcohol sales, eating establishment and commercial retail centrally located to provide neighborhood level services to the residents in the surrounding community. Additionally, the proposed development would dedicate land for road improvements, sidewalks, and water basin facilities (onsite) as well as public infrastructure in support of Environmental Justice policies (e.g., bus shelter and re-slurry of community center parking lot).

As such, the Project is designed and conditioned for the protection of public health, safety, and general welfare in mind as well as the present and future logical development of the surrounding property.

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3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

The commercial portion of the project has been conditioned to comply with this requirement. No structure can be sold on the commercial portion of the site (Parcels 2 and 3) 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.

### **Conditional Use Permit**

Conditional Use Permit No. 200030 (CUP200030) is a proposal to allow the gas station and convenience store (PPT200016) with the concurrent sale of beer and wine for off-premises consumption on Parcel 3 (0.99 net acres) of the Project site. In the C-1/C-P, a CUP is required for gasoline service stations with the concurrent sale of beer and wine for off-premises consumption pursuant to Ordinance No. 348 Section 9.1.D.15.

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Findings related to CUP200030's consistency with the General Plan and Ordinance No. 348 are detailed previously in the findings for Change of Zone No. 1900026. Briefly, CZ1900026 from R-1 to C-1/C-P zoning classifications for Parcels 2 and 3 will allow the proposed convenience store, gas station, and commercial/retail uses. Furthermore, the C-1/C-P zone is consistent with the CR land use designation, as described above in the Change of Zone findings. Thus, the proposed Project meets this standard.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare since as detailed in the MND for the proposed Project it was determined that the potential of significant impacts to Cultural Resources, Noise, and Mandatory Findings of significance could occur; however, with the incorporation of mitigation measures impacts were reduced to less than significant. In addition, the proposed Project conforms to all applicable policies of the General Plan, the development standards of the Ordinance No. 348, and the requirements of State law and the ordinances of Riverside

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County. The design of the project has been reviewed and conditioned by all applicable Riverside County Departments to ensure the project would not have an adverse effect on the public's health, safety, and general welfare. Conditions of approval have been included to the proposed Project by the the DAC. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as was detailed in this document in the findings for the Plot Plan (PPT200016). The commercial development portion of the Project would provide a food establishment and commercial retail uses, that could range from a local barbershop, nail salon, and other retail establishments allowed in the General Commercial zone. Additionally, the commercial development would include a gasoline station, and convenience store with the concurrent sale of alcohol (beer and wine sales only). The alcohol sales represent only a portion of the product mix available at the convenience store, that will also offer, milk, eggs, and other high-turnover products. As such, the commercial development, including the alcohol sales would conform to the logical development of the land and is compatible with present and future logical development of surrounding property.
4. The CUP for the off-site selling of beer and wine from the convenience store within the commercial portion of the site would make it convenient for local residents to purchase beer and wine at the neighborhood level. The convenience of having a location within the vicinity where residents can purchase beer and wine would support present and future residents in the area. The concurrent sale of beer and wine for off-premises consumption are allowed in gasoline service stations/convenience stores. Because the selling of beer and wine will take place within a market/store/service station it is logical to pair both the selling of beer and wine with the convince store. As such, the proposed use (CUP200030) conforms to the logical development of the land and is compatible with the present and future development of the surrounding property.
5. 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 consider topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof as is detailed previously in the findings of the Plot Plan 200016 and 200017.
6. 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

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prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project complies with this finding.

7. The proposed use for alcohol sales, concurrently with gasoline service station and convenient store is consistent with the Alcoholic Beverage Sales section and requirements of Ordinance No. 348. The sales would be within the C-1/C-P zoning classification. A Conditional Use Permit is required for the sale of beer and wine for off-premises consumption for the convenience store, located on Parcel 3. (Ordinance No. 348 Section 9.1.D.15.) Section 18.48 describes the requirements for all alcoholic beverage sales and conditions of approval are included for the CUP to ensure compliance with the operational development standards for sale of alcohol pursuant to this section. Notice of the hearing was provided to all owners of property within 1,000 feet of the project site and to the Riverside Unified School District. No public parks are in operation within 1,000 feet of the project site. According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for off-site consumption for the census tract in which this project is located (Census Tract 423) is five (5) based on the population within this census tract of 10,335 from the 2020 US Census. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses by one (1). Currently there are eight (8) existing off-sale licenses within this census tract. Thus, approval of this Conditional Use Permit will exceed the number of typically allowed licenses for a census tract. Therefore, a Determination of Public Convenience and Necessity, as provided below, is necessary for this Conditional Use Permit based on the current number of licenses and available population estimates.

**Public Convenience and Necessity**

1. The project is located within Census Tract 423. The 2020 census population for Census Tract 423 was 10,335 persons according to the U.S. Census Bureau.
2. The maximum concentration level for General Alcohol License of beer and wine (Type 20) is limited to one per 2,500 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 23817.5).
3. Currently, there are eight (8) alcohol beverage control licenses for sale for off-site consumption issued in Census Tract 423. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to nine (9). 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 five (5) based on the



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population within this census tract. Approval of this Conditional Use Permit will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations.

4. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
5. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
6. Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:
  - a. The sale of alcohol at this convenience store will be a public convenience. The subject property proposes to sell beer and wine for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time while shopping at the convenience store or using the gas station.
  - b. The approval of a new license for the off-site consumption of beer and wine is an ancillary use to the convenience store and gas station and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. The sale of beer and wine is an ancillary use to the sale of general merchandise and high-turnover products and will not adversely affect the adjacent property or sensitive uses that may be nearby.
  - c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a gas station/convenience store within minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff’s Department for review and comment on December 8, 2022. However, the Sheriff’s Department has no obligation to this proposal A public hearing notice was mailed to adjacent property owners within 1000’ feet of the subject site. To date, staff has received a total of 22 public comments related to the proposed Project, including opposition to the

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proposed convenience store with concurrent alcohol sales and gasoline station. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

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

**Development Standards Findings:**

With approval of Change of Zone No.1900026 the Project site will be located within two zoning classifications, General Commercial (C-1/C-P) for Parcels 2 and 3 (2.05 acres) and One-Family Residential (R-1) for Parcel 1 (6.40 acres). As proposed, the Project is consistent with the permitted uses and development standards of each zoning classification as provided in Ordinance No. 348 and as detailed below:

**C-1/C-P Development Standards (Parcels 2 and 3):**

- A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* As proposed, the commercial component of the Project site is located in Parcel 2 and 3 of the overall Project development. Given, that there is no minimum lot area requirement, the proposed Project is in compliance with this development standard.
- B. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans.* The proposed commercial buildings will not exceed a height of twenty-five (25) feet. The Project is not within a specific plan. Thus, there are no yard requirements for Parcels 2 and 3. Therefore, the proposed Project is consistent with this development standard.
- C. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* There are no buildings or

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structures proposed that exceed a height of 50 feet. Therefore, the Project is consistent with this development standard.

*D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Based on the parking standards as provided in Ordinance No. 348 Section 18.12 general commercial uses are required to provide 1 space/200 square feet, restaurants/drive-through uses are required to provide 1 space/45 square feet of service area, and gasoline stations 4 spaces/unit. A total of 67 parking spaces are required; however, 76 spaces will be provided, six (6) of which are accessible parking spaces. In addition, a total of 4 electrical vehicle spaces and charging stations will be required and noted on the site plan. Commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required (3 will be provided), and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required (3 will be provided), with a minimum of four (4) bicycle spaces provided for the development. The proposed Project will provide a total of 6 spaces, Class II bicycle parking. Class II, is a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock. The Project is consistent with this development standard.

*E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* 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. Therefore, the proposed Project will be consistent with this development standard.

**Planned Residential Development Standards (Parcel 1):**

Uses permitted in the R-1 zoning classification include Planned Residential Development (PRD) provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the requirements of Section 18.5 of Ordinance No. 348. The PRD allows the 52 single-family residential condominium units in the R-1 zone.

Density, Open Areas and Height Limitations

- a) A subdivision map, Schedule "A" prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460. A Schedule "A" map is any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a

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Schedule "A" subdivision. Tentative Tract Map findings are discussed in detail in the Tentative Tract Map section.

- b) *Not less than 40 percent of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas.*

The proposed Project's residential portion, Parcel 1 has a total area of 287,617 sq. ft with 119,208 sq. ft. of space dedicated as open space areas, for a total of 43% of the project's net area reserved for open space. The net area includes common open space areas and combined privately owned front and rear yards. The open space area provided exceeds the 40% requirement for planned residential developments. Therefore, the Project meets this development standard.

- c) *The total number of dwelling units in a project shall not exceed that which would be permitted if the project were a standard lot development.*

The proposed Project includes a land use change from MDR (2-5 dwelling units per acre) to HDR (8-14 dwelling units per acre) to accommodate for the eight (8) dwelling units per acre (52 units in 6.40 acres) proposed for the project and if approved would comply with the land use density allowed under HDR. Therefore, the Project meets this development standard.

- d) *The height of buildings shall not exceed that which is permitted in the zone in which the project is located. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located.*

As mentioned below the building height is not allowed to exceed three stories, with a maximum height of 40 feet in the R-1 zone. The proposed residential dwellings will not exceed two stories and will not exceed a maximum height of 29'6". The Project is consistent with this development standard.

Yard Setbacks

- a) *Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located. In no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone. The minimum building setback from interior drives shall be ten feet.*

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No setback from the interior drives is less than 10 feet. Therefore, the proposed Project meets the minimum building setback requirement. See detailed discussion on minimum yard setbacks in R-1 Zone. In the R-1 Zone front setbacks shall be no less than 20 ft, side setbacks no less than 5 feet and rear setbacks no less than 10 feet. The northwesterly portion of Parcel 1 (Lot 15) located adjacent to Lot "J" (bio-retention basin) has a side yard setback of five (5') feet. Lots 5 – 14 adjacent to the commercial portion of the Project site and Lots 25 – 36 all have minimum side yard setback of five (5') feet. The Project is consistent with this development standard. Lots 15 -24 abutting Teresa Street have a minimum rear yard setback of ten (10') feet. The Project is consistent with this development standard. The proposed development on Parcel 1 of the Project site for the construction of 52 detached single-family condominium units and is subject to the provisions of a Condo Map. The Condo Map considers the overall site (in this case Parcel 1) to determine the location of setbacks in that the 52 units are actually developed on one lot, not 52 individual lots. The front yard setback would be from the dwelling units adjacent to Center Street and measured from the edge of the dwelling unit to the existing or proposed street line. As shown on Exhibit A (TTM37743) for Parcel 1, dwelling units are setback 20' from this location and are therefore, consistent with this development standard.

Streets

- a) *Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460*

Private streets for the proposed residential development meet the standards found in Ordinance 460, Section 3.3:

- Private streets will be maintained by the development's Homeowners Association
- Interior streets in the planned residential development are 32 feet in width. Reduced widths of 32 may be permitted when the design does not permit on-street parking. The proposed project is proposing 32 feet interior streets.

Residential Structures

- a) *The number of dwelling units in one building shall not exceed two in the R-1 Zone and all other zones that permit planned residential developments as an R-1 use, or eight dwelling units in one building in the R-2 and R-2-A Zones. The number of dwelling units in a building in the R-3 Zone and all other zones that permit planned residential developments as an R-3 use shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor living area of 1,000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11. of this ordinance.*

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The proposed residential portion of the Project contains one dwelling unit per building, in compliance with the one (1) dwelling unit per building standard in the R-1 Zone where planned residential development is allowed. The proposed dwelling units range in floor living area from 1,854 sq ft. for Plan 1, to 2,297 in Plan 3 in compliance with the minimum ground floor living area of 1,000 square feet and minimum floor living area required by Section 18.11 (750 sq. ft). Therefore, the Project meets this development standard.

Recreational Buildings

- a) *Recreational, public assembly and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.*

The proposed Project includes five common area lots, one of which is open space for the proposed residential component and includes a shade structure and tot lot. No larger, public assembly or similar building is proposed, other than the shade structure for passive recreation. Therefore, the Project meets this development standard.

Maintenance of Common Areas

- a) *A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions, and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.*

Condition of approval 050 Landscape Common Area Maintenance – Schedule A – D has been placed on TTM37743 in compliance with the maintenance of common areas provision of Ordinance 348, Section 18.5. Therefore, the Project meets this development standard.

Trash Areas

- a) *Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.*

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The proposed residential project will have residential curbside pickup of trash and recycling bins. The trash bins will be enclosed in the residence's car garage. Therefore, the Project meets this development standard.

Screening

- a) *A six-foot high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.*

A 6-foot block wall would be constructed along perimeter of the residential development in compliance with the screening requirement. Therefore, the Project meets this development standard.

Walkways

- a) *Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.*

The proposed residential project's recreational areas are connected by five-foot walkways that flare out at the entrance at approximately seven (7) feet. Therefore, the Project meets this development standard.

Access

- a) *Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.*

Vehicular access openings are from "A" Street from Center Street as the project's main entrance and another emergency vehicle access is provided on "E" Street. No vehicular access openings into the project are within 400 feet of each other. The Project meets this requirement.

Parking

The proposed residential component meets or exceeds the parking requirements per Section 18.12. The parking standard for a PRD is 2.5 spaces per unit (130 total). The project provides a total of 104 garage parking spaces (2 spaces per garage), two (2) compact vehicle off-street

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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parking on the driveway (104 total) and six (6) additional parking spaces near the Recreation Structure with one (1) accessible parking space for a total of 214 off-street parking available. Therefore, the Project meets this development standard.

**Other Findings:**

1. This Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) but not located within a Criteria Cell of the MSHCP. However, assessments were conducted on the Project site which did not detect suitable burrows/nesting opportunities for burrowing owls on the Project site. However, the Project site does support suitable nesting bird habitat. Therefore, to ensure consistency with the MSHCP and protection of these species conditions of approval have been included as a part of Project approval.
2. The Project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU. This project was provided to City of Riverside for review and comment on September 3, 2019. No comments were received either in favor or opposition of the project.
3. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. The proposed Project includes a General Plan Amendment which requires compliance with Senate Bill (SB) 18. On December 08, 2019 a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission (NAHC). A response was received on January 27, 2020 with a list of twenty Native American Tribal contacts. The results of the Sacred Lands File Search was negative. Notices were sent to all contacts on February 19, 2020. The Pechanga Band of Luiseño Indians responded on March 19, 2020 via email requesting Government to Government consultation for this project. No response was received from the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Gabrieleno Band of Mission Indians- Kizh Nation, Gabrieleno/ Tongva San Gabriel Band of Mission Indians, Gabrieleno/ Tongva Nation, Gabrieleno/ Tongva Indians of California Tribal Council, Gabrieleno/ Tongva Tribe, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Indians, San Fernando Band of Mission Indians, San Manuel Band of Mission Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, Serrano Nation of Mission Indians or Torres-Martinez Band of Desert Cahuilla Indians.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). Notices regarding this project were mailed to all requesting tribes on February 24, 2020. No response was received from Colorado River Indian Tribes (CRIT), Gabrieleno Kizh Nation, or the San Gabriel Band.

Temecula Band of Luiseño Indians (Pechanga), responded in a letter dated March 06, 2020. The cultural report and conditions of approval were provided to the tribe. During a meeting with the tribe on December 18, 2020, no tribal cultural resources were identified. Consultation was also requested by the Soboba Band of Luiseño Indians. The project was discussed on February 26, 2020, September 23, 2020, and October 14, 2020. Soboba was provided with the cultural report and the conditions of approval. Soboba agreed with the conditions of approval and consultation was concluded on January 20, 2021. Neither of the tribes identified any tribal cultural resources however they did express concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner.

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

**Fire Findings:**

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone. Fire protection and suppression services will be available for the residential and commercial uses through Riverside County Fire Department.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has received one (22) written communication/phone call from who indicated opposition to the proposed Project.

This project was presented before the Highgrove Municipal Advisory Committee on May 19, 2021, and on June 9, 2021. Public input during the map was centered on clarifying questions regarding the proposed Project and their concerns over the convenience store being an attractant to the homeless population. MAC board members discussed the need for commercial in the area.

---

  
Aaron Gettis, Deputy County Counsel 7/26/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CEQ190048 TTM37743 PPT200017 CZ1900026 GPA190009

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: Jose Merlan Title: Principal Planner Date: February 9, 2023

Applicant/Project Sponsor: Steve Berzansky Date Submitted: December 13, 2022

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: *Jose Merlan* Date: November 7, 2023

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 Jose Merlan at 951-955-0314 or jmerlan@rivco.org .

Revised: 10/30/23  
Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

**HIGHGROVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT  
AT MOUNT VERNON AVENUE AND CENTER STREET  
CEQ190048**

***Prepared for:***



The County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

Contact: Deborah Bradford, Planner

***Applicant:***

Highgrove INV, LLC  
7111 Indiana Avenue, Suite 300  
Riverside, CA 92504

***Prepared By:***



**SAGECREST**  
PLANNING + ENVIRONMENTAL

27128 Paseo Esapda, Suite 1524  
San Juan Capistrano, CA 92675  
(760) 554-7615  
Contact: Lindsay Ortega, AICP, Vice President

**December 2022**

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## ACRONYMS & ABBREVIATIONS

<b>Acronyms/Abbreviation</b>	<b>Definition</b>
ADT	average daily traffic
afy	acre feet per year
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASTs	above ground storage tanks
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGS	California Geologic Survey
CHSC	California Health and Safety Code
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Value
CO	carbon monoxide
County	Riverside County
CRPR	California Rare Plant Rank
CWA	Clean Water Act
dB	Decibel
dBA	A-weighted decibels
DIF	Development Impact Fee
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FTIP	Federal Transportation Improvement Program
GHG	greenhouse gas
GPA	General Plan Amendment
gpd	gallons per day
HCM	Highway Capacity Manual
ICU	Intersection Capacity Utilization
IS	Initial Study
LDMF	Local Development Mitigation Fee
Ldn	Day-night average noise level
Leq	Equivalent sound level
LBP	lead-based paint
LOS	level of service
LSTs	Localized Significant Thresholds
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day

**Acronyms/Abbreviation****Definition**

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MLD	most likely descendent
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MSL	mean sea level
MTCO <sub>2e</sub>	million metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
NO <sub>2</sub>	nitrogen dioxide
NPDES	National Pollution Discharge Elimination System
OSHA	Occupational Safety and Health Administration
PM <sub>2.5</sub>	fine particulate matter
PM <sub>10</sub>	Respirable particulate matter
ppm	parts per million
PPV	peak particle velocity
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SF	square feet
SLF	Sacred Lands File
SO <sub>2</sub>	sulfur dioxide
SOI	Sphere of Influence
SR-91	State Route 91
SWCRB	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminant
TMDLs	total maximum daily loads
TWC	Time Warner Cable
USTs	underground storage tanks
UWMP	Urban Water Management Plan
V/C	volume-to-capacity
VOC	volatile organic compound
WoUS	Waters of the United States

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (CEQ / EA) Number:** CEQ190048

**Project Case Type (s) and Number(s):** GPA190009, CZ1900026, TTM37743, CUP200030, PPT200016, and PPT200017

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501

**Contact Person:** Deborah Bradford, Planner

**Telephone Number:** 951-955-6646

**Applicant's Name:** Highgrove INV, LLC

**Applicant's Address:** 7111 Indiana Avenue, Suite 300, Riverside, CA 92504

### I. PROJECT INFORMATION

#### PROJECT DESCRIPTION

The Proposed Project is located at the northeast corner of Mt Vernon Avenue and Center Street (APN 255-150-001) in the unincorporated community of Highgrove in the County of Riverside (County), California (Project Site). The Project Site is within the U.S. Geological Survey (USGS) "San Bernardino, California" 7.5-minute quadrangle and located in the northern portion of Highgrove, on the south of East Main Street, west of Oriole Avenue, north of Center Street, and east of Mt Vernon Avenue. Freeway access to the Project Site is provided via Interstate 215 (I-215) (**Figure 1 - Regional Vicinity Map**). The Project Site is a 9.17 gross acre (8.45 net acre) undeveloped vacant lot and is located south of East Main Street, west of Oriole Avenue, north of Center Street, and east of Mt Vernon Avenue in the unincorporated community of Highgrove (**Figure 2 – Project Vicinity Map**). The Proposed Project would involve subdividing the subject parcel into three numbered lots, comprising two commercial lots (Parcels 2 and 3), and 52 single family residential condominium units (Parcel 1), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B), a General Plan Amendment (GPA), zoning reclassification, and a conditional use permit. The Proposed Project would involve construction a 4,088 square foot (sf) 7-Eleven convenience store with a 3,096 sf, 6 pump (12 spaces) fueling station and canopy (Parcel 3), and an 8,373-sf retail building (Parcel 2) on the western portion of the Project Site, and 52 single family residential units with five (5) community maintained lettered lots on the eastern portion of the Project Site (Parcel 1). Refer to **Figure 3 – Tentative Map 37743** and **Figure 4 - Overall Site Plan**.

General Plan Amendment No. 190009 and Zone Change No. 1900026

The Proposed Project would include legislative amendments to the County's General Plan Land Use Map and Zoning Map. General Plan Amendment (GPA190009) would amend the land use designation for the entirety of the Project Site (**Figure 5 – General Plan Amendment Plan**) and Zone Change (CZ1900026) would amend the zoning designation for a portion of the Project Site (**Figure 6 – Zone Change Plan**), as shown in Table 1 – *Existing and Proposed General Plan and Zoning Designations*.

**Table 1 - Existing and Proposed General Plan and Zoning Designations**

Project Site	Parcel B (Parcel 1) - 6.40 ac	Parcel A (Parcels 2 & 3) - 2.05 ac
<b>Existing General Plan Designation</b>	Community Development: Medium Density Residential - (CD: MDR)	Community Development: Medium Density Residential - (CD: MDR)
<b>Proposed General Plan Designation</b>	Community Development: High Density Residential – (CD: HDR)	Community Development: Commercial Retail – (CD: CR)
<b>Existing Zoning Designation</b>	One-Family Dwelling – (R-1)	One-Family Dwelling – (R-1)
<b>Proposed Zoning Designation</b>	One-Family Dwelling – (R-1)	General Commercial -- (C-1/C-P)

### Tentative Map - TTM37743

The Project Site is a 9.17 gross acre (8.45 net acre) undeveloped vacant lot and is located south of East Main Street, west of Oriole Avenue, north of Center Street, and east of Mt Vernon Avenue in the unincorporated community of Highgrove. The Proposed Project would involve the subdivision of the subject parcel into three numbered lots, comprising two commercial lots (Parcels 2 and 3) totaling 2.05 acres, and 52 single family residential condominium units (Parcel 1) totaling 6.40 acres, and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B) (Figures 3 and 4).

#### Commercial Development - Plot Plan No. 200016 (PPT200016) (Parcels 2 and 3)

The commercial development portion of the Proposed Project, Parcels 2 and 3, is approximately 2.05 acres and would include two commercial structures: a 4,088 sf 7-Eleven convenience store, 3,096 sf fueling station canopy with 6 fuel pumps which would allow for 12 vehicle fueling spaces, and an 8,373-sf retail building (**Figure 4**). The 7-Eleven convenience store with fueling station would be located in the southwest corner of the Project Site (Parcel 3). The 7-Eleven convenience store would be a single-story structure, operating twenty-four hours a day, seven days a week (**Figure 7 – Conceptual 7-Eleven Site Plan** and **Figure 8 - Conceptual Convenience Store Elevations**). The fueling station and canopy, located south of the 7-Eleven convenience store, would be single-story in massing and include 6 fueling pumps that house 12 fueling spaces (**Figure 9 – Conceptual Fuel Canopy Elevations**). Direct access to the 7-Eleven convenience store, fuel pumps and canopy would be provided via driveways on Center Street and Mt Vernon Avenue. An 8,373-sf single story retail structure (**Figure 10 – Conceptual Retail Elevations**) would be located to the north of the 7-Eleven store on Parcel 2 and would include a drive-through; however, the future tenant is currently unknown. Direct access to the retail structure would be from Mt Vernon Avenue. Internal access to the retail structure would be available from Parcel 3 through a shared drive aisle. In total, the commercial development would provide a total of 76 parking spaces, of which 5 would be accessible. A 6-ft combination free standing and retaining wall would be constructed along the eastern, southern, and northern perimeter of the commercial development. Planting for the commercial development would include a variety of drought tolerant plant species with automatic irrigation system (**Figure 11 – Conceptual Commercial Development Landscape Plan**). On-site drainage would be collected and conveyed to three bioretention areas located on the western portion of Parcels 2 and 3 of the Project Site. Solid waste receptacles would be located within the proposed parking area, at the northeast corner of Parcels 2 and 3 (**Figure 4**).

Proposed materials for the exterior of the commercial structures on Parcels 3 include, but are not limited to, smooth plaster finishing for the retail and 7-Eleven buildings, stone veneer, aluminum store front systems, and aluminum canopy for the fuel station (**Figure 7**). The commercial development on Parcel 2 would include stucco, stone, and commercial glazing finishes (**Figure 10**).

#### Residential Development- Plot Plan No. 200017 (PPT200017) (Parcel 1)

The residential development portion of the Proposed Project, Parcel 1, is approximately 6.40 acres and would include 52 single family residential condominium units ranging from approximately 3,055 sf to 3,893 sf, with a total of 3 different floor plans (**Figures 12 – 14 – Conceptual Residential Floor Plan**), and five (5) lettered lots (H, K, L, M, and N) which would be community maintained (**Figure 15 – Conceptual Residential Development Landscape Plan**). The residential portion of the Proposed Project would also include a 32,888-sf open space common area in the center of the residential development, which would house one of the two residential serving bioretention areas, a tot lot, and a 994-sf community shade structure (**Figure 16 – Shade Structure Floor Plan & Roof Plan** and **Figure 17 – Shade Structure Elevations**). Six parking spaces proposed in front of the community shade structure would serve as guest parking. A 6-foot block wall would be constructed along perimeter of the residential development. Seven (7) private streets within the residential development would provide circulation and access to the residential development. Primary access would be provided to the residential development from Center Street, with a secondary emergency access provided at Elena Street to the north. Gates would be installed at both access points to the residential development. On-site drainage

would be collected and conveyed to two bioretention basins, the largest located within the residential open space area (Lot H) and the second located at the northwest corner of the residential development (Lot J). The residential development street design would allow for fire access throughout the entire site, with emergency access provided at the north end (**Figure 18 – Conceptual Residential Fire Access Plan**).

Each of the three floor plan options would include three elevation styles: Spanish, prairie, and farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood and metal railing, stone veneer, wood posts, and decorative clay pipes (**Figures 19a – 21c – Conceptual Residential Elevations**).

#### Utilities

The Proposed Project, both the commercial and residential developments, would connect to existing water mains that are serviced by the Riverside Public Utilities (RPU), the water service provider for the Highgrove area. Existing water mains are located within Mt Vernon Avenue and Center Street. The Proposed Project would connect to an existing 20-inch water line on Mt Vernon Avenue. The Project Site is served by an existing public sewer system. The Proposed Project would involve one connection to an existing sewer line located within Center Street. Will serve letters are provided by the Riverside Highland Water Company and City of Riverside's Public Works Department.

#### Grading and Construction

Construction activities for the Proposed Project would begin January 2023 and buildout is expected to take approximately 14 months, ending in February 2024. Site preparation includes removal of existing vegetation, trash, debris, irrigation lines, and foundation elements and removal of compressible topsoil and would begin January 2023 and occur over 10 days. Site preparation activities would require 18 worker trips per day, with six vendor truck emissions added to account for water trucks. The onsite equipment would consist of three rubber-tired dozers, and four of either tractors, loaders, or backhoes.

Grading throughout the site would occur (**Figure 22 – Conceptual Grading Plan (Commercial)** and **Figure 23 – Conceptual Grading Plan (Residential)**). The grading phase would occur after completion of the site preparation phase and occur over four weeks. The grading activities would require no dirt to be imported or exported from the Project Site. The onsite equipment utilized during the grading phase would include one excavator, one grader, one rubber-tired dozer, and three of either tractors, loaders, or backhoes. Grading activities would generate 15 worker trips per day, with six daily vendor truck trips added to the grading phase to account for water trucks.

The paving phase would consist of paving the onsite parking lots, road, and driveways as well as the proposed improvements to Pennsylvania Avenue adjacent to the Project Site. The paving phase would occur after the completion of the building construction phase, occurring over four weeks. The paving phase would generate 15 worker trips per day. The onsite equipment would consist of the simultaneous operation of two pavers, two paving equipment, and two rollers.

The application of architectural coatings would occur after the completion of the paving phase, occurring over four weeks. The architectural coating phase is based on covering 238,049 square feet of residential interior area, 79,350 square feet of nonresidential area, 18,692 square feet of non-residential interior area, 6,231 square feet of non-residential exterior area, and 10,977 square feet of paved area. The architectural coating phase would generate 19 worker trips per day, and equipment would consist of one air compressor.

#### Offsite Improvements

The unpaved right-of-way (ROW) areas along Mt Vernon Avenue and Center Street would be paved as part of the Proposed Project. Approximately 20-feet of ROW would be dedicated to the County from the southern and western portions of the Project Site, along Mt Vernon Avenue and Center Street. The dedicated ROW would include sidewalk, curb and gutter, and landscaping improvements. A second 18-feet of ROW would be dedicated at the northeastern corner of the Project Site where new curb and gutter would be constructed to County standard no. 200. Existing above ground power poles would be

relocated as a part of the dedication process and remain above ground, outside of the roadway behind the curb and gutter.

**DISCRETIONARY ACTIONS**

The Proposed Project involves the following entitlements:

- General Plan Amendment (GPA 190009): Amend the existing land designation from Medium Density Residential (MDR) to Commercial Retail (CR) (Parcels 2 and 3) and High Density Residential (HDR) (Parcel 1);
- Zone Change (CZ 1900026): Rezone the existing land classification from One-Family Dwellings (R-1) to General Commercial (C-1/C-P) (Parcel 2 and 3);
- Conditional Use Permit (CUP 200030): CUP for the off-site selling of beer and wine from the 7-Eleven convenience store and fueling station;
- Plot Plan (PPT200016): Construct an 8,373-sf retail building with drive-through and 4,088 sf 7-Eleven convenience store with 3,096 sf fueling canopy and 6 fuel pumps on Parcels 2 and 3;
- Plot Plan (PPT200017): 52 single-family condominium units and five common area lettered lots, on Parcel 1;
- Subdivision: Subdivide the Project Site into three numbered lots and two lettered lots (Parcels 1, 2, and 3 and Lots A and B – 9.17 gross acres – TTM 37743) and 57 single family residential lots (Parcel B – 6.40-acre – TTM 37859).

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

**B. Total Project Area:** 9.17 acres

<b>Residential Acres:</b> 6.40	<b>Lots:</b> 6	<b>Units:</b> 52	<b>Projected No. of Residents:</b> 167-172 <sup>1</sup>
<b>Commercial Acres:</b> 2.05	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> 8,373/4,088	<b>Est. No. of Employees:</b> 17/8
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**C. Assessor’s Parcel No(s):** 255-150-001

**Street References:** Northeast corner of Center Street and Mt Vernon Avenue

**D. Section, Township & Range Description or reference/attach a Legal Description:** San Bernardino South, U.S.G.S.-7.5.’ Quadrangle, Township 2 South., Range 4 West, Section 9 Northwest.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project Site is 9.17 gross acres, and it is located south of East Main Street, west of Oriole Avenue, north of Center Street, and east of Mt Vernon Avenue in Highgrove, an unincorporated area in the County of Riverside. Freeway access to the Project Site is provided via Interstate 215 (**Figure 2** – Project Vicinity Map). Areas to the north, east, and west of the Project Site have a General Plan designation of Medium Density Residential (MDR) and a Zoning Classification of One-Family Dwellings (R-1). The area to the south of the Project Site has a General Plan designation of Highest Density Residential (HDR) and a Zoning Classification of Highest Density Residential (R-7).

<sup>1</sup> [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/appendices/Appendix%20E-2\\_April%202017.pdf?ver=2017-10-23-153612-743](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/appendices/Appendix%20E-2_April%202017.pdf?ver=2017-10-23-153612-743) Table E-2, p. 2, Accessed September 24, 2020

The Project Site is a vacant undeveloped open field which has been previously disced. Vegetation is minimal, with grass and no trees present. The Project Site has General Plan designation of Medium Density Residential (MDR) and Zoning Classification of One-Family Dwellings (R-1). Topography on the Project Site is generally flat and is approximately 1,100 to 1,120 feet above mean sea level. The southwest corner of the Project Site, along Mt Vernon Avenue, contains an existing curb and gutter. The southwest portion of the Projects Site, along Center Street, contains an existing partial sidewalk. There are no sidewalks on the eastern portion of the Project Site along Mt Vernon. Portions of ROW are unpaved along Mt Vernon and Center Street. There are four (4) existing utility poles within the existing ROW along Mt Vernon Avenue.

**F. Other Public Agency Involvement and Required Permits: N/A**

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

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

1. **Land Use:** The Project Site's existing General Plan land use designation is Medium Density Residential (MDR), which allows a 2.0 to 5.0 dwelling units per acre(du/ac). As described in the Highgrove Area Plan the MDR land use designation provides for the development of conventional single-family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.
2. **Circulation:** The Highgrove Area Plan, Figure 6 – "Circulation," identifies both Center Street and Mount Vernon Avenue Secondary (100' ROW) roadways.
3. **Multipurpose Open Space:** No multi-purpose open space areas are located within the Project Site.
4. **Safety:** According to the Highgrove Area Plan, the Project Site is not within a flood hazard area, wildlife susceptibility area; steep slope area; and slope instability area. The Project Site is mapped as having a low deep groundwater susceptible sediment.
5. **Noise:** The Noise Element requires projects to limit the volume of noise effecting residential or other noise-sensitive uses.
6. **Housing:** The Housing Element requires projects to use energy conservation features in residential construction.
7. **Air Quality:** The Project Site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

**a) Environmental Justice Summary:** The Project Site is located within the Highgrove EJ Community boundary.

**G. General Plan Area Plan(s):** Highgrove Area Plan



- H. Foundation Component(s):** Community Development
- I. Land Use Designation(s):** Areas to the north, east and west of the Project Site are designated Medium Density Residential. The area to the south of the Project Site is designated Highest Density Residential.
- J. Overlay(s), if any:** N/A
- K. Policy Area(s), if any:** Highgrove Community Policy Area
- L. Adjacent and Surrounding:**
- 1. General Plan Area Plan(s):** Highgrove Area Plan
  - 2. Foundation Component(s):** Community Development
  - 3. Land Use Designation(s):** Medium Density Residential and Highest Density Residential
  - 4. Overlay(s), if any:** N/A
  - 5. Policy Area(s), if any:** Highgrove Community Policy Area
- M. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** N/A
  - 2. Specific Plan Planning Area, and Policies, if any:** N/A
- N. Existing Zoning:** One Family Dwelling (R-1)
- O. Proposed Zoning, if any:** General Commercial (C-1/C-P)
- P. Adjacent and Surrounding Zoning:** Areas to the north, east and west are zoned R-1. Areas to the south are zoned Highest Density Residential (R-7).



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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

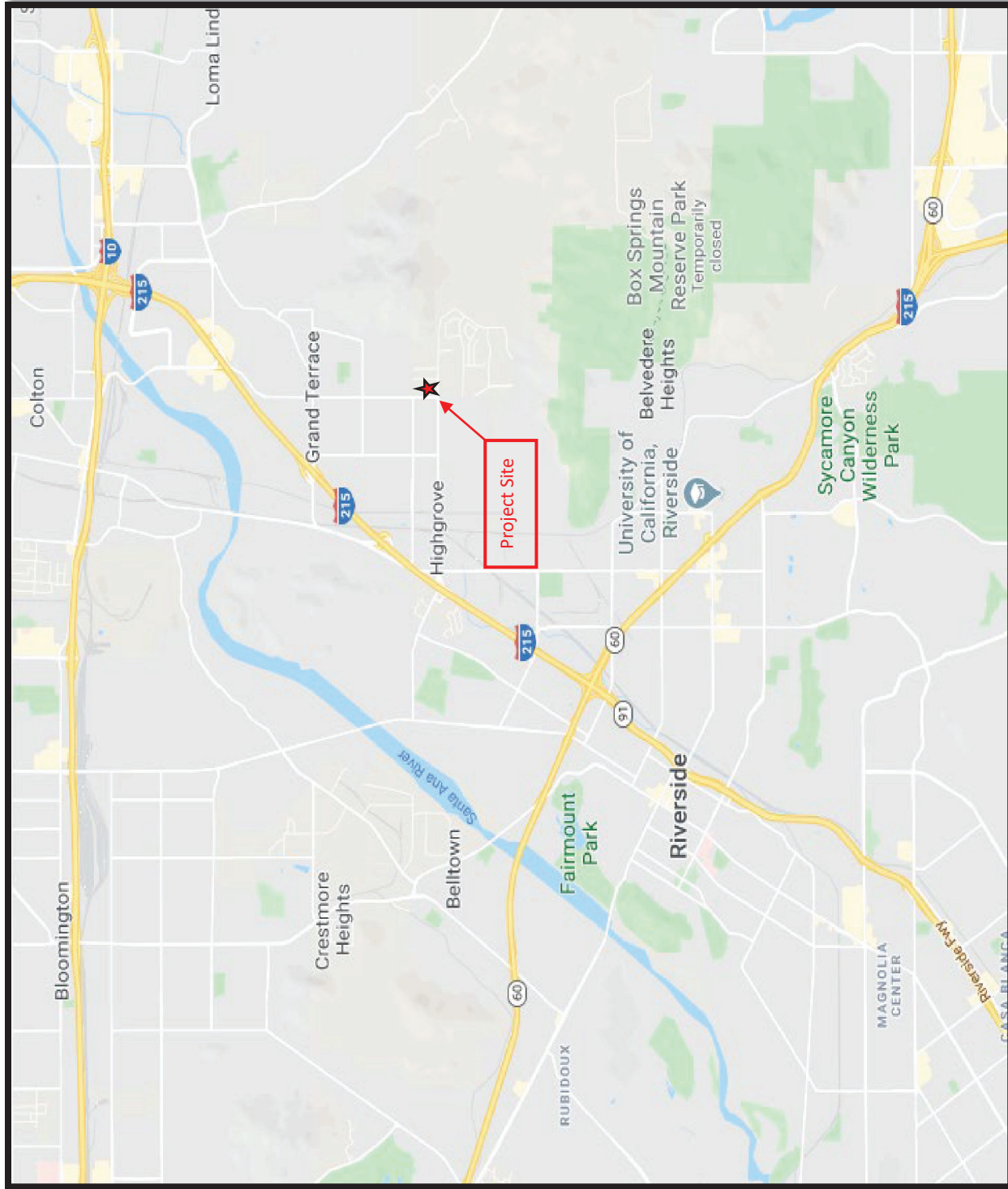


Figure 1: Regional Vicinity Map

Source: Google Maps



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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

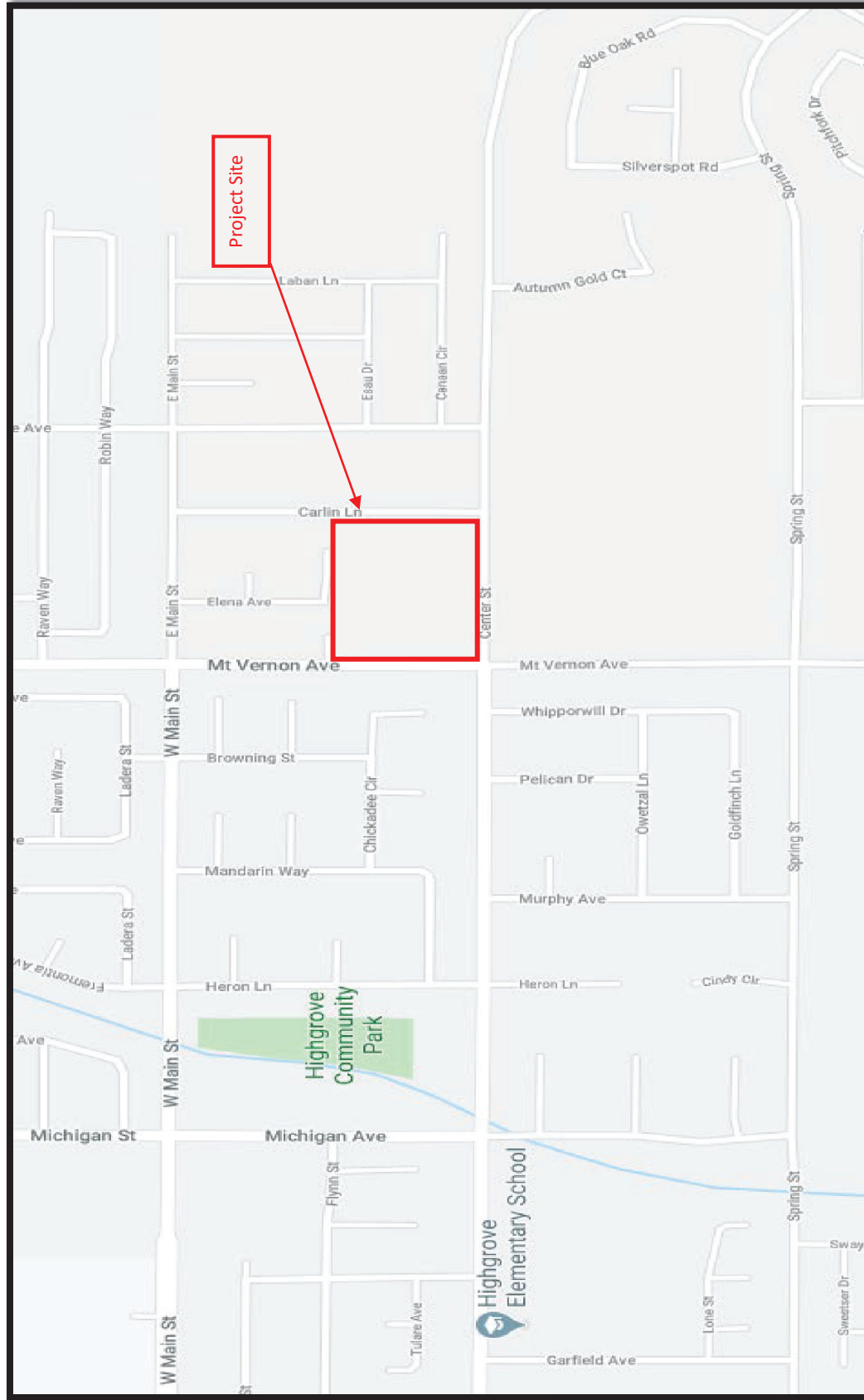


Figure 2: Project Vicinity Map  
Source: Google Maps





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Highgrove Residential and Commercial Development  
At Mount Vernon Avenue and Center Street Project

**OVERALL SITE PLAN - PPT200016 & PPT200017  
PARCELS 1,2, & 3 TENTATIVE TRACT MAP 37743  
APN: 255-150-001**

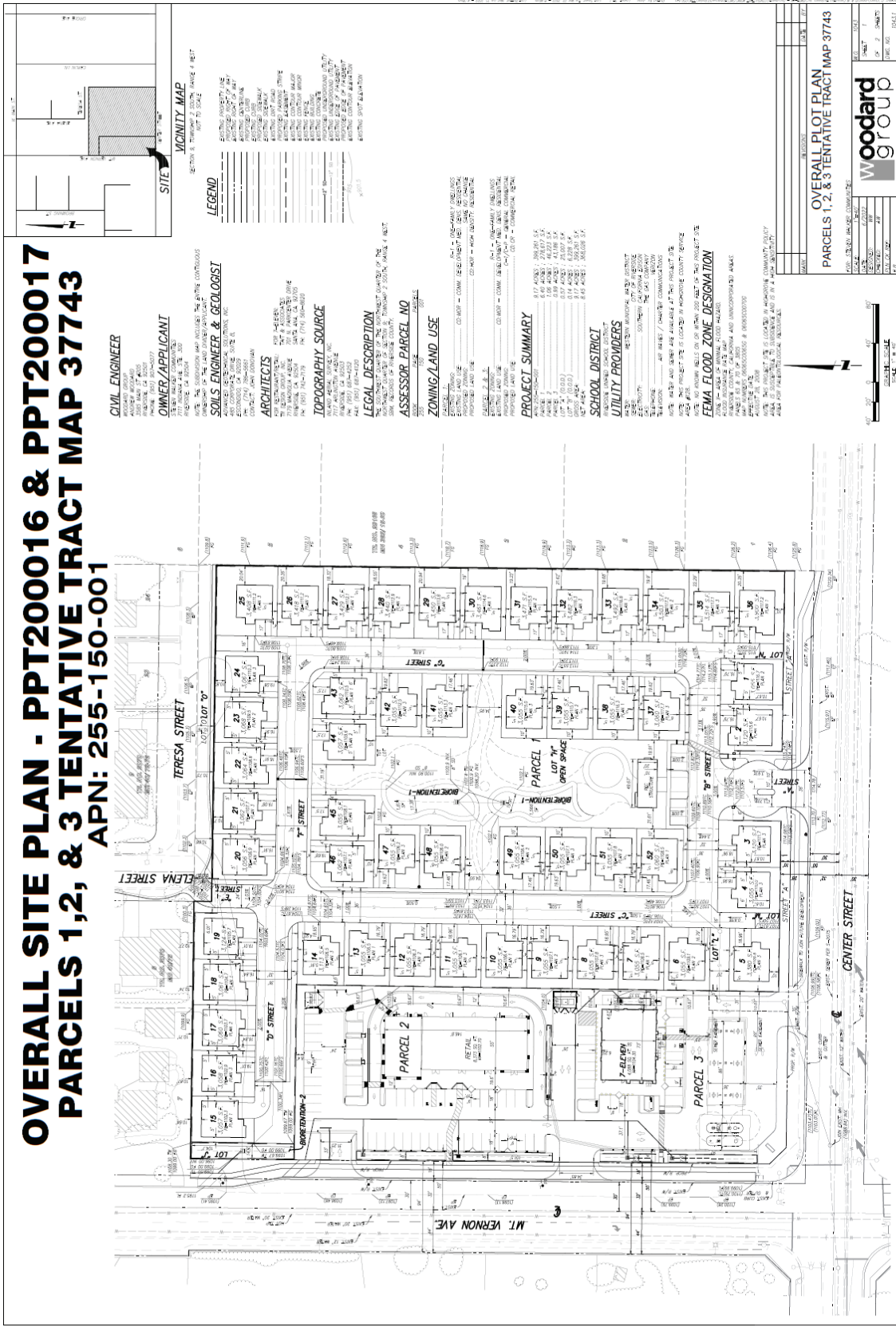
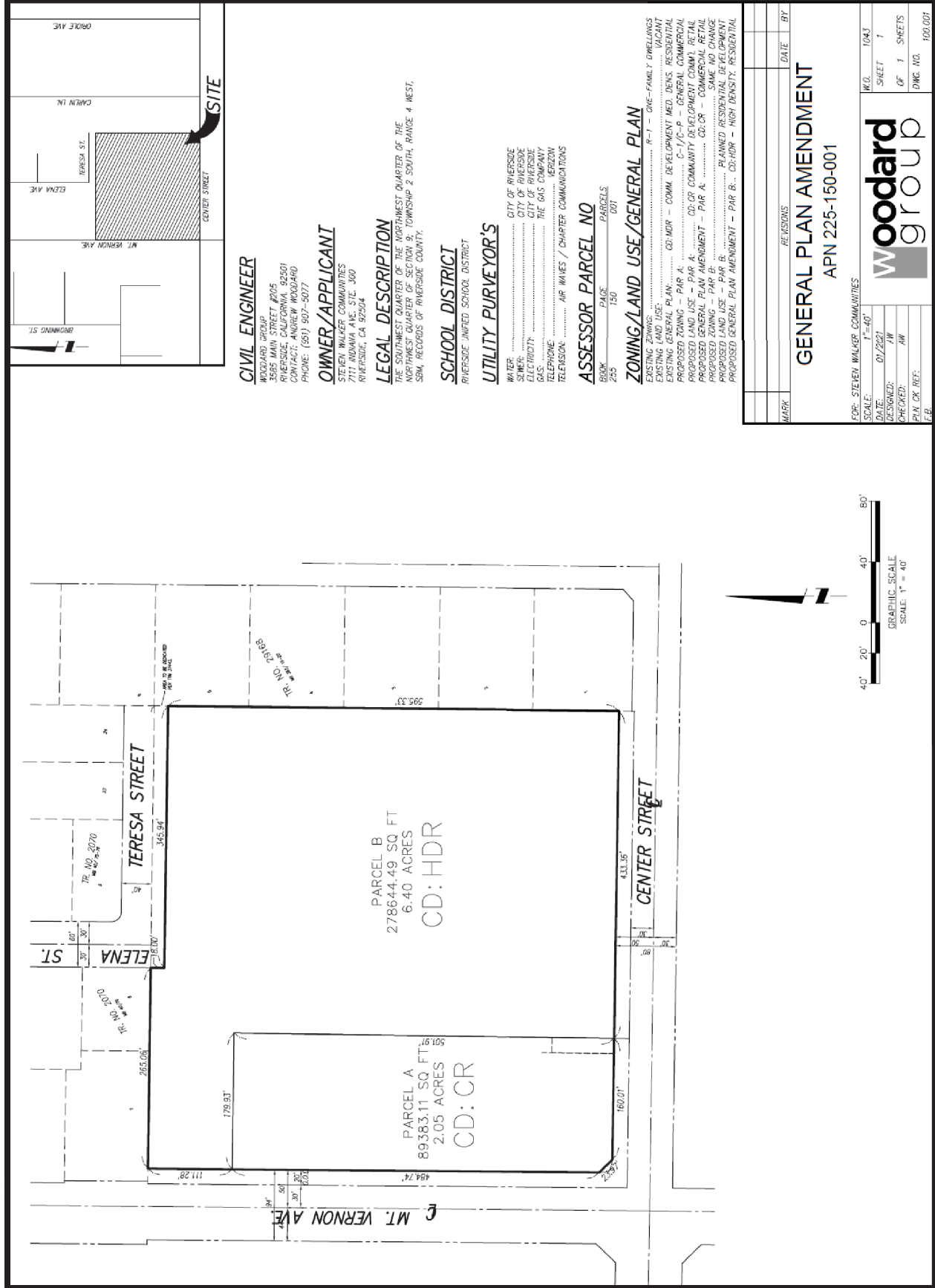


Figure 4: Overall Site Plan  
Source: Woodard Group



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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



**CIVIL ENGINEER**

WOODWARD GROUP  
3505 MAIN STREET, SUITE 2005  
CITY OF RIVERSIDE, CA 92501  
CONTACT: ANDREW WOODWARD  
PHONE: (951) 907-5077

**OWNER/APPLICANT**

STEVEN WALKER COMMUNITIES  
717 INDIANA AVE, STE. 300  
RIVERSIDE, CA 92504

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SBM, RECORDS OF RIVERSIDE COUNTY.

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED SCHOOL DISTRICT

**UTILITY PURVEYOR'S**

WATER: CITY OF RIVERSIDE  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: CITY OF RIVERSIDE  
GAS: THE GAS COMPANY  
TELEPHONE: NERIZON  
TELEVISION: AIR WAKES / CHARTER COMMUNICATIONS

**ASSESSOR PARCEL NO**

BOOK PAGE PARCELS  
255 150 001

**ZONING/LAND USE/GENERAL PLAN**

EXISTING ZONING: R-1 - ONE-FAMILY DWELLINGS  
EXISTING LAND USE: VACANT  
EXISTING GENERAL PLAN: COMM. DEVELOPMENT MED. DENS. RESIDENTIAL  
PROPOSED ZONING - PAR A: C-1/C-P - GENERAL COMMERCIAL  
PROPOSED LAND USE - PAR A: CD-CR COMMUNITY DEVELOPMENT COMM. RETAIL  
PROPOSED GENERAL PLAN AMENDMENT - PAR A: CD-CR - COMMERCIAL RETAIL  
PROPOSED LAND USE - PAR B: PLANNED RESIDENTIAL DEVELOPMENT  
PROPOSED GENERAL PLAN AMENDMENT - PAR B: CD-HDR - HIGH DENSITY RESIDENTIAL

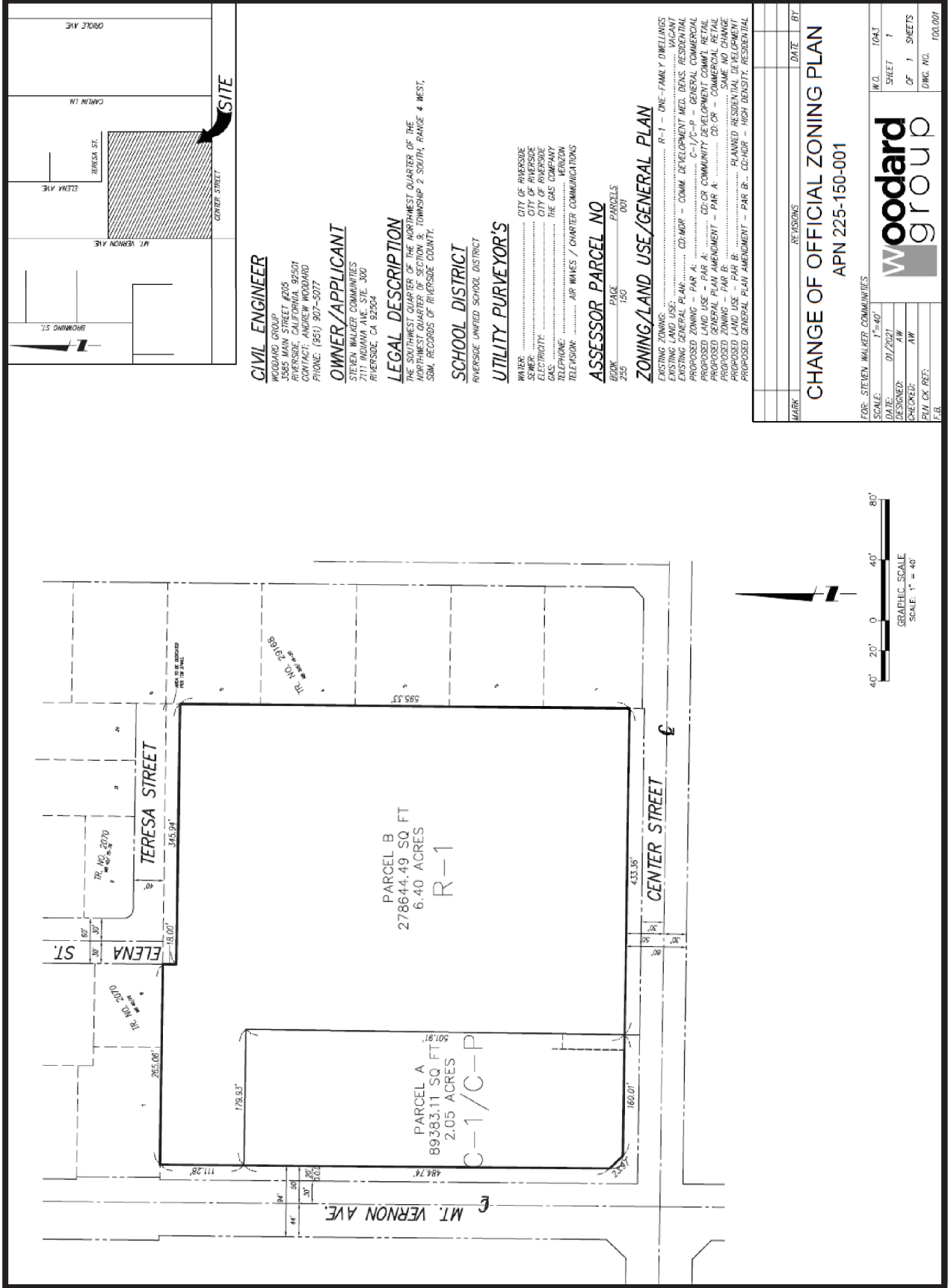
MARK	REVISIONS	DATE	BY
<b>GENERAL PLAN AMENDMENT</b>			
APN 225-150-001			
SCALE:	1"=40'	W.C.	1047
DATE:	01/22/21	SHEET	7
DESIGNED:	AW	OF	1 SHEETS
DRAWN:	AW	DMC NO.	100.001
PNY CR. REF.			
P.B.			

Figure 5: General Plan Amendment Plan  
Source: Woodward Group



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PLANNING • ENVIRONMENTAL

# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



**CIVIL ENGINEER**

WOODARD GROUP  
3885 MAIN STREET #205  
RIVERSIDE, CALIFORNIA 92501  
OWNER: LAUREN WOODARD  
PHONE: (651) 907-5077

**OWNER/APPLICANT**

STEVEN WALKER COMMUNITIES  
7111 INDIANA AVE. STE. 300  
RIVERSIDE, CA 92504

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SBM, RECORDS OF RIVERSIDE COUNTY.

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED SCHOOL DISTRICT

**UTILITY PURVEYOR'S**

WATER: ..... CITY OF RIVERSIDE  
SEWER: ..... CITY OF RIVERSIDE  
ELECTRICITY: ..... CITY OF RIVERSIDE  
GAS: ..... THE GAS COMPANY  
TELEPHONE: ..... VERIZON  
TELEVISION: ..... AIR WAVES / CHARTER COMMUNICATIONS

**ASSESSOR PARCEL NO**

BOOK PAGE PARCELS  
255 150 001

**ZONING/LAND USE/GENERAL PLAN**

EXISTING ZONING: ..... R-1 - ONE-FAMILY DWELLINGS  
EXISTING LAND USE: ..... VACANT  
EXISTING GENERAL PLAN: ..... CD-MDP - COMM. DEVELOPMENT MED. DENS. RESIDENTIAL  
PROPOSED ZONING - PAR A: ..... C-1/C-P - GENERAL COMMERCIAL  
PROPOSED LAND USE - PAR A: ..... CD-OR COMMUNITY DEVELOPMENT COMM. RETAIL  
PROPOSED GENERAL PLAN AMENDMENT - PAR A: ..... CD-OR - COMMERCIAL RETAIL  
PROPOSED LAND USE - PAR B: ..... PLANNED RESIDENTIAL DEVELOPMENT  
PROPOSED GENERAL PLAN AMENDMENT - PAR B: ..... CD-HOR - HIGH DENSITY, RESIDENTIAL

MARK	REVISIONS	DATE	BY

**CHANGE OF OFFICIAL ZONING PLAN**  
APN 225-150-001

FOR: STEVEN WALKER COMMUNITIES

SCALE:	1"=40'	W.O.	1043
DATE:	01/2021	SHEET	1
DESIGNED:	AW	OF 1 SHEETS	
CHECKED:	AW	DWG. NO.	100.001
PLAN EX REF:			
F.B.			

**woodard group**

**Figure 6: Zone Change Plan**  
Source: B & W Consulting Engineers, Inc.



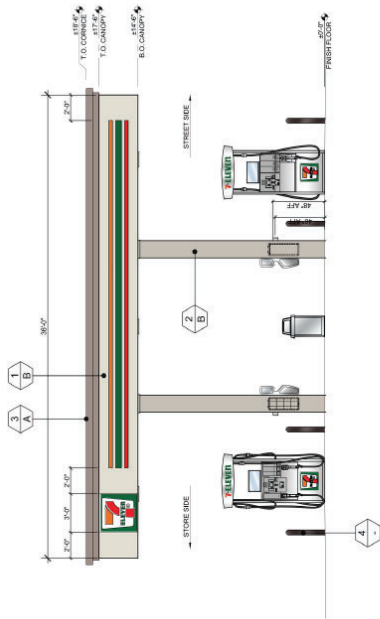






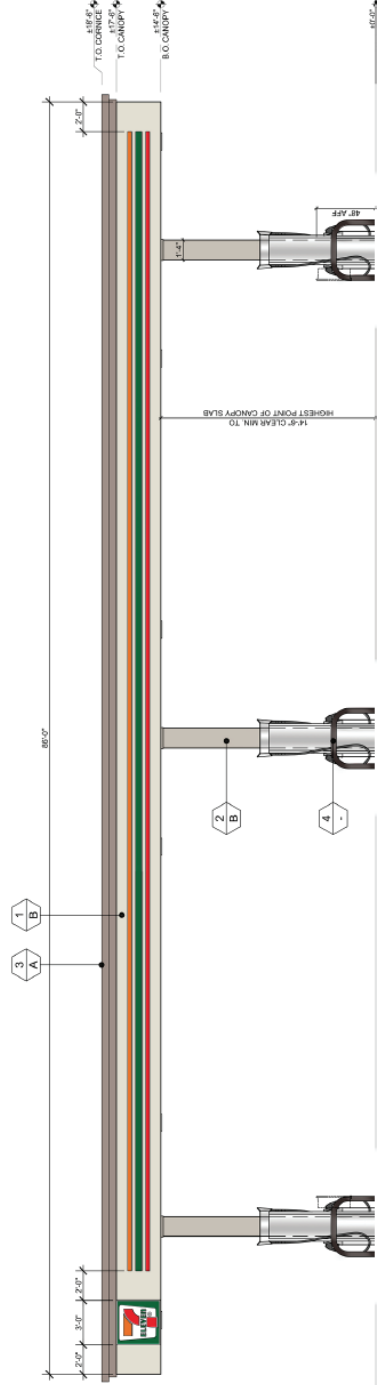
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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



FUEL CANOPY - WEST (FACING MOUNT VERNON ST.)

SCALE: 1/4" = 1'-0" 2



FUEL CANOPY - SOUTH (FACING CENTER ST.)

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

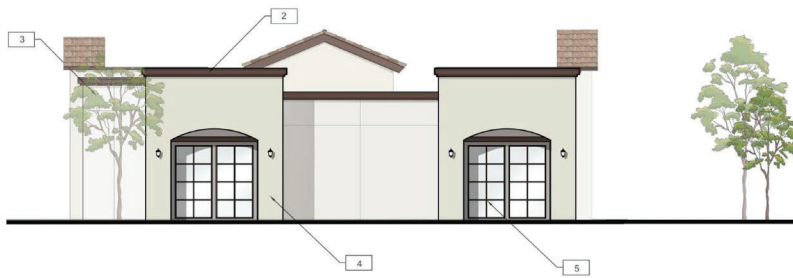
## Figure 9: Conceptual Fuel Canopy Elevations

Source: Tait & Associates



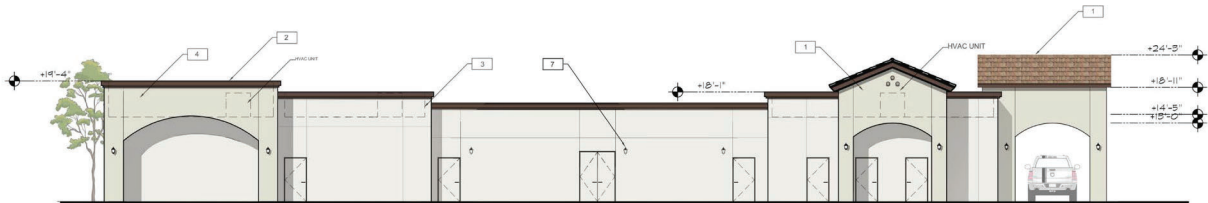
**WEST ELEVATION**

SCALE: 3/32"=1'-0"



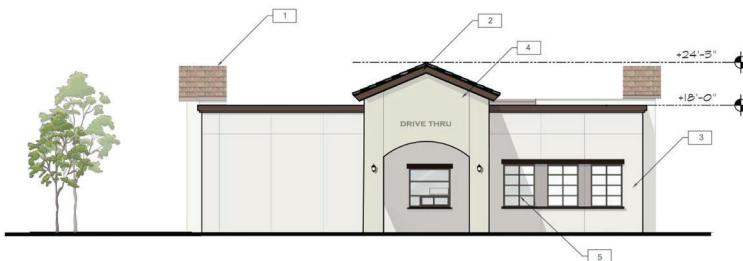
**SOUTH ELEVATION**

SCALE: 3/32"=1'-0"



**EAST ELEVATION**

SCALE: 3/32"=1'-0"



**NORTH ELEVATION**

SCALE: 3/32"=1'-0"

**Figure 10: Conceptual Retail Elevations**

Source: TR Design Group Architecture

## Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



### CONCEPTUAL LANDSCAPE PLAN

HIGHGROVE INVESTMENTS  
RIVERSIDE, CALIFORNIA

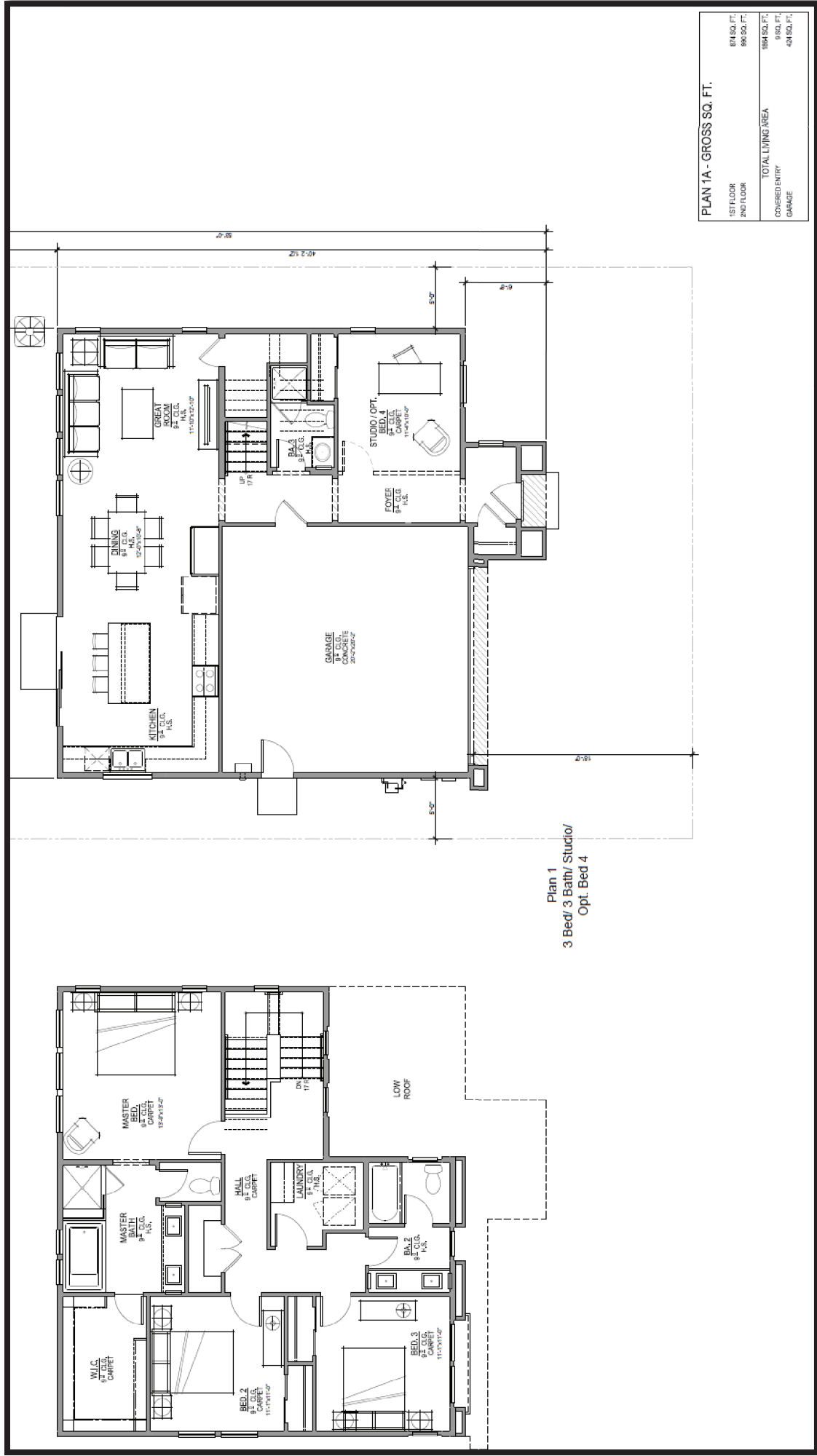
Figure 11: Conceptual Commercial Development Landscape Plan

Source: Conceptual Design & Planning Company



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**Highgrove Residential and Commercial Development  
At Mount Vernon Avenue and Center Street Project**



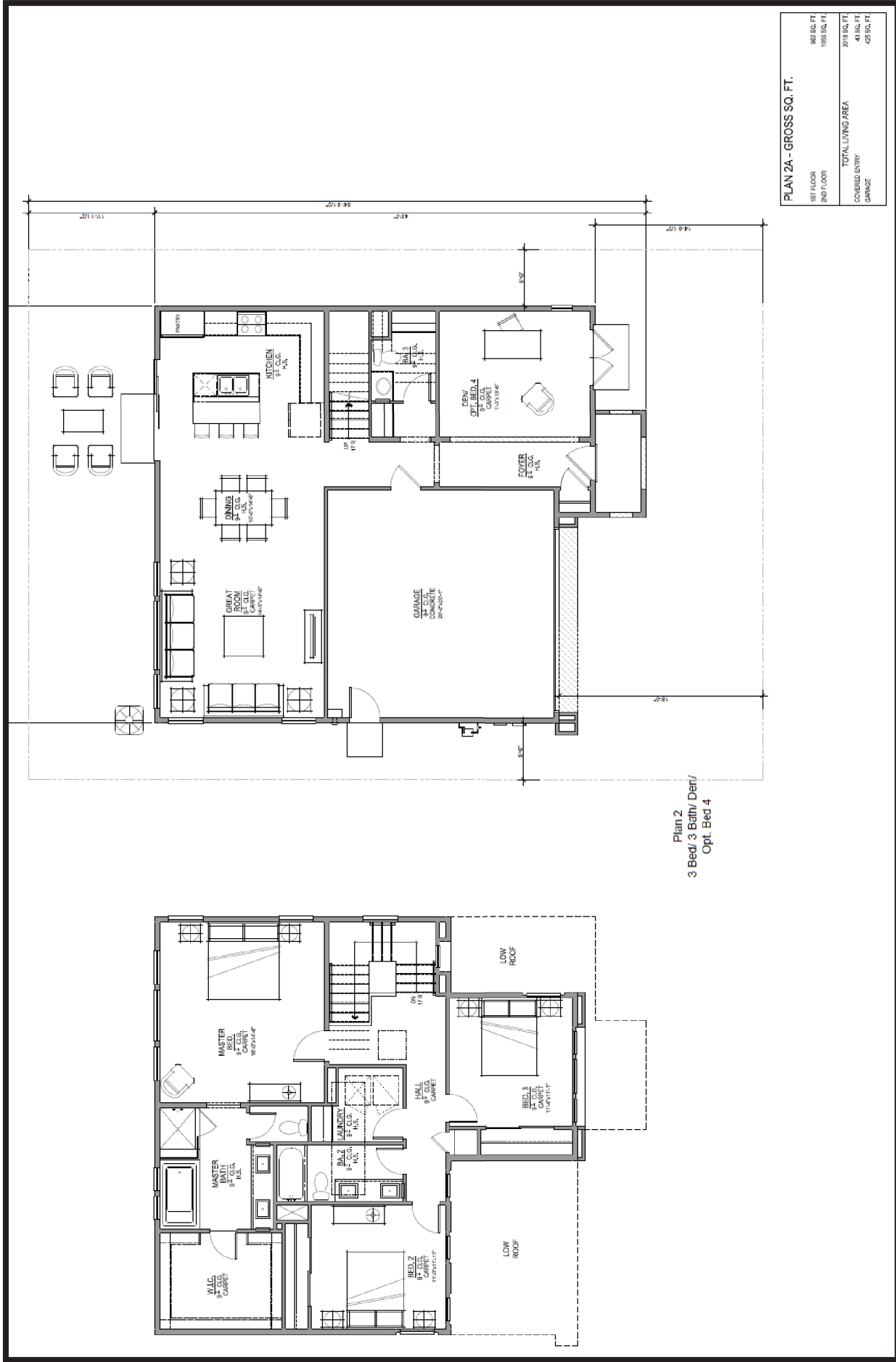
**Figure 12: Conceptual Residential Floor Plans (1)**

Source: ktgy Architecture + Planning



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**Highgrove Residential and Commercial Development  
At Mount Vernon Avenue and Center Street Project**



Plan 2  
3 Bed/ 3 Bath/ Den/  
Opt. Bed 4

**Figure 13: Conceptual Residential Floor Plans (2)**  
Source: ktgy Architecture + Planning



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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

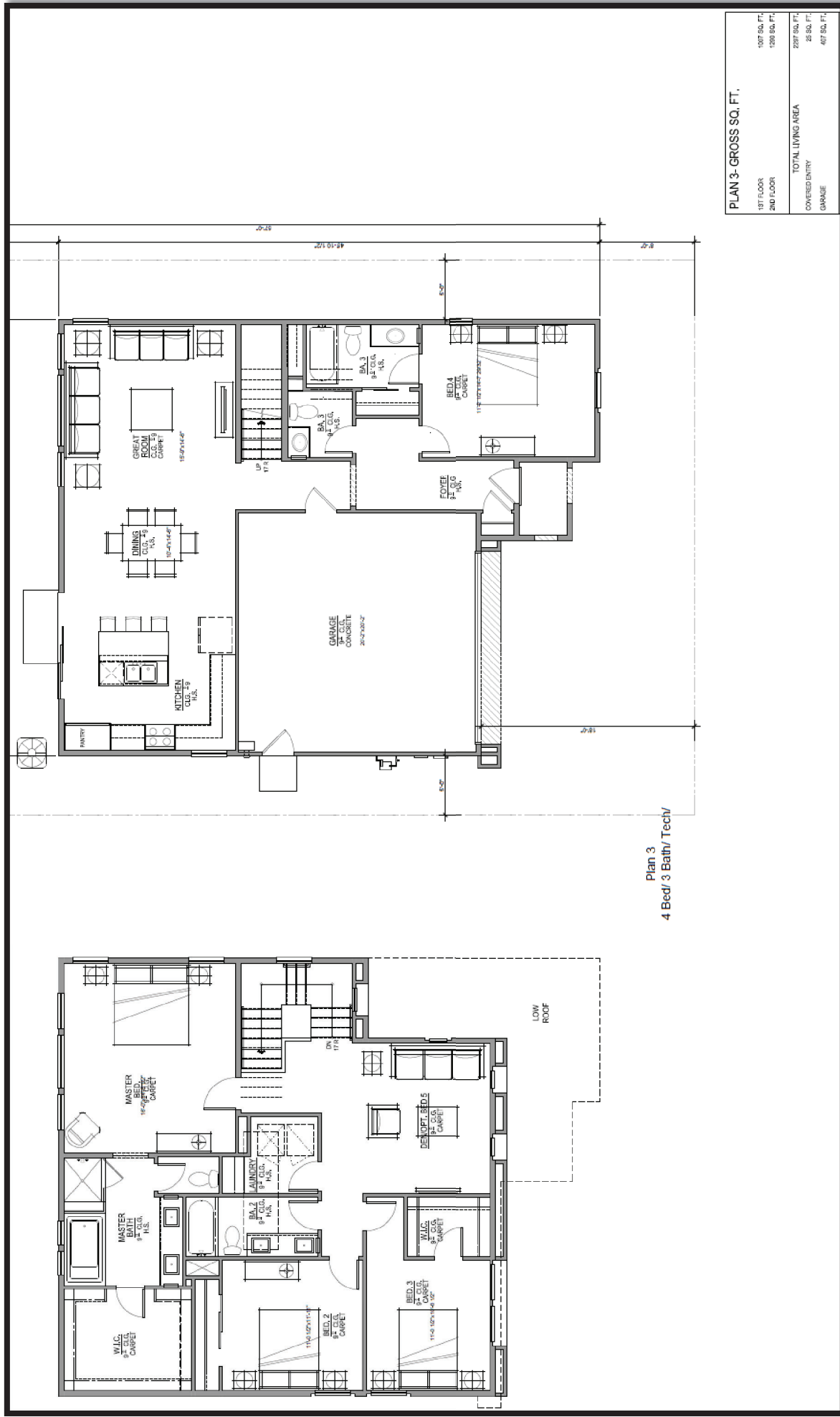


Figure 14: Conceptual Residential Floor Plans (3)

Source: ktgy Architecture + Planning



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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



Figure 15: Conceptual Residential Development Landscape Plan  
Source: ktgy Architecture + Planning





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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

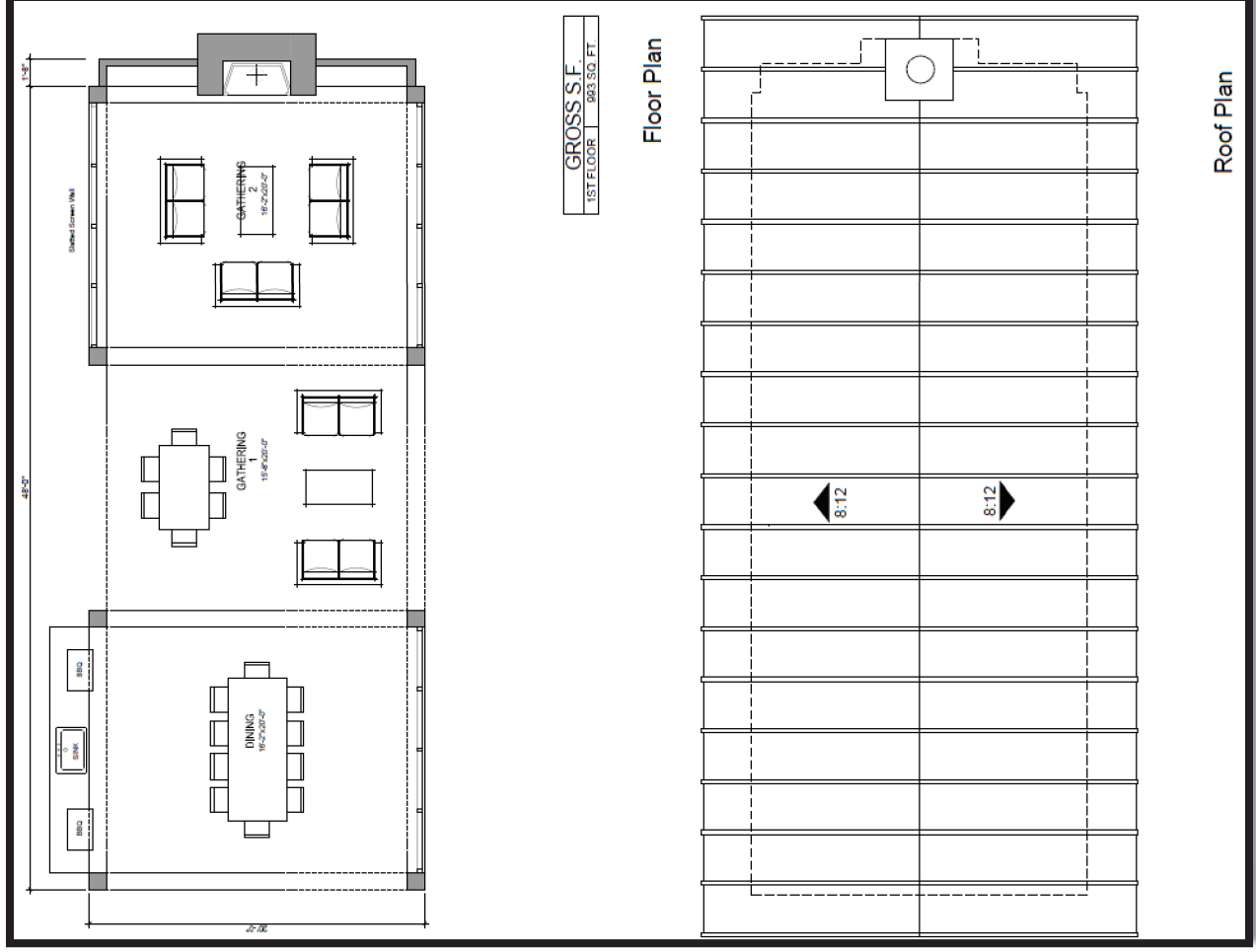


Figure 16: Shade Structure Floor Plan & Roof Plan

Source: ktgy Architecture + Planning

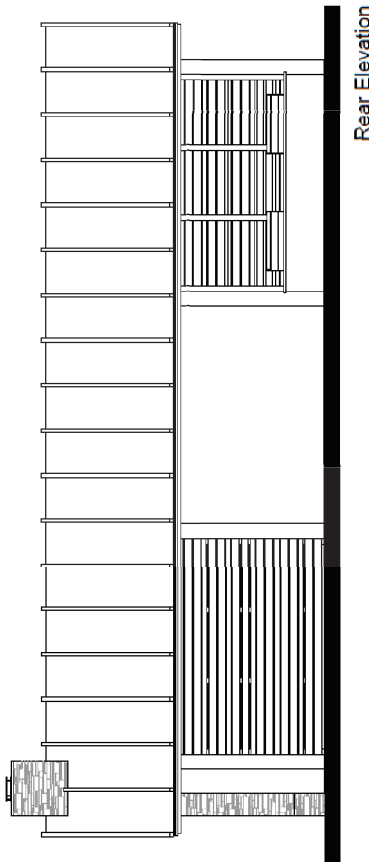
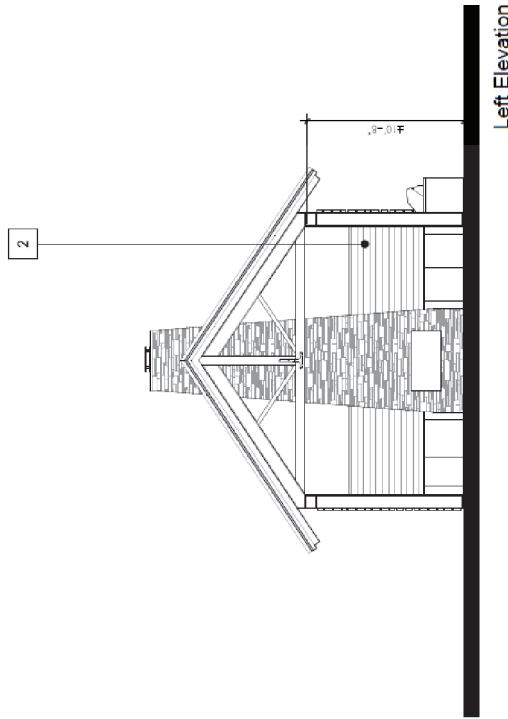
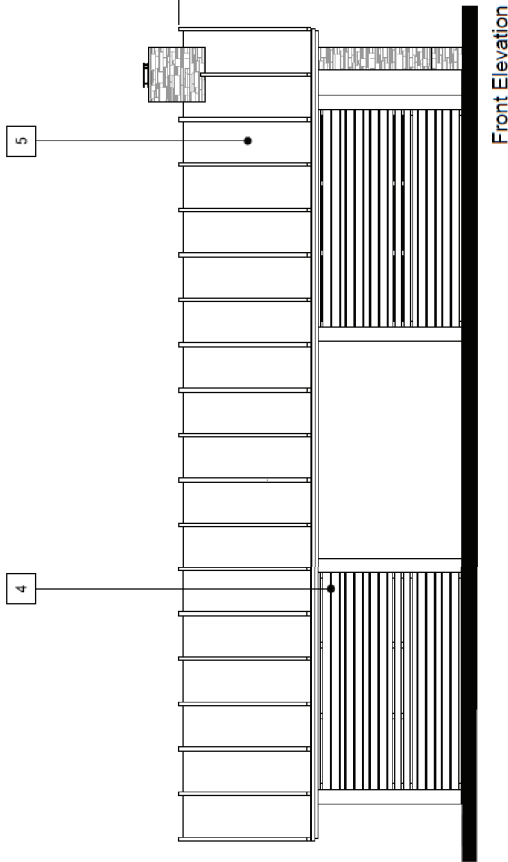
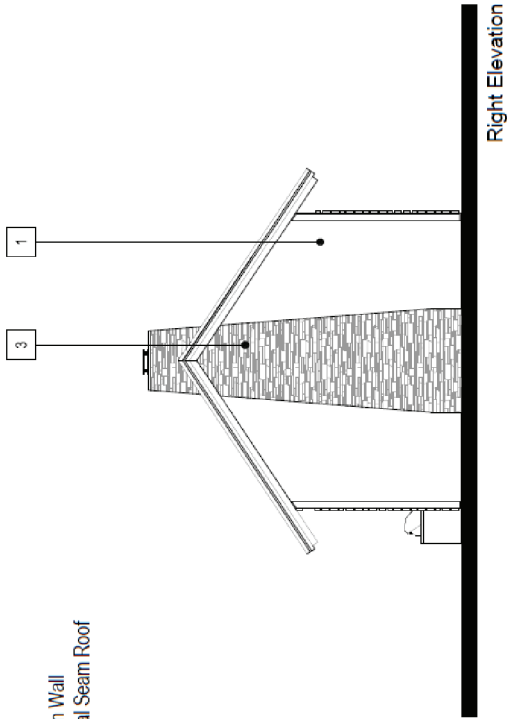


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# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

**Material Legend**

- 1. Stucco
- 2. Wood Planks
- 3. Stone Veneer
- 4. Slatted Screen Wall
- 5. Standing Metal Seam Roof



**Figure 17: Shade Structure Elevations**

Source: ktgy Architecture + Planning



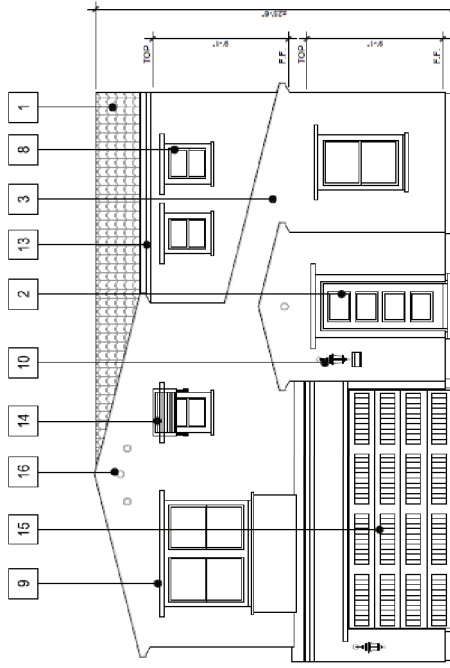


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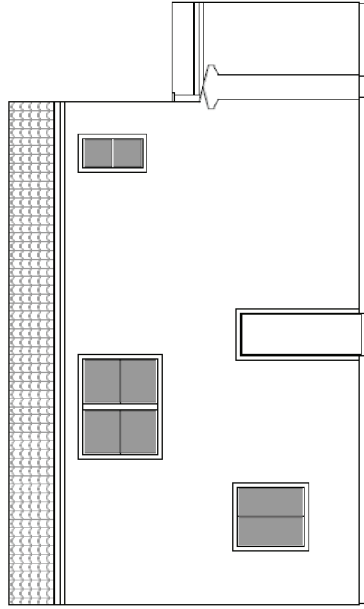
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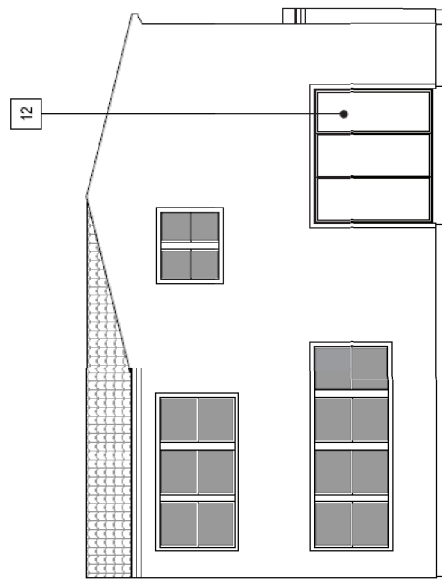
1. Roof
2. Entry Door
3. Stucco
4. Wood Railing
5. Metal Railing
6. Stone Veneer
7. 1" Reglet Channel
8. Recessed Windows
9. Trim
10. Light Fixture
11. Wood Post With Kicker
12. Sliding Door
13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Gable End Detail
18. Decorative Shutters



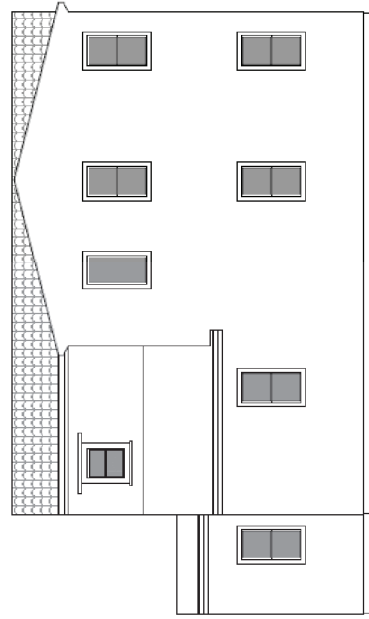
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

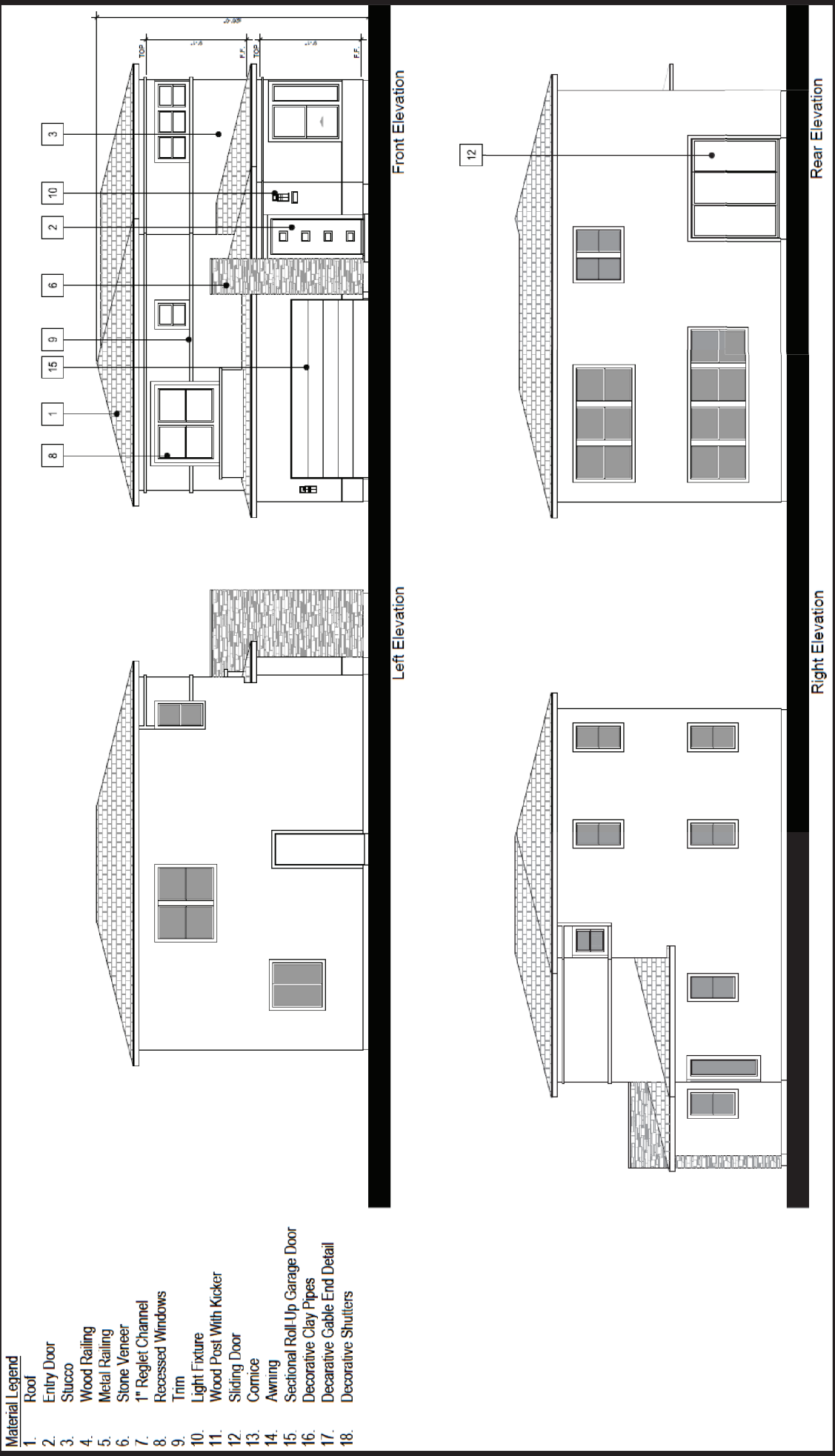
Figure 19a: Conceptual Residential Elevations

Source: ktgy Architecture + Planning



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PLANNING + ENVIRONMENTAL

# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



**Material Legend**

1. Roof
2. Entry Door
3. Stucco
4. Wood Railing
5. Metal Railing
6. Stone Veneer
7. 1" Reglet Channel
8. Recessed Windows
9. Trim
10. Light Fixture
11. Wood Post With Kicker
12. Sliding Door
13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Cable End Detail
18. Decorative Shutters

**Figure 19b: Conceptual Residential Elevations**  
Source: ktgy Architecture + Planning

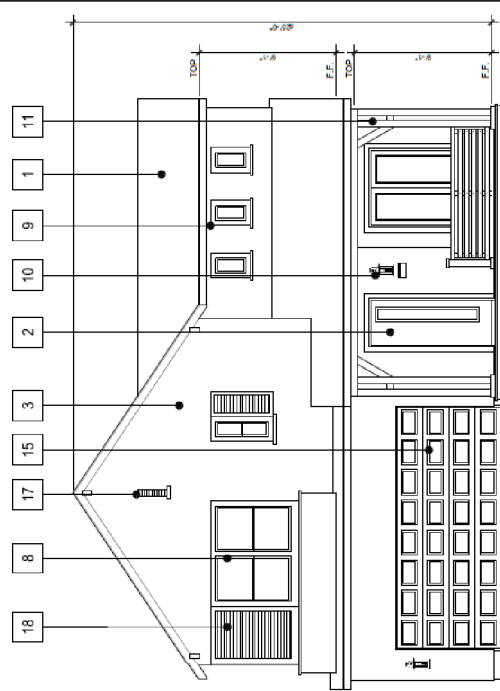


**SAGECREST**  
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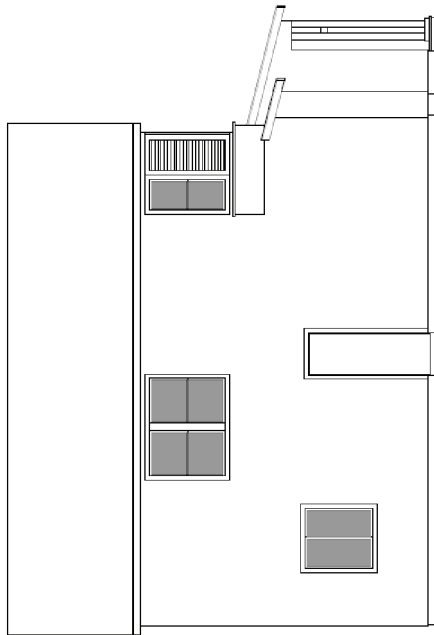
# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

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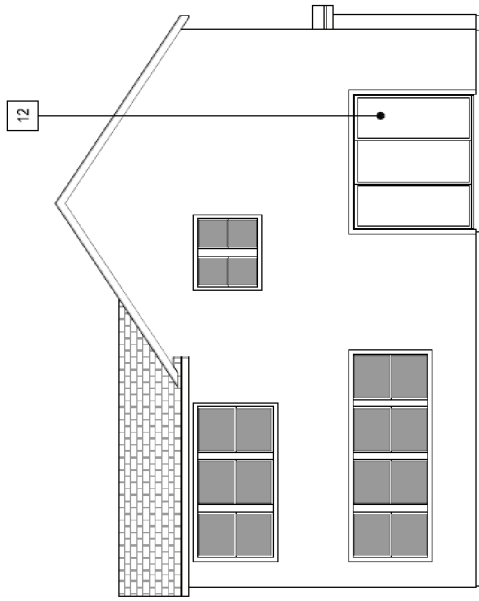
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2. Entry Door
3. Stucco
4. Wood Railing
5. Metal Railing
6. Stone Veneer
7. 1" Reglet Channel
8. Recessed Windows
9. Trim
10. Light Fixture
11. Wood Post With Kicker
12. Sliding Door
13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Gable End Detail
18. Decorative Shutters



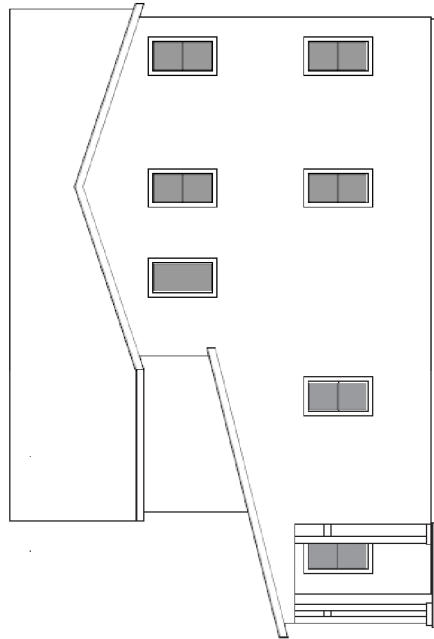
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Figure 19c: Conceptual Residential Elevations

Source: ktgy Architecture + Planning

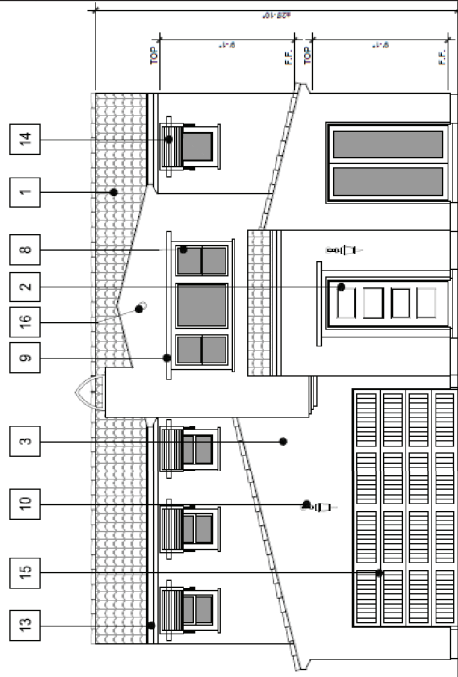


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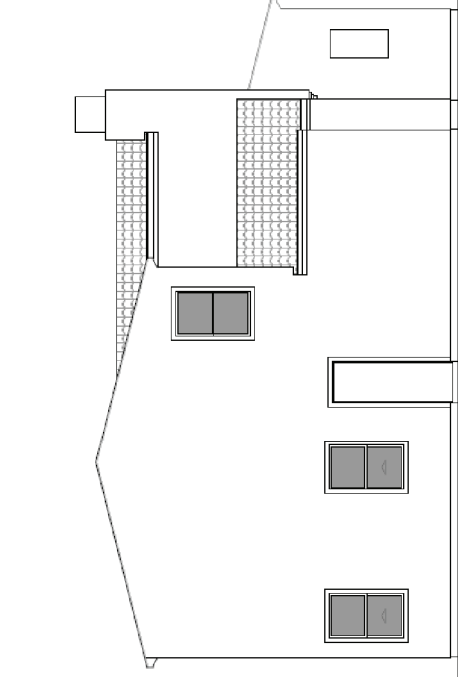
# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

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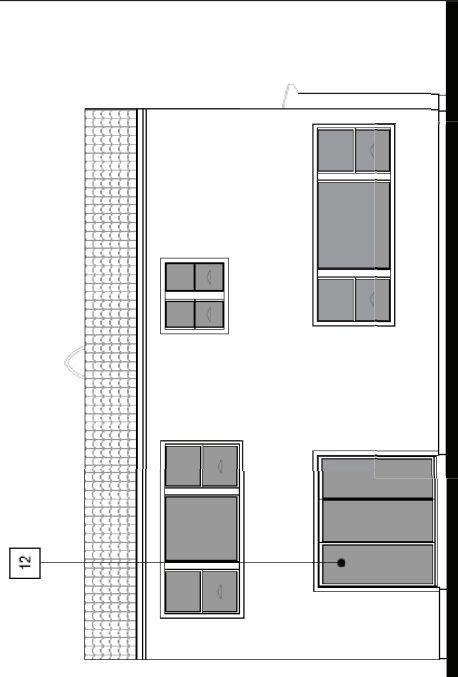
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5. Metal Railing
6. Stone Veneer
7. 1" Reglet Channel
8. Recessed Windows
9. Trim
10. Light Fixture
11. Wood Post With Kicker
12. Sliding Door
13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Gable End Detail
18. Decorative Shutters



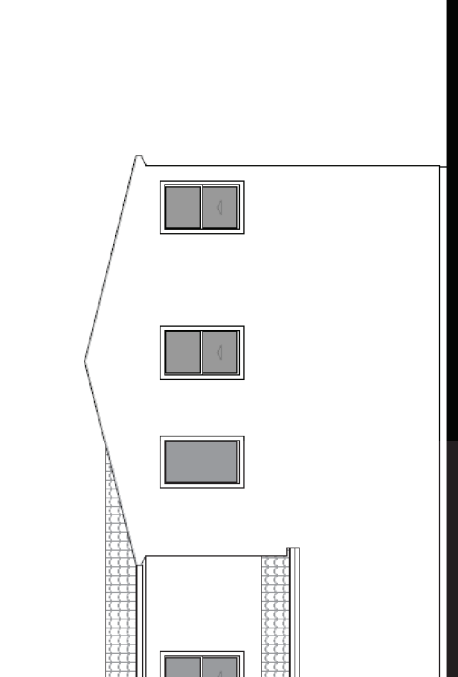
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

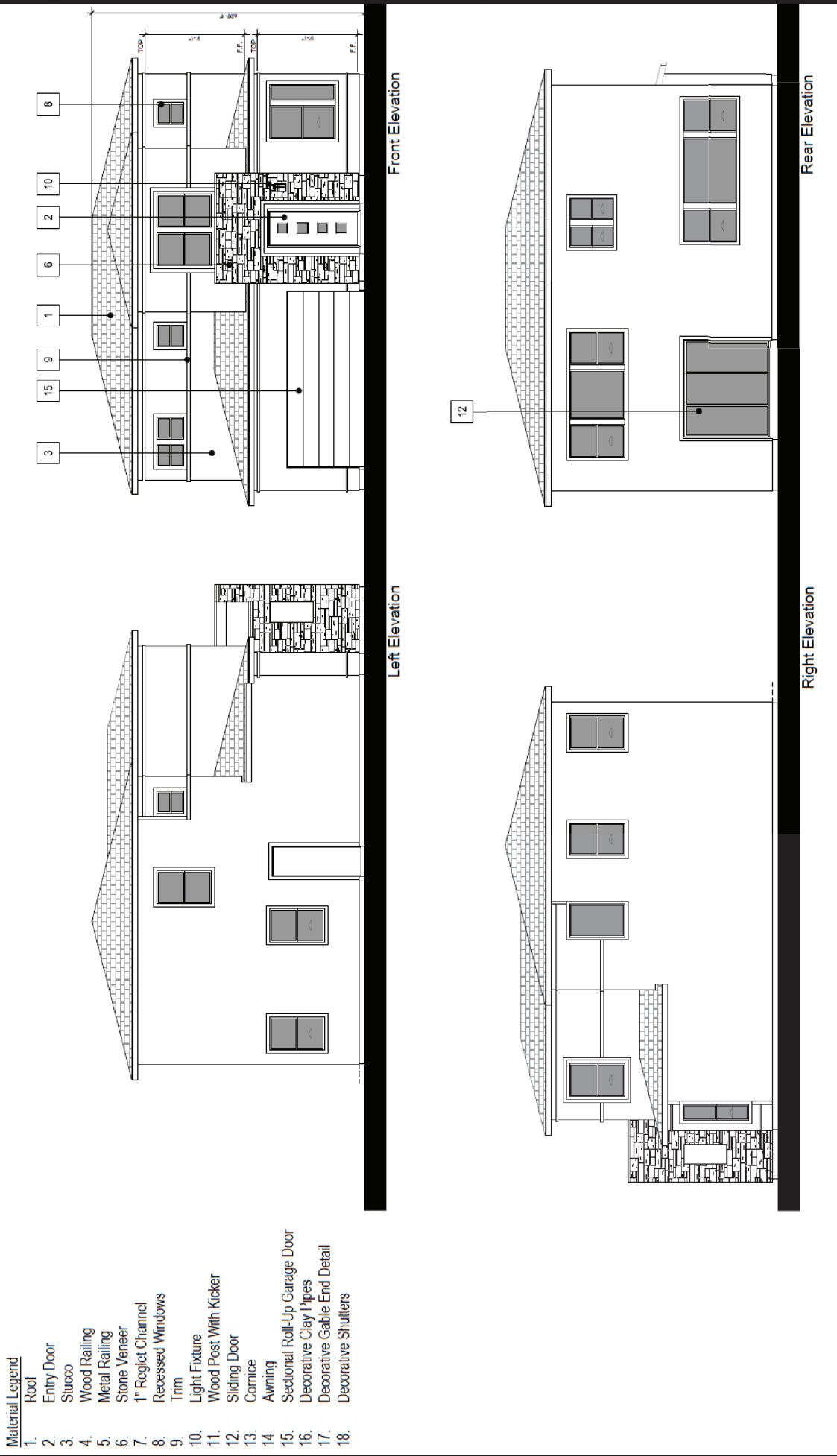
Figure 20a: Conceptual Residential Elevations

Source: ktgy Architecture + Planning



**SAGECREST**  
PLANNING + ENVIRONMENTAL

# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project



**Figure 20b: Conceptual Residential Elevations**

Source: ktgy Architecture + Planning



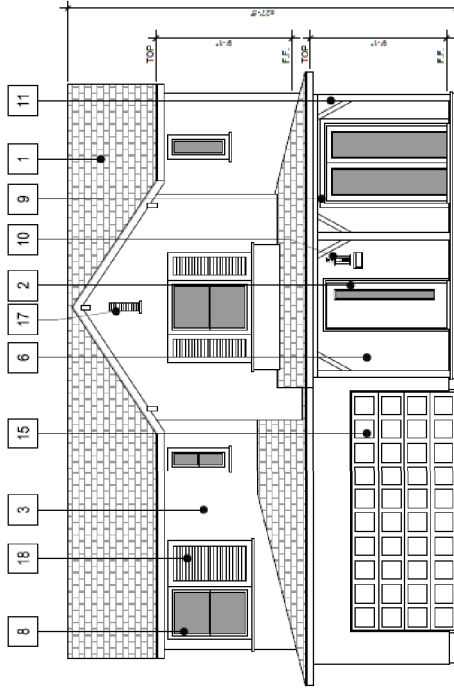


**SAGECREST**  
PLANNING + ENVIRONMENTAL

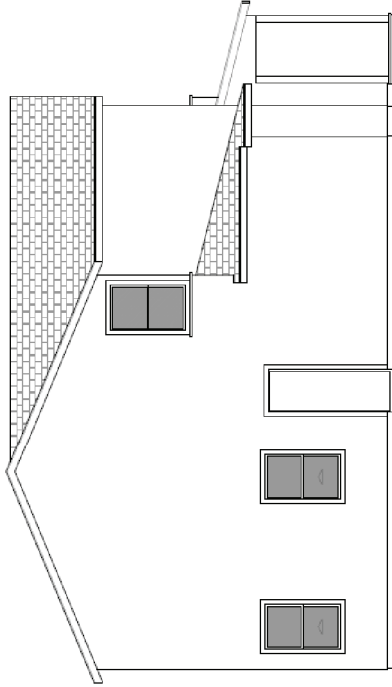
## Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

### Material Legend

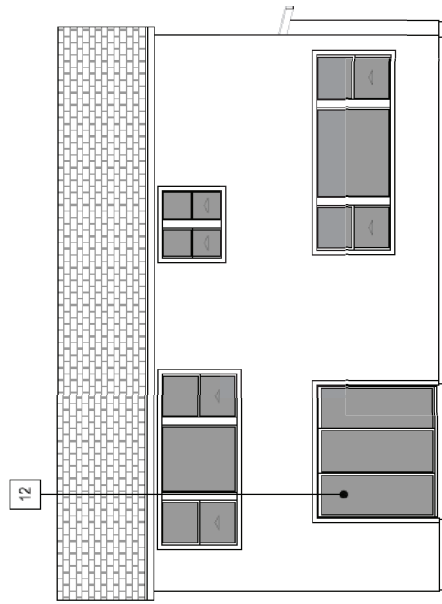
1. Roof
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3. Stucco
4. Wood Railing
5. Metal Railing
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8. Recessed Windows
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13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Gable End Detail
18. Decorative Shutters



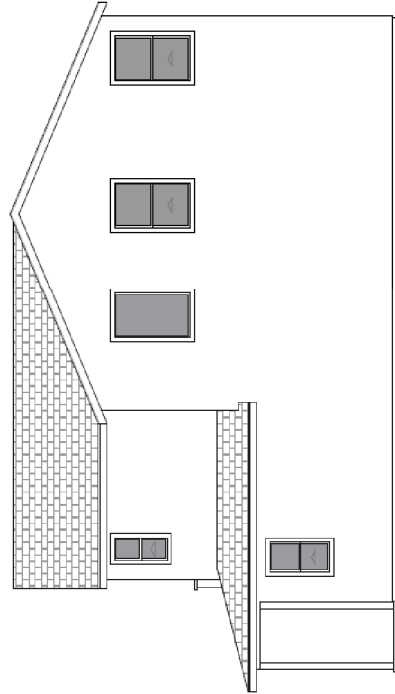
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Figure 20c: Conceptual Residential Elevations

Source: ktgy Architecture + Planning

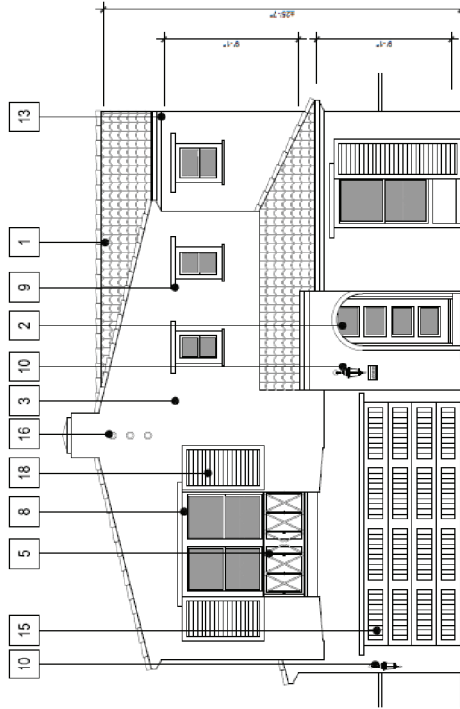


**SAGECREST**  
PLANNING + ENVIRONMENTAL

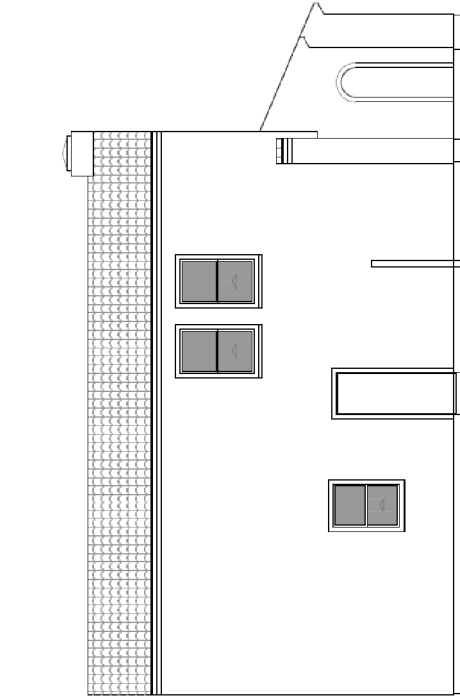
# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

**Material Legend**

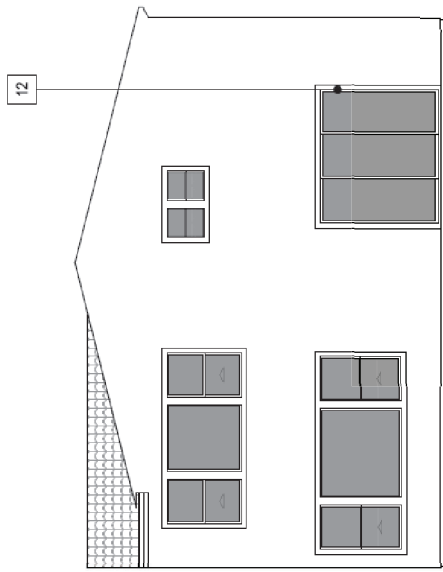
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
- 10. Light Fixture
- 11. Wood Post With Kicker
- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



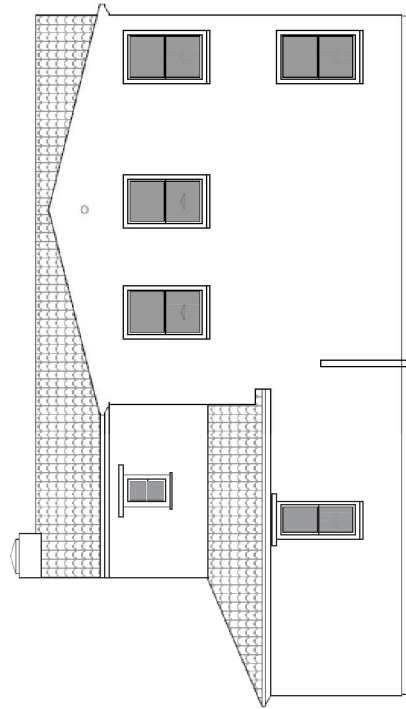
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Figure 21a: Conceptual Residential Elevations

Source: ktgy Architecture + Planning

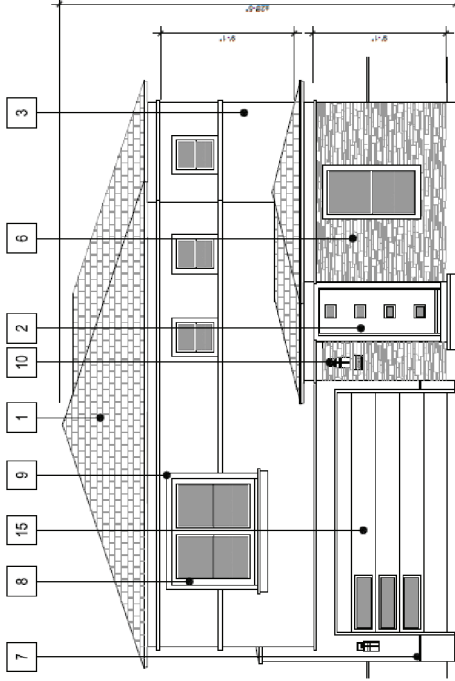


**SAGECREST**  
PLANNING + ENVIRONMENTAL

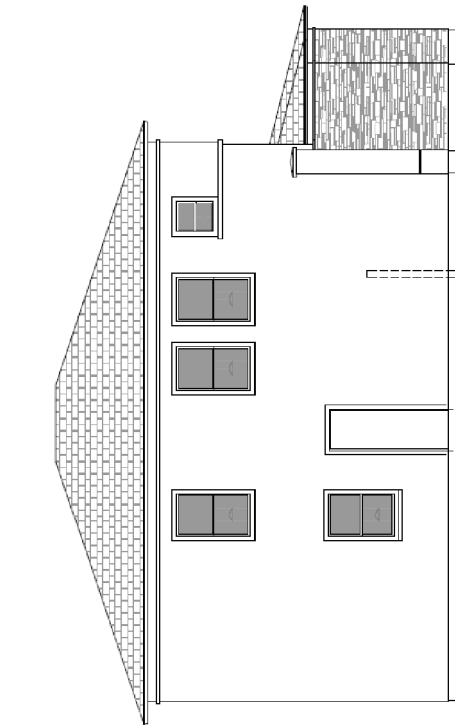
# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

**Material Legend**

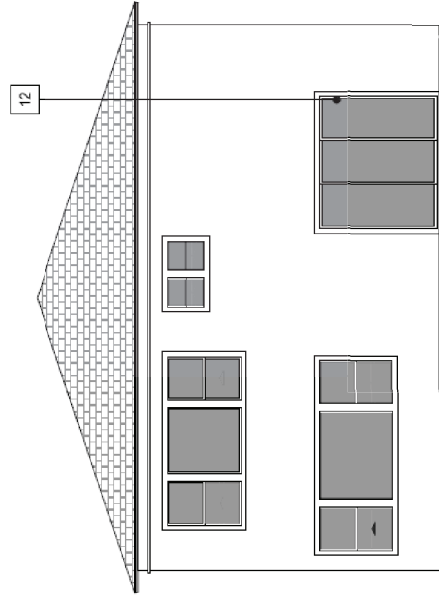
1. Roof
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3. Stucco
4. Wood Railing
5. Metal Railing
6. Stone Veneer
7. 1" Reglet Channel
8. Recessed Windows
9. Trim
10. Light Fixture
11. Wood Post With Kicker
12. Sliding Door
13. Cornice
14. Awning
15. Sectional Roll-Up Garage Door
16. Decorative Clay Pipes
17. Decorative Gable End Detail
18. Decorative Shutters



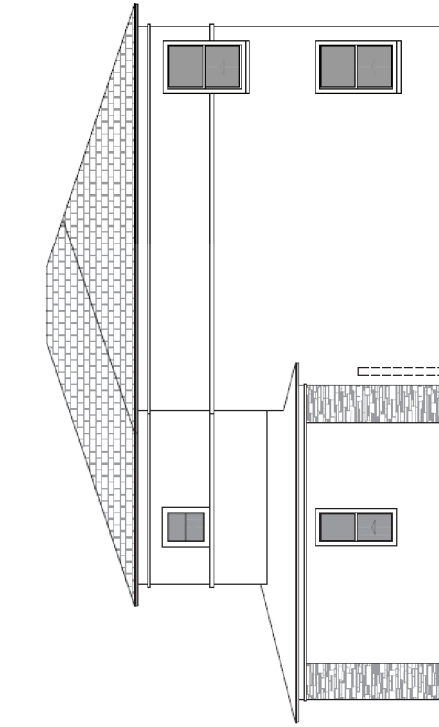
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Figure 21b: Conceptual Residential Elevations

Source: ktgy Architecture + Planning



**SAGECREST**  
PLANNING + ENVIRONMENTAL

# Highgrove Residential and Commercial Development At Mount Vernon Avenue and Center Street Project

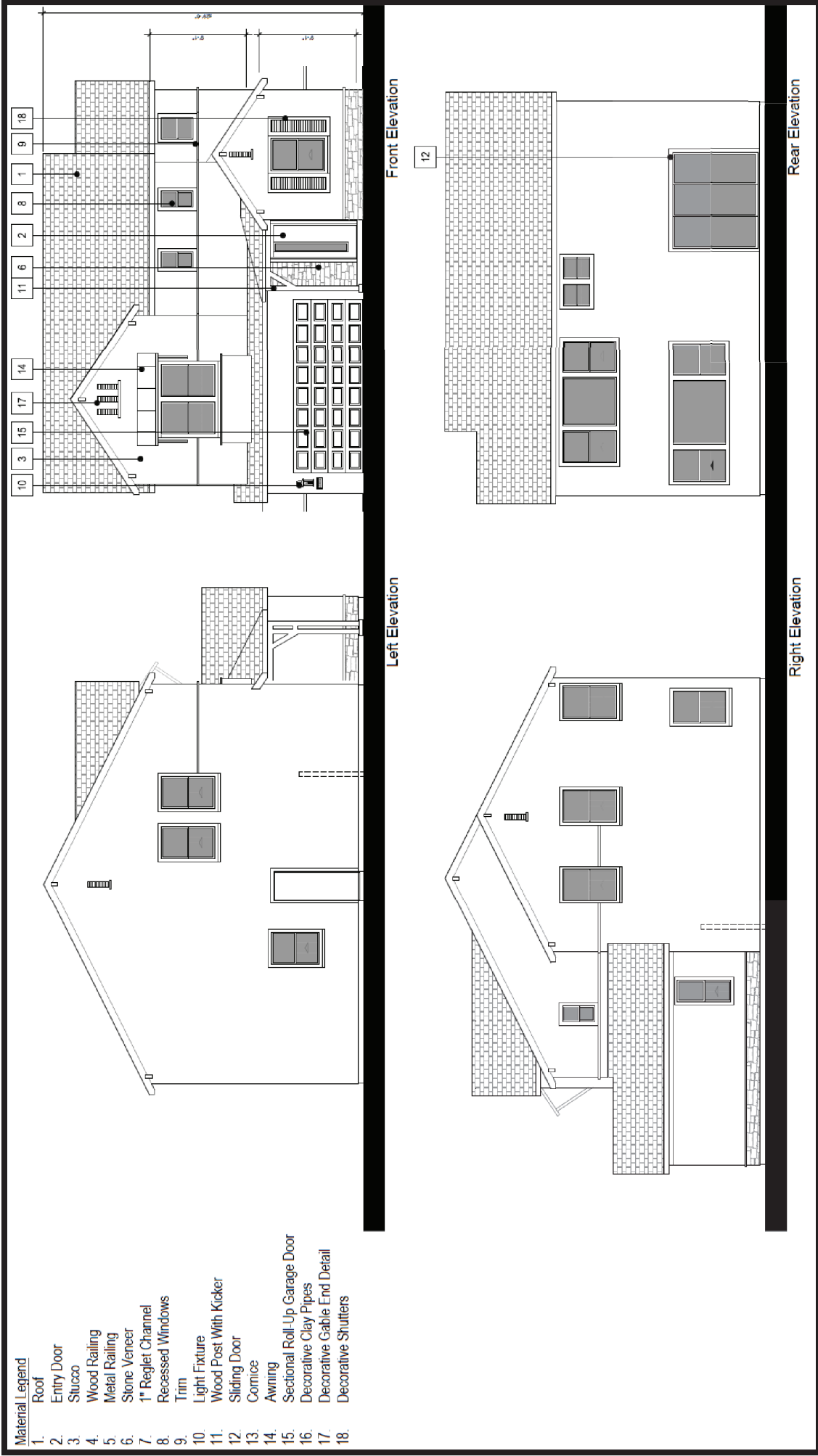


Figure 21c: Conceptual Residential Elevations

Source: ktgy Architecture + Planning





SAGECREST  
PLANNING + ENVIRONMENTAL

Highgrove Residential and Commercial Development  
At Mount Vernon Avenue and Center Street Project

# CONCEPTUAL GRADING PLAN TENTATIVE TRACT MAP 37743 APN: 255-150-001

**CIVIL ENGINEER**  
WOODARD GROUP  
7223 MANONIA AVENUE  
DUBLIN, CA 94568  
PHONE: (916) 997-5077

**OWNER/APPLICANT**  
31211 MARKET COMMUNITIES  
1000 MARKET STREET  
RIVERSIDE, CA 92507

**SOILS ENGINEER & GEOLOGIST**  
4525 CORONADO DRIVE, SUITE 100, INC.  
DUBLIN, CA 94568  
PHONE: (916) 998-8865  
CONTACT: JOHN DODDAM

**ARCHITECT**  
WOODARD GROUP  
17911 10th AVENUE, HAYWARD, CA 94541  
PHONE: (916) 271-6009

**LEGAL DESCRIPTION**  
SECTION 8, RANGE 4 WEST, TOWNSHIP 2 SOUTH, COUNTY OF ALameda, STATE OF CALIFORNIA

**ASSESSOR PARCEL NO.**  
255-150-001

**CONSTRUCTION NOTES**  
1. PROPOSED DRAINAGE APPROVED PER COUNTY OF ALAMEDA STD. NO. 2074  
2. PROPOSED CURB AND GUTTER PER COUNTY OF ALAMEDA STD. NO. 200  
3. PROPOSED AC FINISH, PROPOSED PRIVATE / MAINTAINED ROAD  
4. PROPOSED CONCRETE MANHOLE  
5. PROPOSED # 4 CURB ONLY  
6. PROPOSED # 4 CURB AND GUTTER  
7. PROPOSED # 1/2 INCH CONCRETE ASHBOUR GUTTER  
8. PROPOSED ROLLED CURB WITH GUTTER  
9. PROPOSED ROLLED CURB  
10. PROPOSED COMBINATION RETAINING/FREET STANDING WALL  
11. PROPOSED LANDSCAPE  
12. PROPOSED SLOPE LINE  
13. PROPOSED WATER LINE  
14. PROPOSED TRENCH AREA  
15. PROPOSED TRENCH DRAIN  
16. PROPOSED DRAIN ALLET  
17. PROPOSED # 12 STORM DRAIN  
18. PROPOSED # 12 STORM DRAIN  
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100. PROPOSED # 12 STORM DRAIN



**LEGEND**

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING CONTOUR ELEVATION
[Symbol]	PROPOSED CONTOUR ELEVATION
[Symbol]	EXISTING CONTOUR ELEVATION
[Symbol]	PROPOSED CONTOUR ELEVATION
[Symbol]	PROPOSED AC FINISH
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED LANDSCAPE RETAINING TRENCH

**EARTHWORK QUANTITIES**

DOT (CUBIC)	0 CY
EXCAVATION (CUBIC)	8500 CY
IMPORT	8500 CY

**CONCEPTUAL GRADING PLAN**  
TENTATIVE TRACT MAP 37743

WOODARD GROUP

DATE: 08/20/2022  
SCALE: 1" = 10'  
SHEET 1 OF 2 SHEETS  
DATE OF REV: 08/20/2022

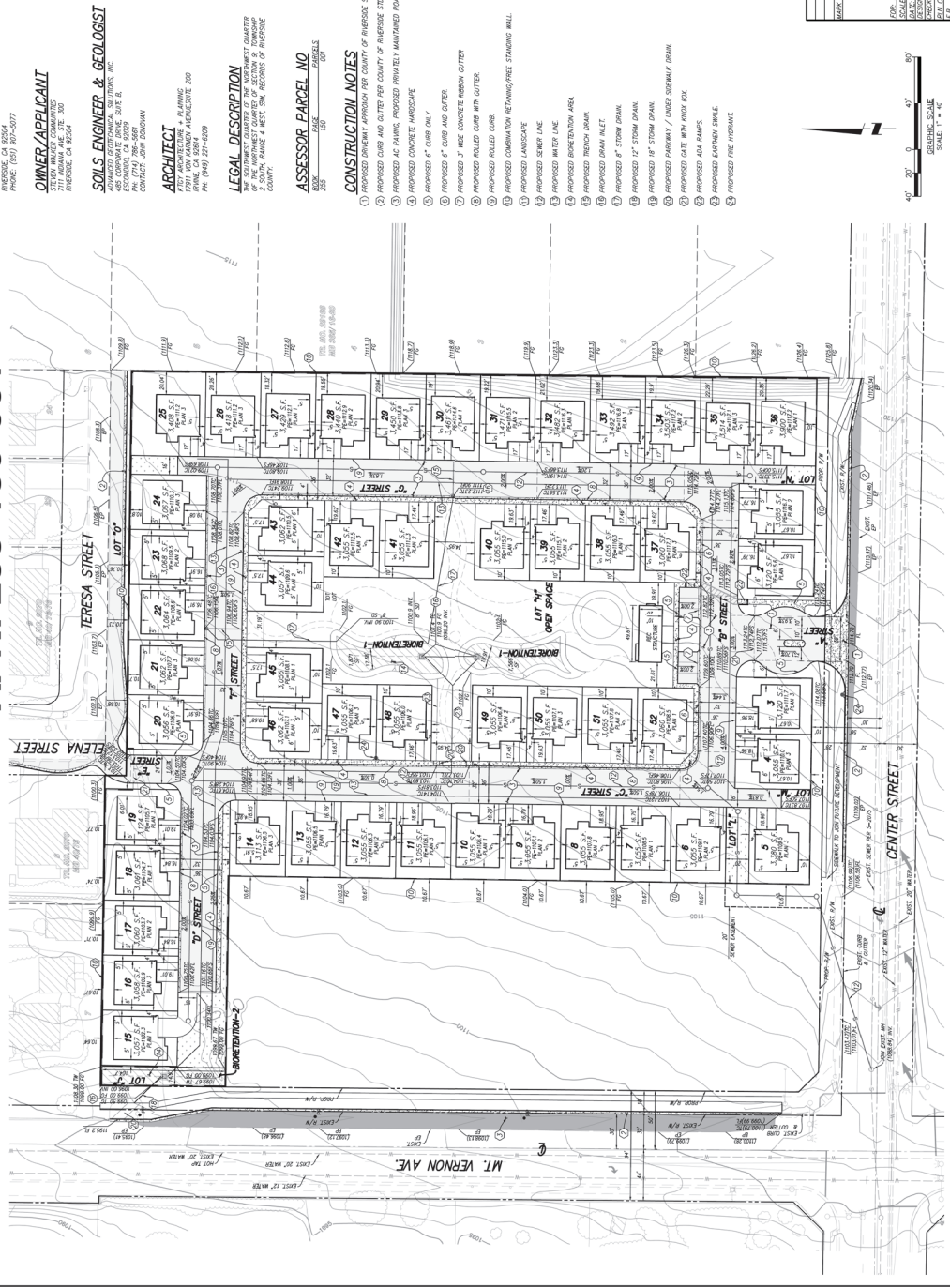


Figure 23: Conceptual Grading Plan (Residential)  
Source: Woodard Group

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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

2/9/23

Date

Jose Merlan  
*Principal Planner*

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.

**AESTHETICS**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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”

**Findings of Fact:**

a. **No Impact.** The Project Site is not located along a designated scenic highway corridor. The closest Designated State Scenic Highway is Highway 243, located approximately 25 miles east of the Project Site. The closest Eligible State Scenic Highway is State Highway 74, approximately 25 miles south of the Project Site. Given the Project Site’s location, the Proposed Project would not be visible from either Highway 243 or State Highway 74. Therefore, no potential impacts associated with scenic highway corridor would occur and no mitigation is required.

b. **Less Than Significant Impact.** The Project Site is currently vacant and undeveloped. The Project Site does not contain any scenic resources, trees, rock outcroppings, or unique or landmark features. Blue Mountain, located approximately 0.40 miles east of the Project Site, provides scenic value. However, the Proposed Project would not substantially obstruct views of the Blue Mountain because the proposed development would be similar in nature to the existing surrounding development. Blue Mountain as well as other distant mountain views would continue to be visible from the proposed development area as well as from the existing surrounding development areas. The Proposed Project

would be required to comply with the County's commercial and residential development standards. Therefore, potential impacts associated with scenic vistas or the creation of an aesthetically offensive site to the public view would be less than significant, and no mitigation is required.

c. **Less Than Significant Impact.** The Project Site is currently vacant and undeveloped. The surrounding uses include single-family residences to the north, east and west of the Project Site and a vacant undeveloped lot, zoned R-7 Highest Density Residential, south of the Project Site, just past Center Street. While the Proposed Project would involve the construction of a 4,088 sf 7-Eleven convenience store with a 3,096 sf fueling station and canopy and a 8,373 sf retail building on the western portion of the Project Site (Parcels 2 and 3), and the construction of 52 single-family residential units on the eastern portion of the Project Site (Parcel 1), which would be separated by a 6-foot retaining wall, and visually pleasing elements (e.g., landscaping) and elevated architectural design would lessen the visual impact of the development.

The Proposed Project requests the reclassification of the Project Site's existing zoning classification of R-1, One-Family Dwelling, to General Commercial (C-1/C-P) for Parcels 2 and 3 and retention of the R-1 zoning for Parcel 1 to allow for the commercial development and residential development. The Proposed Project requests a GPA from MDR to Commercial Retail for Parcels 2 and 3 and High Residential, HDR, for Parcel 1. These changes would result in the Proposed Project being consistent with zoning and General Plan standards for both the commercial and residential developments. Therefore, potential impacts associated with the visual character or quality of the site and its surroundings would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**2. Mt. Palomar Observatory**

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

---

**Source(s):** GIS database; Ordinance No. 655 (Regulating Light Pollution); Ordinance No. 915 (Regulating Outdoor Lighting)

Findings of Fact:

a. **Less Than Significant Impact.** Ordinance No. 665 designates two zones, Zone A and Zone B, that are required to meet specific lighting design standards to minimize light that could have a detrimental effect on Mt. Palomar Observatory's astronomical observation and research. Zone A includes areas within 15 miles from the observatory. Zone B includes areas between 15 and 45 miles from the observatory. The Project Site is approximately 52 miles northwest of the Mt. Palomar Observatory, and is not within Zone A or Zone B. As such, impacts to Mt. Palomar Observatory would be less than significant. The Proposed Project must also comply with another County ordinance regarding lighting. Ordinance No. 915 provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in the unincorporated areas of the County. All outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaires shall not blink, flash, or rotate. To ensure that lighting meets the required standards, the Proposed Project is required to submit lighting plans for approval as part of the permitting process to the Department of Building and Safety. Therefore, potential impacts associated with the interference with nighttime use of Mt. Palomar Observatory would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

Findings of Fact:

a. **Less Than Significant Impact.** Since the Project Site is undeveloped, the Proposed Project would create new sources of lighting from construction and operation of the proposed residential and commercial development. The Project Site is situated generally in the southeast corner of Center Street and Mt Vernon Avenue and the primary sources of light in the project vicinity are streetlights and lights from vehicles along the nearby roadways. The selection of building materials and colors would be subject to County plan check review to reduce potential architectural glare. Incorporation of the Project Site streetscape landscape would serve to further shield surrounding properties from light and /or glare generated on site. The Proposed Project must comply with County Ordinance No. 915, which requires outdoor lighting to reduce light trespass. Therefore, potential impacts associated with substantial light/and glare would be less than significant and no mitigation is required.

**Less Than Significant Impact.** As noted in Response V.I.(3)(a), the Proposed Project would comply with County Ordinance No. 915 which requires all outdoor lighting to reduce light trespass by shielding and redirecting light downwards as to not shine directly upon adjoining property or public rights-of-way. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Compliance with County Ordinance No. 915 would reduce impacts related to lighting. Therefore, potential impacts associated with exposure of unacceptable light levels at residential properties would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURAL & FOREST RESOURCES**

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

**Source(s):** Riverside County General Plan, Multipurpose Open Space Element, Figure OS-2 "Agricultural Resources;" CA Farmland Conservancy Farmland Finder Map (2016) GIS database; Project Application Materials, Map My County

Findings of Fact:

**a. No Impact.** According to Riverside County’s General Plan and California Farmland Conservancy<sup>2</sup>, the Project Site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). However, the County’s General Plan Multipurpose Open Space Element, Figure OS-2 "Agricultural Resources" shows the Project Site is designated as Farmland of Local Importance. The Multipurpose Open Space Element defines local important farmlands as farmlands not covered by Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, but land of locally significant economic importance. Farmland of Local Importance includes the following:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by Riverside County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age.

According to the Phase I Environmental Site Assessment (Appendix E) for the Proposed Project, between 1931 to 1980, the Project Site was occupied by an orchard/agricultural use. According to Appendix E, the Project Site has remained vacant since 1980 and not used for agricultural or farming

<sup>2</sup> California Department of Conservation Farmland Mapping and monitoring Program (2016). (<https://www.conservation.ca.gov/dlrp/fmmp/> Accessed April 20,2020.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses, including the use of dry land farming or production of crops such as summer squash, okra, eggplant, radishes, and watermelon. The Project Site does not contain dairylands, including corrals, pasture, milking facilities, or hay and manure storage areas as it is currently vacant and disturbed land. The Project Site is not designated with an agriculture land use as the Project Site is currently designated Medium Density Residential. The Project Site is not subject to an agricultural contract by the County. According to the General Biology Assessment (Appendix B) for the Proposed Project, the Project Site is currently vacant with vegetation of exotic grasses and forbs. The Project Site does not contain grain crops such as barley, oats, and wheat, nor does it contain jobo. The Project Site does not meet any of the qualifying criteria the County considers to be local important farmlands pursuant to the General Plan. The Proposed Project would not result in the loss of potential farmland of local importance which meets the County's General Plan qualifying criteria on the Project Site. The Proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agriculture uses. Therefore, no potential impacts associated with Prime Farmland, Unique farmland, or Farmland of Statewide Importance would occur and no mitigation is required.

**b. No Impact.** The Project Site is currently zoned R-1, One Family Dwelling, and is not within or adjacent to a site zoned for agricultural. The Project Site is not land subject to a Williamson Act contract or land within Riverside County Agricultural Preserve. Therefore, no potential impacts associated with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve would occur, and no mitigation is required.

**c. No Impact.** Areas to the north, east and west of the Project Site are zoned R-1, One Family Dwelling. Areas to the south of the Project Site are zoned R-7, Highest Density Residential. The Project Site is not located within 300-feet of any agriculturally zoned property. No non-agricultural development would occur within 300-feet of an agriculturally zoned property. Therefore, no potential impacts associated with non-agricultural development within 300 ft. of an agriculturally zoned property would occur and no mitigation is required.

**d. No Impact.** No agricultural operations are located on, or adjacent to the Project Site. The Project Site and the surrounding areas are zoned for residential uses. The areas immediately to the north, east, and west of the Project Site are residential developments fully built out. The area south of the Project Site, is zoned R-7, Highest Density Residential. As no agricultural activities occur or are intended to occur on or in the vicinity of the Project Site, no conversion of Farmland to non-agriculture use would occur. Therefore, no potential impacts associated with the conversion of Farmland to non-agricultural use would occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<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, Multipurpose Open Space Element, Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

Findings of Fact:

**a.- c. No Impact.** No lands within the Project Site are zoned for forest land, timberland, or Timberland Production. Therefore, no potential impacts associated with the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use would occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AIR QUALITY**

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

**Source(s):** *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project*, Vista Environmental, September 23, 2021 (Appendix A), Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

**General:** Criteria pollutant analyses presented as a part of Findings of Fact for the Air Quality Impact Analysis are based on and summarized from Appendix A - *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project* (Vista Environmental, 2021).

This analysis below is based on implementation of the following project design features that are either already depicted on the Proposed Project site plans and architectural plans or are required from County and State Regulations.

Project Design Feature AQ 1:

**PDF-AQ-1:** Prior to issuance of an occupancy permit, the property owner/developer shall provide all single-family homes with separate bins for trash and recycling and shall require that the trash enclosures at the commercial buildings are designed to accommodate both trash and recycle bins.

Project Design Feature AQ 2:

**PDF-AQ-2:** Prior to issuance of a grading permit, the property owner/developer shall demonstrate on grading plans that the gasoline storage tanks for the proposed gas station be located underground as currently detailed on the Site Plan.

**Regional Air Quality**

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the Air Basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the Air Basin



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 2 - *SCAQMD Regional Criteria Pollutant Emission Thresholds of Significance*.

**Table 2 – SCAQMD Regional Criteria Pollutant Emission Thresholds of Significance**

	Pollutant Emissions (pounds/day)						
	VOC	NOx	CO	SOx	PM10	PM2.5	Lead
<b>Construction</b>	75	100	550	150	150	55	3
<b>Operation</b>	55	55	550	150	150	55	3

Source: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>

**Local Air Quality**

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. SCAQMD has also provided Final Localized Significance Threshold Methodology (LST Methodology), July 2008, which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO2, CO, PM10, and PM2.5.

The LST Methodology provides Look-Up Tables with different thresholds based on the location and size of the Project Site and distance to the nearest sensitive receptors. As detailed Appendix A, Section 7.3, the Project Site is located in Monitoring Area 23, which covers Metropolitan Riverside County. The Look-Up Tables provided in the LST Methodology include Project Site acreage sizes of 1-acre, 2-acres, and 5-acres. The 5-acre Project Site values in the Look-Up Tables have been utilized in this analysis since that is the nearest size available for the 8.34-acre Project Site. The nearest offsite sensitive receptors include single-family homes located directly adjacent to the north and east sides of the Project Site. Single-family residences are also located 80-feet to the west across Mr. Vernon Street. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. Table 3 - *SCAQMD Local Air Quality Thresholds of Significance* shows the LSTs for NO2, PM10 and PM2.5 for both construction and operational activities.

**Table 3 – SCAQMD Local Air Quality Thresholds of Significance**

Activity	Allowable Emissions (pounds/day) <sup>1</sup>			
	NOx	CO	PM10	PM2.5
<b>Construction</b>	270	1,577	13	8
<b>Operation</b>	270	1,577	4	2

Notes:

<sup>1</sup> The nearest offsite sensitive receptors are single-family homes located adjacent to the north and east sides of the Project Site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County

**Toxic Air Contaminants**

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.

In order to determine if the Proposed Project may have a significant impact related to toxic air contaminants (TACs), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis) prepared by SCAQMD, August 2003, recommends that if the Proposed Project would create TACs through stationary sources or regular operations of diesel trucks on the Project Site, then the proximity of the nearest receptors to the source of the TAC and the toxicity of the hazardous air pollutant (HAP) should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

**Odor Impacts**

The SCAQMD CEQA Handbook states that an odor impact would occur if the Proposed Project created an odor nuisance pursuant to SCAQMD Rule 402, which states:

“A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

If the Proposed Project results in a violation of Rule 402 with regards to odor impacts, then the Proposed Project would create a significant odor impact.

**a. Less Than Significant Impact.** The Proposed Project would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). The following section discusses the Proposed Project’s consistency with the SCAQMD AQMP.

**SCAQMD Air Quality Management Plan**

CEQA requires a discussion of any inconsistencies between a Proposed Project and applicable General Plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the Proposed Project includes the SCAQMD AQMP and so this section discusses any potential inconsistencies of the Proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the Proposed Project would interfere with the region’s ability to comply with Federal and State air quality standards. If the decision-makers determine that the Proposed Project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A Proposed Project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) Whether the project will exceed the assumptions in the AQMP, or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in Appendix A, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance discussed in Section 9.1 of Appendix A (p. 56) or local thresholds of significance discussed in Section 9.2 (p. 56). The ongoing operation of the Proposed Project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance discussed in Appendix A. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, potential long-term impacts associated with an increase in severity or frequency of air quality violations would be less than significant and no mitigation would be required.

Based on the information provided above, the Proposed Project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The AQMP is developed through use of the planning forecasts provided in the Connect SoCal and 2019 Federal Transportation Improvement Program (FTIP). The Connect SoCal is a major planning document for the regional transportation and land use network within Southern California. The Connect SoCal is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The 2019 FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this project, the County of Riverside General Plan's Land Use Plan defines the assumptions that are represented in AQMP.

The Proposed Project is currently designated as Medium Density Residential (MDR) in the General Plan and is zoned One-Family Dwellings (R-1). The Proposed Project would require a General Plan Amendment to Commercial Retail (CR) on Parcels 2 and 3 and High Density Residential (HDR) on Parcel 1. The Proposed Project would require a zone change from One-Family Dwellings (R-1) to General Commercial (C-1/C-P) on Parcels 2 and 3. Although the Proposed Project is currently inconsistent with the General Plan land use designation and zoning for the Project Site, the Proposed Project would be a mixed-use project. The 2019 FTIP preferred scenario reduces the dependence on personal automobiles, allowing future growth in walkable, mixed-used communities to improve the overall air quality. Due to the Proposed Project's nominal size and consistency with the surrounding neighborhood, the Proposed Project would not result in an inconsistency with the current land use designations with respect to the regional forecasts utilized by the AQMPs. The Proposed Project consists of a commercial development in an area of Southern California that has a shortage of employment opportunities and consists of an infill residential development in an area of Southern California with a shortage of housing. The Proposed Project would not exceed the AQMP assumptions for the Project Site and is found to be consistent with the AQMP for the second criterion. Therefore, potential impacts associated with exceeding assumptions in the AQMP would be less than significant and no mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Proposed Project would not result in an inconsistency with the SCAQMD AQMP. Therefore, potential impacts associated with the conflict or obstruction of the implementation of the applicable air quality plan would be less than significant and no mitigation is required.

**b. Less Than Significant Impact.** The Proposed Project would not 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. The following section provides calculations of the potential air emissions associated with the construction and operations of the Proposed Project and compares the emissions to the SCAQMD standards. For detailed information related to the calculations, refer to Appendix A.

**Construction Emissions**

The construction activities for the Proposed Project would include site preparation and grading of the Project Site, building construction and application of architectural coatings to the proposed structures, and paving of the proposed parking lots, onsite roads, and driveways. The construction emissions have been analyzed for both regional and local air quality impacts.

**Construction-Related Regional Impacts**

The CalEEMod model and input parameters utilized to calculate the construction-related regional emissions from the Proposed Project are detailed in Appendix A, Section 7.1 (p. 43). The worst-case summer or winter daily construction-related criteria pollutant emissions from the Proposed Project for each phase of construction activities are shown in Table 4 – *Construction-Related Regional Criteria* and the CalEEMod daily printouts are shown in Appendix A. Since it is possible that building construction, paving, and architectural coating activities may occur concurrently towards the end of the building construction phase, Table 4 also shows the combined regional criteria pollutant emissions from the last year (year 2022) of building construction, paving and architectural coating phases of construction.

Table 4 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds during either site preparation, grading, or the combined building construction, paving and architectural coatings phases. Therefore, potential regional air quality impacts associated with project construction would be less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 4 – Construction-Related Regional Criteria Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
<b>Site Preparation<sup>1</sup></b>						
Onsite <sup>2</sup>	3.89	40.50	21.15	0.04	10.17	6.35
Offsite <sup>3</sup>	0.09	0.05	0.67	0.00	0.20	0.05
<b>Total</b>	<b>3.97</b>	<b>40.55</b>	<b>21.82</b>	<b>0.04</b>	<b>10.38</b>	<b>6.40</b>
<b>Grading<sup>1</sup></b>						
Onsite <sup>2</sup>	2.29	24.74	15.86	0.03	4.11	2.58
Offsite <sup>3</sup>	0.07	0.04	0.55	0.00	0.17	0.05
<b>Total</b>	<b>2.36</b>	<b>24.78</b>	<b>16.41</b>	<b>0.03</b>	<b>4.82</b>	<b>2.63</b>
<b>Building Construction (Year 2021)</b>						
Onsite	1.90	17.43	16.58	0.03	0.96	0.90
Offsite	0.56	3.79	4.32	0.02	1.37	0.38
<b>Total</b>	<b>2.46</b>	<b>21.22</b>	<b>20.90</b>	<b>0.05</b>	<b>2.33</b>	<b>1.28</b>
<b>Combined Year 2022 Building Construction, Paving, and Architectural Coatings</b>						
Onsite	48.66	28.15	32.75	0.05	1.46	1.36
Offsite	0.68	3.65	5.19	0.02	1.77	0.48
<b>Total</b>	<b>49.34</b>	<b>31.79</b>	<b>37.94</b>	<b>0.07</b>	<b>3.22</b>	<b>1.85</b>
<b>Maximum Daily Construction Emissions</b>	<b>49.34</b>	<b>40.55</b>	<b>37.94</b>	<b>0.07</b>	<b>10.38</b>	<b>6.40</b>
<b>SCQAMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceeds Threshold?	No	No	No	No	No	No

Notes:

<sup>1</sup> Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

<sup>2</sup> Onsite emissions from equipment not operated on public roads.

<sup>3</sup> Offsite emissions from vehicles operating on public roads.

Source: CalEEMod Version 2016.3.2.

### Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from construction were analyzed through utilizing the methodology described in *Localized Significance Threshold Methodology (LST Methodology)*, prepared by SCAQMD, revised October 2009. The LST Methodology found the primary criteria pollutant emissions of concern are NOx, CO, PM10, and PM2.5. In order to determine if any of these pollutants require a detailed analysis of the local air quality impacts, each phase of construction was screened using the SCAQMD's Mass Rate LST Look-up Tables. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily onsite emissions of CO, NOx, PM10, and PM2.5 from the Proposed Project could result in a significant impact to the local air quality.

Table 5 – *Construction-Related Local Criteria Pollutant Emissions* shows the onsite emissions from the CalEEMod model for the different construction phases and the calculated localized emissions thresholds that are detailed in Table 3 - *SCAQMD Local Air Quality Thresholds of Significance*.

Since it is possible that building construction, paving, and architectural coating activities may occur concurrently towards the end of the building construction phase, Table 5 also shows the combined local criteria pollutant emissions from the final year of building construction (year 2022), paving and architectural coating phases of construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 5 – Construction-Related Local Criteria Pollutant Emissions**

Phase	Onsite Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation <sup>1</sup>	40.50	21.15	10.17	6.35
Grading <sup>1</sup>	24.74	15.86	4.11	2.58
Building Construction (Year 2021)	17.43	16.58	0.96	0.90
Building Construction (Year 2022), Paving and Architectural Coatings	28.15	32.75	1.46	1.36
<b>Maximum Daily Construction Emissions</b>	<b>40.50</b>	<b>32.75</b>	<b>10.17</b>	<b>6.35</b>
<b>SCAQMD Local Construction Thresholds<sup>2</sup></b>	<b>270</b>	<b>1,577</b>	<b>13</b>	<b>8</b>
Exceeds Threshold?	No	No	No	No

Notes:

<sup>1</sup> Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

<sup>2</sup> The nearest offsite sensitive receptors are single-family homes located adjacent to the north and east sides of the Project Site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

Table 5 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds during either grading, combined building construction and architectural coatings, or paving phases. Therefore, potential local air quality impacts associated with project construction would be less than significant and no mitigation is required.

**Operational Emissions**

The on-going operation of the Proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips, emissions from energy usage, and onsite area source emissions created from the on-going use of the Proposed Project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the on-going operations of the Proposed Project.

**Operations-Related Regional Criteria Pollutant Analysis**

The operations-related regional criteria air quality impacts created by the Proposed Project were analyzed through use of the CalEEMod model and the input parameters utilized in this analysis are detailed in Appendix A, Section 8.1 (p. 47). The VOC emissions created from the proposed gas station's storage and dispensing of gasoline were analyzed through use of the CAPCOA Gas Station Guidelines, and are detailed in Appendix A, Section 8.2 (p. 51). The worst-case summer or winter VOC, NOx, CO, SO<sub>2</sub>, PM10, and PM2.5 daily emissions created from the Proposed Project's long-term operations have been calculated and are summarized in Table 6 – *Operational Regional Criteria Pollutant Emissions* and the CalEEMod daily emissions printouts are shown in Appendix A.

Table 6 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6 – Operational Regional Criteria Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
Area Sources <sup>1</sup>	3.12	0.91	4.66	0.01	0.09	0.09
Energy Usage <sup>2</sup>	0.05	0.39	0.17	0.00	0.03	0.03
Mobile Sources <sup>3</sup>	6.52	42.46	35.63	0.14	7.48	2.06
Gasoline Storage and Dispensing <sup>4</sup>	6.96	0.00	0.00	0.00	0.00	0.00
<b>Total Emissions</b>	<b>16.64</b>	<b>43.76</b>	<b>40.47</b>	<b>0.15</b>	<b>7.60</b>	<b>2.18</b>
<b>SCQAMD Operational Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceeds Threshold?	No	No	No	No	No	No

Notes:

<sup>1</sup> Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

<sup>2</sup> Energy usage consist of emissions from natural gas usage.

<sup>3</sup> Mobile sources consist of emissions from vehicles and road dust.

<sup>4</sup> Gasoline storage and dispensing VOC emissions rate based on 1.27 pounds of VOC per 1,000 gallons of gasoline throughput, based on a maximum throughput of 2.0 million gallons of gasoline per year.

Source: Calculated from CalEEMod Version 2016.3.2 and CAPCOA, 1997.

In *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (also referred to as “*Friant Ranch*”), the California Supreme Court held that when an EIR concluded that when a project would have significant impacts to air quality impacts, an EIR should “make a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” In order to determine compliance with this Case, the Court developed a multi-part test that includes the following:

- 1) The air quality discussion shall describe the specific health risks created from each criteria pollutant, including diesel particulate matter.

This analysis details the specific health risks created from each criteria pollutant detailed in Section 4.1 of Appendix A (Table B, p. 15). The specific health risks created from diesel particulate matter is detailed in Appendix A, Section 2.2 (p. 8). As substantiated in Appendix A, the analysis meets the part 1 requirements of the Friant Ranch Case.

- 2) The analysis shall identify the magnitude of the health risks created from the Project. The Ruling details how to identify the magnitude of the health risks. Specifically, on page 24 of the ruling it states “The Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision makers of possible adverse health effects. The County could have, for example, identified the Project’s impact on the days of nonattainment per year.”

The Friant Ranch Case found that an EIR's air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided. As noted in the Brief of Amicus Curiae by the SCAQMD in the Friant Ranch case (<https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>) (Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. The SCAQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors. It is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). The Brief states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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value is only a calculation of risk, it does not necessarily mean anyone will contract cancer as a result of the Project. The Brief also cites the author of the CARB methodology, which reported that a PM2.5 methodology is not suited for small projects and may yield unreliable results. Similarly, SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NOX or VOC emissions from relatively small projects, due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful.

On the other hand, for extremely large regional projects (unlike the Proposed Project), the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NOx and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone. As detailed in Table 4, project-related construction activities would generate a maximum of 49.34 pounds per day of VOC and 40.55 pounds per day of NOx and as shown in Table 6, operation of the Proposed Project would generate 16.64 pounds per day of VOC and 43.76 pounds per day NOx. The Proposed Project would not generate anywhere near these levels of 6,620 pounds per day of NOx or 89,190 pounds per day of VOC emissions. Therefore, the Proposed Project’s emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

This analysis does evaluate the Proposed Project’s localized impact to air quality for emissions of CO, NOX, PM10, and PM2.5 by comparing the Proposed Project’s onsite emissions to the SCAQMD’s applicable LST thresholds. As evaluated in this analysis, the Proposed Project would not result in emissions that exceeded the SCAQMD’s LSTs. The Proposed Project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NOX, PM10, and PM2.5. Therefore, potential regional air quality impacts associated with project operation would be less than significant and no mitigation is required.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. Appendix A analyzes the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations of the Proposed Project. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

*Local CO Hotspot Impacts from Project-Generated Vehicular Trips*

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards of 20 ppm over one hour or 9 ppm over eight hours.

At the time of the 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Air Basin and in the state have steadily declined. In 2007, the Air Basin was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Los Angeles that had traffic volumes of 100,000 daily trips or more<sup>3</sup> during the peak morning and afternoon periods and did not predict a violation of CO standards. Since the most impacted intersection of Center Street and Mt Vernon Avenue will have a volume of approximately 15,000 daily trips for the cumulative with project condition (Appendix J), which is a much smaller intersection with less traffic than what was analyzed by the SCAQMD, no local CO Hotspot would be created from the Proposed Project and no CO Hotspot modeling was performed. Therefore, potential impacts associated with long-term air quality of local air quality with the on-going use of the Proposed Project would be less than significant and no mitigation is required.

*Local Criteria Pollutant Impacts from Onsite Operations*

Project-related air emissions from onsite sources consisting of architectural coatings, landscaping equipment, and onsite usage of natural gas appliances may have the potential to create emissions areas that exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from onsite operations were analyzed using the SCAQMD’s Mass Rate LST Look-up Tables and the methodology described in LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the Proposed Project could result in a significant impact to the local air quality. Table 7 – *Operations-Related Local Criteria Pollutant Emissions* shows the onsite emissions from the CalEEMod model that includes area sources, energy usage, and vehicles operating in the immediate vicinity of the Project Site and the calculated emissions thresholds.

**Table 7 – Operations-Related Local Criteria Pollutant Emissions**

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.91	4.66	0.09	0.09
Energy Usage	0.39	0.17	0.03	0.03
Onsite Vehicle Emissions <sup>1</sup>	1.04	0.88	0.18	0.05
<b>Total Emissions</b>	<b>2.34</b>	<b>5.71</b>	<b>0.31</b>	<b>0.17</b>
<b>SCAQMD Local Operational Thresholds<sup>2</sup></b>	<b>270</b>	<b>1,577</b>	<b>4</b>	<b>2</b>
Exceeds Threshold?	No	No	No	No

Notes:

<sup>1</sup> Onsite vehicle emissions based on 2.5 percent of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the Project Site (0.25 mile / CalEEMod default trip length of 10.16 mile = 2.5%).

<sup>2</sup> The nearest offsite sensitive receptors are single-family homes located adjacent to the north and east sides of the Project Site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD’s Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

Table 4 shows that the on-going operations of the Proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance discussed in Table 2 – *SCAQMD Regional Criteria Pollutant Emission Thresholds of Significance*. Therefore, potential impacts associated with local air quality due to onsite emissions from the on-going operations of the Proposed Project would be less than significant and no mitigation is required.

Therefore, potential impacts associated with a cumulatively considerable net increase of any criteria pollutant would be less than significant, and no mitigation is required.

<sup>3</sup> The four intersections analyzed by the SCAQMD were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning and LOS F in the evening peak hour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**c. Less Than Significant Impact.** The Proposed Project would not expose sensitive receptors to substantial pollutant concentrations. The local concentrations of criteria pollutant emissions produced in the nearby vicinity of the Proposed Project, which may expose sensitive receptors to substantial concentrations, are calculated in Section V.III(b) for both construction and operations, which are discussed separately. The discussion also includes an analysis of the potential impacts from toxic air contaminant emissions. The nearest sensitive receptors to the Project Site are single-family homes located adjacent to the north and east sides of the site.

**Construction-Related Sensitive Receptor Impacts**

The construction activities for the Proposed Project would include grading of the Project Site, building construction and application of architectural coatings to the proposed convenience market and gas station, and paving of the proposed parking lot and driveways. Construction activities may expose sensitive receptors to substantial pollutant concentrations of localized criteria pollutant concentrations and from toxic air contaminant emissions created from onsite construction equipment.

Local Criteria Pollutant Impacts from Construction

The local air quality impacts from construction of the Proposed Project are analyzed in Section V.III(b) which shows that the construction of the Proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance (Table 2). Therefore, potential impacts associated with construction of the Proposed Project would to local air quality would be less than significant and no mitigation is required.

Toxic Air Contaminants Impacts from Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during construction of the Proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. It should be noted that the most current cancer risk assessment methodology recommends analyzing a 30-year exposure period for the nearby sensitive receptors (OEHHA, 2015).

Given the relatively limited number of heavy-duty construction equipment, the varying distances that construction equipment would operate to the nearby sensitive receptors, and the short-term construction schedule, the Proposed Project would not result in a long-term (i.e., 30 or 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 regulates emissions from off-road diesel equipment in California. This regulation limits idling of equipment to no more than five minutes, requires equipment operators to label each piece of equipment and provide annual reports to CARB of their fleet’s usage and emissions. This regulation also requires systematic upgrading of the emission Tier level of each fleet, and currently no commercial operator is allowed to purchase Tier 0 or Tier 1 equipment and by January 2023 no commercial operator is allowed to purchase Tier 2 equipment. In addition to the purchase restrictions, equipment operators need to meet fleet average emissions targets that become more stringent each year between years 2014 and 2023. As of January 2019, 25 percent or more of all contractors’ equipment fleets must be Tier 2 or higher. No significant short-term toxic air contaminant impacts would occur during construction of the Proposed Project. Therefore, potential impacts associated with exposure of sensitive receptors to substantial pollutant concentrations during construction of the Proposed Project would be less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Operations-Related Sensitive Receptor Impacts**

The on-going operations of the Proposed Project may expose sensitive receptors to substantial pollutant concentrations of local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analyzes the vehicular CO emissions. Local criteria pollutant impacts from onsite operations, and toxic air contaminant impacts.

Local CO Hotspot Impacts from Project-Generated Vehicle Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential impacts to sensitive receptors. The analysis provided in Section V.III(b) shows that no local CO Hotspots would be created at any nearby intersections from the vehicle traffic generated by the Proposed Project. Therefore, potential impacts associated with exposure of offsite sensitive receptors to substantial pollutant concentrations from the operation of the Proposed Project would be less than significant and no mitigation is required.

Local Criteria Pollutant Impacts from Onsite Operations

The local air quality impacts from the operation of the Proposed Project would occur from onsite sources consisting of architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. The analysis provided in Section V.III(b) found that the operation of the Proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of shown in Table 3 - *SCAQMD Local Air Quality Thresholds of Significance*. Therefore, potential operations-related impacts to local air quality due to on-site emissions associated with the on-going operations of the Proposed Project would be less than significant and no mitigation is required.

Operations-Related Toxic Air Contaminant Impacts

The Proposed Project would include a convenience market with a 12 fueling position gas station that would have a maximum throughput of 2.0 million gallons of gasoline per year. The proposed gas station would be located as near as 30 feet (9.1 meters) from the proposed homes to the east of the gas station and as near as 145 feet (44 meters) from the existing homes to the west and only the impacts to the proposed homes to the east were analyzed, because that represents the worst-case conditions.

The SCAQMD provides the RiskTool (V1.103) that calculates the cancer risk from gasoline stations that can be found at <http://www.aqmd.gov/home/permits/risk-assessment>. Appendix A assesses cancer risk, which utilized the RiskTool to calculate cancer risk at the nearest resident. The RiskTool printout is provided in Appendix A. The inputs utilized in the RiskTool are the meteorological station of Riverside Airport, which is the closest station to the project site, underground storage tanks, an annual throughput of 2 million gallons per year, and a distance of 23 meters (74 feet) from the center of gas station canopy to nearest residential property line to east. Project Design Feature AQ 2 (PDF-AQ-2) ensures that the gas station storage tank would be located underground.

The RiskTool found that the Proposed Project would create a cancer risk of 8.282 per million persons at the nearest proposed homes to the east. The project-related cancer risk of 8.282 per million persons would be within the SCAQMD's threshold of 10 per million. The TAC emissions and associated cancer risks from the proposed gas station would result in a less than significant impact to the nearby residents.

Therefore, potential impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations from operation of the Proposed Project would be less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**d. Less Than Significant Impact.** The Proposed Project would not create objectionable odors affecting a substantial number of people. Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors including frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the Project Site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality, this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration. Potential odor impacts have been analyzed separately for construction and operations.

**Construction-Related Odor Impacts**

Potential sources that may emit odors during construction activities include the application of coatings (e.g., asphalt pavement, paints, and solvents) and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project Site's boundaries. Through compliance with the applicable regulations that reduce odors, and due to the transitory nature of construction odors, potential impacts associated with construction related odor would be less than significant and no mitigation is required.

**Operations-Related Odor Impacts**

The Proposed Project would consist of the development of a convenience store (7-Eleven) with 12 fueling position gas station, an 8,373 square foot retail building, and 52 single-family homes. Potential sources that may emit odors during the on-going operations of the Proposed Project would primarily occur from odor emissions from gas dispensing activities and from the trash storage areas. Pursuant to SCAQMD Rule 461 the proposed gas station would be required to utilize gas dispensing equipment that minimizes vapor and liquid leaks and requires that the equipment be maintained at proper working order, which would minimize odor impacts occurring from the gasoline and diesel dispensing facilities. Pursuant to County regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Through compliance with SCAQMD's Rule 461, approval of a permit to operate from SCAQMD, and compliance County trash storage regulations, no significant impact related to odors would occur during the on-going operations of the Proposed Project. Therefore, potential impacts associated with odor would be less than significant and no mitigation is required.

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.

**BIOLOGICAL RESOURCES**

<b>BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** GIS database; Western Riverside Multiple Species Habitat Conservation Plan WRCMSHCP; *General Biology, Including Habitat Assessment of Burrowing Owl and Other Biological Resources*, Osbourne Biological Consulting, April 11, 2020 (Appendix B)

**Findings of Fact:**

**General:** Biological resource analyses presented as a part of Findings of Fact for the Biological Resources Impact Analysis are based on and summarized from Appendix B - *General Biology, Including Habitat Assessment of Burrowing Owl and Other Biological Resources* (Osbourne Biological Consulting, April 11, 2020).

**a. No Impact.** The Project Site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project Site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP; however, the Project Site is located within a designated area requiring surveys for Burrowing Owl (*Athene cunicularia*). During

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the field investigation, the Project Site was also assessed for the presence of river/riparian, wetland, vernal pool, sage scrub, and jurisdictional waters. The required assessments conducted February 15, 2020, concluded that the Project Site or the surrounding 500-foot buffer area (Appendix B, Figure 12) contained unsuitable habitat for the Burrowing Owl and no evidence of animal burrows or soil cavities suitable for Burrowing Owls were observed on the Project Site. However, the Project Site is within the MSHCP Local Development Mitigation Fee (LDMF) and would be required to pay category fees per residential unit development and per acre of commercial development. The payment of LDMF is in accordance with MSHCP and is a County standard condition of approval during the plan check review process. Therefore, no potential impacts associated with the conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan would occur, and no mitigation is required.

**b.-c. Less Than Significant Impact.** The Project Site occurs generally in a partially developed area that includes residences to north, east, and west and vacant undeveloped land to the south. The Project Site is an open disked field.

Prior to the field investigation, a literature review was prepared with respect to conservation objectives relevant to the Project Site and surrounding area. References pertaining to wildlife, plants, their habitats, and identification were also conducted as needed. The field investigation, conducted on February 15, 2020, assessed the Project Site for potential Burrowing Owl habitat. Consideration was also given to potential presence of riparian habitats, wetlands, vernal pools, and drainages subject to state or federal jurisdiction. Notes were taken on vegetation communities and structure and plant or animal species observed on the Project Site.

The results of the Biological Assessment did not identify suitable habitat for the Burrowing Owl and no evidence of animal burrows or soil cavities suitable for Burrowing Owls were observed on the Project Site or the surrounding 500-foot buffer area (Appendix B, Figure 12). The Project Site contains nonnative annual grassland/forb vegetation and is not linked with habitat that would support endangered, threatened species, species identified as a candidate, sensitive, or special status species. The Project Site is not in an area that requires surveys for sensitive mammals. A list of animal species observed at the Project Site is in Appendix B. Wetlands and riparian vegetation do not occur on the Project Site that would support arroyo chub, California red-legged frog and western pond. Riparian woodland habitat that would support sensitive bird species, including least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo, is absent from on the Project Site. The environment surrounding the Project Site on three sides (residential developments) all tend to preclude movement of bobcat and mountain lion through the Project Site. Therefore, potential impacts associated with species identified as endangered, threatened, candidate, sensitive, or special status species either directly or through habitat modifications, would be less than significant, and no mitigation is required.

Though the burrowing owl survey did not identify any evidence of the species within the Project Site, in compliance with the Western Riverside County MSHCP requirements, a condition of approval has been included that required a burrowing owl survey within 30 days prior to issuance of a grading permit (COA-BIO-1). Furthermore, if potential bird habitats will be cleared during the nesting season (February 15 through August 31<sup>st</sup>), a nesting bird survey will also be performed and submitted to the Riverside County Environmental Programs Division (EPD) prior to issuance of grading or building permits (COA-BIO-2).

COA-BIO-1 30-Day Burrowing Owl Preconstruction Survey

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),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of “active” nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

COA-BIO-2 Nesting Bird Survey

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**d. Less than significant.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project Site does not contain, or is it adjacent to, any wildlife corridors. The Project Site is surrounded by roadways, residential, and vacant land. Although the site is near a vacant and undeveloped land, each vacant parcel is bound by roadways and developed land uses. Appendix B notes that the built environment surrounding the Project Site on three sides precludes larger mammal movement, for example, bobcats and mountain lions. The only existing linkages to an open space or habitat area are the existing roadway corridors, which would not be modified by the Proposed Project. Therefore, potential impacts associated with native resident or migratory wildlife corridors would be less than significant, and no mitigation is required.

**e.-f. No Impact.** As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depressions, typically have wetland indicators that represent all three parameters (soils, vegetation, and hydrology), and are defined based on vernal pool indicator plant species during the wetter portion of the growing season but normally lack wetland indicators associated with vegetation and/or hydrology during the drier portion of the growing season. Vernal pool conditions do not exist on the Project Site. There are no depressions, basins, impoundment, or tire ruts on the Project Site suggestive of any water retention or of possessing hydric soil conditions. Soils on the Project Site appear to be sufficiently silty, sandy, and porous as to be incapable of holding water for vernal pools, even if the depressions did exist on the site. The biological functions and values of vernal pools do not exist for the development of any fairy shrimp species. Riverine/riparian and vernal pool habitats do not occur on the Property Site. No evidence of blue-line drainages, ponds, or lakes. Moreover, there are no drainage features on the Project Site. The Proposed Project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community. The Project Site does not contain any natural drainage features and is absent of federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, no potential impacts associated with riparian habitat sensitive natural community, or wetlands would occur, and no mitigation is required.

**g. No Impact.** The Proposed Project would not conflict with any local policies or ordinances protecting biological resources. The County of Riverside Ordinance No. 559 regulates the removal of trees above 5,000 feet in elevation. The Project Site does not contain trees and the elevation of the Project Site ranges from 1,100 feet to 1,120 feet. Therefore, no potential impacts associated with the conflict of any local policies or ordinances protecting biological resources, including a tree preservation policy or ordinance would occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES**

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

**Source(s):** *A Phase I Archaeological Records Search and Survey Report*, L&L Environmental, Inc., July 27, 2020, Riverside County General Plan Figure OS-7 “Historical Resources,” On-site Inspection, Project Application Materials

Findings of Fact:

**General:** Cultural resources analyses presented as a part of Findings of Fact for the Cultural Resources Impact Analysis are based on and summarized from Appendix C - *A Phase I Archaeological Records Search and Survey Report* (L&L Environmental, Inc., November 24, 2020).

Appendix C entails a Phase I cultural resources study to identify, evaluate, and assess the impacts of the proposed development on historical resources in compliance with CEQA. During this investigation, L&L Environmental, Inc. completed a record search at the EIC, historic records background research on the Project Site, pedestrian survey of the project area, and communicated with the NAHC and local Native American groups regarding sacred lands and other Native American resources.

Appendix C details a record search from the EIC, housed at the University of California, Riverside (UCR), which was requested on March 27, 2020. However, due to mandatory closure of UCR and the EIC from shelter-at-home orders from the California government, a response was not provided until July 24, 2020. The records search included the Proposed Project area and all land found within a one-mile radius.

An intensive pedestrian survey was completed on July 27, 2020, via north-south trending transects at intervals of no more than 15 meters. In the central portion of the eastern half of the project area, an approximate 400 foot long by 50-75-foot-wide soil stockpile/dumping location was noted. It trends north/south and modern construction debris consisting of gravel, crushed concrete, and other miscellaneous items were observed in the pile as shown in the photographs located within Appendix C. In the northern extent of the debris pile, six (6) segments of modern concrete pipe were observed. The pipes varied in size from approximately 4-5 feet in length by 1.5 inches to 2 feet (interior diameter). Two (2) segments of pipe that measured approximately 8 feet long by 3 feet (interior diameter) were also identified. Stenciled inside the pipes were dates indicating that they had been formed 06-16-05 and 08-17-05 (Appendix C: Photo 6). It is likely that these materials are remains of the adjacent residential construction identified in the 2005 aerial photograph. No cultural resources were identified during the survey.

**a. - b. Less Than Significant Impact.** The project area is currently vacant and mostly devoid of vegetation due to recent disking. Non-native weeds are scattered throughout the parcel and along the edges near the adjacent housing development and the roadways. Several Mexican Palms are located near the wooden power poles along Center Street. Aerial photographs from 1938 document the project area’s historical citrus orchard cultivation. Between 1980 and 1994 the trees were removed, and the site has been regularly disked since, presumably for weed abatement. In 2005, the eastern half of the parcel was disturbed by heavy machinery during the adjacent housing development’s construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Historic General Land Office (GLO) Plat maps available online at the Bureau of Land Management (BLM) were consulted for any evidence of historic resources located within the project area (BLM GLO Records 2020). Neither the 1877 or 1880 GLO maps showed cultural resources or historical references for this area, although the Road to San Jacinto is documented to the east, near the base of Blue Mountain (Appendix C, Figure 5, p. 36).

Historic aerial photographs reviewed illustrated whether any impacts to the project area had occurred. In 1938, the parcel appears as full orchards with a small structure located in the northeast corner and a windbreak planted along Center Street. However, by 1948 the structure was no longer present and the entire property, including where the structure once stood, was orchards.

The project area remained the same for the next 40 years (1959, 1966, 1967, 1968, 1977, 1978, 1980). Consistent with the 1969 topographic map, the aerial photographs show the northern residential development as constructed by 1966. On the 1994 photograph, there are no remains of the orchard, and the windbreak appears still extant. Parcels west of Mt Vernon Avenue appear to be converted to residential tract homes. Aerial photographs show the parcel in 1995 and 2002 as disked, presumably for weed abatement or possibly ground crops. In 2005 the development immediately adjacent to the east of the parcel was mid construction and as a result, the eastern half of the project area appears to have been either a stockpile area or a turn-around for heavy machinery and the windbreak on the project area has been removed. No additional project impacts other than off-road vehicle trails and occasional trash dumping can be seen (2009, 2010, 2012, 2014, 2016).

According to the County of Riverside’s General Plan, Figure OS-7 – “Historical Resources,” the nearest historical resources to the Project Site are located generally west and southwest of the site. Three resources are located west of SR-91 and the remainder are located south of I-215 and SR-91 intersection. Due to intervening topography and built infrastructure (e.g., freeways, buildings) the Proposed Project would not significantly impact any of the County’s designated resources. Appendix C details that no historical structures or sites are located on the Project Site. Therefore, potential impacts associated with altering or destroying a historical site that would cause a substantial adverse change to a historical resource would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** *A Phase I Archaeological Records Search and Survey Report*, L&L Environmental, Inc., July 27, 2020, On-site Inspection, Project Application Materials

Findings of Fact:

**General:** Cultural resources analyses presented as a part of Findings of Fact for the Cultural Resources Impact Analysis are based on and summarized from Appendix C - *A Phase I Archaeological Records Search and Survey Report* (L&L Environmental, Inc., November 24, 2020).

Appendix C entails a Phase I cultural resources study to identify, evaluate, and assess the impacts of the proposed development on historical resources in compliance with CEQA. During this investigation, L&L Environmental, Inc. completed a record search at the EIC, historic records background research on the Project Site, pedestrian survey of the project area, and communicated with the NAHC and local Native American groups regarding sacred lands and other Native American resources.

Appendix C details a record search from the EIC, housed at the University of California, Riverside (UCR), which was requested on March 27, 2020. However, due to mandatory closure of UCR and the EIC from shelter-at-home orders from the California government, a response was not provided until July 24, 2020. The records search included the Proposed Project area and all land found within a one-mile radius.

An intensive pedestrian survey was completed on July 27, 2020, via north-south trending transects at intervals of no more than 15 meters. In the central portion of the eastern half of the project area, an approximate 400 foot long by 50-75-foot-wide soil stockpile/dumping location was noted. It trends north/south and modern construction debris consisting of gravel, crushed concrete, and other miscellaneous items were observed in the pile as shown in the photographs located within Appendix C. In the northern extent of the debris pile, six (6) segments of modern concrete pipe were observed. The pipes varied in size from approximately 4-5 feet in length by 1.5 inches to 2 feet (interior diameter). Two (2) segments of pipe that measured approximately 8 feet long by 3 feet (interior diameter) were also identified. Stenciled inside the pipes were dates indicating that they had been formed 06-16-05 and 08-17-05 (Appendix C: Photo 6). It is likely that these materials are remains of the adjacent residential construction identified in the 2005 aerial photograph. No cultural resources were identified during the survey.

**a. – b. Less Than Significant Impact with Mitigation Incorporated.** During the pedestrian survey, digital photographs and notes were taken to characterize conditions in the project area. The primary purpose of the pedestrian survey is to locate and document previously recorded or new archaeological resource sites or isolates that are more than 45 years old within the project boundaries, and to determine whether such resources would be or could be impacted by Project implementation. An intensive survey can be impacted by various factors, all of which affect the accuracy of the survey, which may include dense vegetation, previous construction/grading activities, animals, and agricultural activities.

Archaeological Research within the Boundaries of the Project Area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The results of the records search indicated that there are no previously recorded cultural resources or isolates found within the Project Site. One (1) previous cultural resource study conducted covered a portion of the Project area (RI-5056):

- An Archaeological survey report was prepared for the proposed Riverside-Corona Feeder Master Plan Project by McKenna et al (2003). The linear project traversed the western boundary of the project area along Mt. Vernon Avenue and no cultural resources were identified. According to the study, “the project area covers a relatively large area in western Riverside County, including linear alignments within existing street...dirt access roads...[and] numerous roadways (McKenna et al 2003:1).” A records search, survey, and final report were produced as a result of the efforts.

Potentially significant cultural resources could consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including structural remains, historic dumpsites, hearths, and middens. Midden features are characterized by darkened soil and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Due to historic agricultural use of the area, ground disturbance could uncover tool remains, foundations related to the previous structure on the parcel, or other historic items.

Archaeological Research within the One-Mile Radius of the Project Area

Fifteen (15) cultural resources have been recorded within a one-mile radius, none of them within the project parcel. Two (2) resources are identified as previously recorded within 0.25-mile, four (4) are within 0.50-mile, and the remaining nine (9) are at least 0.50 to 1 mile away (Appendix C). Further, only two (2) of the resources were prehistoric, with the remaining related to historic water and agricultural use of the area. The record search also indicated that within a one-mile radius, 28 archaeological studies have been conducted resulting in approximately 50 percent of land within the one-mile radius being formally surveyed.

Based on the results of the records search, pedestrian survey, and research efforts, implementation of **MM-CUL-1** would be required, which requires Cultural Resources Monitoring Program (CRMP) to occur as a part of the project. Specifically, MM CUL-1 would require:

Prior to issuance of grading permits: The property owner/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribes that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading, and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training, and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

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

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

Additional details on the specific implementation standards for **MM-CUL-1** related to artifact disposition, the Phase IV monitoring report, and unanticipated discovered are provided in County recommended conditions of approval COA-CUL-1 through COA-CUL-3.

Therefore, with implementation of **MM-CUL-1**, potential impacts associated with altering or destroying an archaeological site that would cause a substantial adverse change to an archaeological resource would be less than significant.

**c. Less Than Significant Impact with Mitigation Incorporated.** Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. In the unexpected event human remains are found, those remains would require proper treatment, in accordance with applicable laws. California State Health and Safety Code 7050.5 dictates that no further disturbance shall occur until the County Coroner has made necessary findings as to origin and disposition pursuant to CEQA regulations and PRC Section 5097.98.

If human remains are discovered during any phase of construction, including disarticulated or cremated remains and grave goods, **MM-CUL-2** would be implemented as follows: 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 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied 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

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

Therefore, with implementation of **MM-CUL-2** and compliance with existing regulations and procedures, potential impacts associated with disturbance of human remains 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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribes that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

**Archaeological Monitor** An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading, and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

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

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

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

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

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

**MM-CUL-2:**

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

**COA-CUL-1**

*Artifact disposition*

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.

*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

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

COA-CUL-2

Phase IV Monitoring Report

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.

COA-CUL-3

Unanticipated Discoveries

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Archaeological Monitoring will be required as detailed in the project-specific Mitigation Monitoring and Reporting Plan (Appendix M).

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

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

**Source(s):** *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project*, Vista Environmental, September 23, 2021 (Appendix A), Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**Findings of Fact:**

**General:** Criteria pollutant analyses presented as a part of Findings of Fact for the Air Quality Impact Analysis are based on and summarized from Appendix A - *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project* (Vista Environmental, 2021).

The new 2018 amendments and additions to the CEQA Checklist now includes an Energy Section that analyzes the Proposed Project’s energy consumption in order to avoid or reduce inefficient, wasteful, or unnecessary consumption of energy. Since the Energy Section was recently added, no state or local agencies have adopted specific criteria or thresholds to be utilized in an energy impact analysis. However, the 2018 Guidelines for the Implementation of the California Environmental Quality Act, provide the following direction on how to analyze a project’s energy consumption:

“If analysis of the project’s energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project’s energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project’s size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. (Guidance on information that may be included in such an analysis is presented in Appendix F.) This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency.”

If the Proposed Project creates inefficient, wasteful, or unnecessary consumption of energy during construction or operation activities or conflicts with a state or local plan for renewable energy or energy efficiency, then the Proposed Project would create a significant energy impact.

**a. Less Than Significant Impact.** The Proposed Project would impact energy resources during construction and operation. Energy resources that would be potentially impacted include electricity, natural gas, and petroleum-based fuel supplies and distribution systems. This analysis includes a discussion of the potential energy impacts of the Proposed Project, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. A general definition of each of these energy resources are provided below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Electricity, a consumptive utility, is a man-made resource. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands. In 2018, Southern California Edison, which provides electricity to the project vicinity provided 85,276 Gigawatt-hours per year of electricity (<http://www.ecdms.energy.ca.gov/elecbyutil.aspx>).
- Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs, mainly located outside the State, and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network and, therefore, resource availability is typically not an issue. Natural gas satisfies almost one-third of the State's total energy requirements and is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet. In 2018, Riverside County consumed 398.54 million Therms of natural gas<sup>4</sup>.
- Petroleum-based fuels currently account for a majority of the California's transportation energy sources and primarily consist of diesel and gasoline types of fuels. However, the state has been working on developing strategies to reduce petroleum use. Over the last decade California has implemented several policies, rules, and regulations to improve vehicle efficiency, increase the development and use of alternative fuels, reduce air pollutants and GHG emissions from the transportation sector, and reduce vehicle miles traveled (VMT). Accordingly, petroleum-based fuel consumption in California has declined. Accordingly, petroleum-based fuel consumption in California has declined. In 2015, 15.1 billion gallons of gasoline was sold in the State<sup>5</sup>. Diesel represents 17 percent of total fuel sales behind gasoline and in 2015, 4.2 billion gallons of diesel was sold in California<sup>6</sup>.

The following section calculates the potential energy consumption associated with the construction and operations of the Proposed Project and provides a determination if any energy utilized by the Proposed Project is wasteful, inefficient, or unnecessary consumption of energy resources.

### **Construction Energy**

The construction activities for the Proposed Project would include site preparation and grading of the Project Site, building construction and application of architectural coatings to the proposed structures, and paving of the proposed parking lots, onsite roads, and driveways. The Proposed Project would consume energy resources during construction in three (3) general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, as well as delivery and haul truck trips (e.g., hauling of demolition material to off-site reuse and disposal facilities);
2. Electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance) and electricity to power any necessary

<sup>4</sup> Obtained from: <http://www.ecdms.energy.ca.gov/gasbycounty.aspx>

<sup>5</sup> Obtained from: [https://ww2.energy.ca.gov/almanac/transportation\\_data/gasoline/](https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/)

<sup>6</sup> Obtained from: [https://ww2.energy.ca.gov/almanac/transportation\\_data/diesel.html](https://ww2.energy.ca.gov/almanac/transportation_data/diesel.html)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,

3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction-Related Electricity

During construction, the Proposed Project would consume electricity to construct the new structures and infrastructure. Electricity would be supplied to the Project Site by Southern California Edison (SCE) and would be obtained from the existing electrical lines in the vicinity of the site. The use of electricity from existing power lines, rather than temporary diesel or gasoline powered generators, would minimize impacts on energy use. Electricity consumed during project construction would vary throughout the construction period based on the construction activities being performed. Various construction activities include electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the Proposed Project would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies and infrastructure. The use of electricity during project construction would not be wasteful, inefficient, or unnecessary.

Since there are power poles running along the south side of the Project Site, only nominal improvements would be required to SCE distribution lines and equipment with development of the Proposed Project. Where feasible, the new service installations and connections would be scheduled and implemented in a manner that would not result in electrical service interruptions to other properties. Compliance with County’s guidelines and requirements would ensure that the Proposed Project fulfills its responsibilities relative to infrastructure installation, coordinates any electrical infrastructure removals or relocations, and limits any impacts associated with construction of the project. Construction of the project’s electrical infrastructure would not adversely affect the electrical infrastructure serving the surrounding uses or utility system capacity. Therefore, potential impacts to the electricity supply and infrastructure associated with project construction would be less than significant and no mitigation is required.

Construction-Related Natural Gas

Construction of the Proposed Project typically would not involve the consumption of natural gas. Natural gas would not be supplied to support construction activities, thus there would be no demand generated by construction. Since the Project Site is an infill development where natural gas service is currently provided to the area, construction of the Proposed Project would be limited to installation of new natural gas connections within the Project Site. Development of the Proposed Project would likely not require extensive infrastructure improvements to serve the site. Construction-related energy usage impacts associated with the installation of natural gas connections are expected to be confined to trenching in order to place the lines below surface. Prior to ground disturbance, the Proposed Project would notify and coordinate with SoCalGas to identify the locations and depth of all existing gas lines and avoid disruption of gas service. Therefore, potential impacts to natural gas supply and infrastructure associated with the project construction would be less than significant and no mitigation is required.

Construction-Related Petroleum Fuel Use

Petroleum-based fuel usage represents the highest amount of transportation energy potentially consumed during construction, which would be utilized by both off-road equipment operating on the Project Site and on-road automobiles transporting workers to and from the site and on-road trucks transporting equipment and supplies to the Project Site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Off-Road Construction Equipment*

The off-road construction equipment fuel usage was calculated through use of the CalEEMod model's default off-road equipment assumptions detailed in Appendix A. For each piece of off-road equipment, the fuel usage was calculated through use of the *2017 Off-road Diesel Emission Factors* spreadsheet, prepared by CARB (<https://ww3.arb.ca.gov/msei/ordiesel.htm>). The Spreadsheet provides the following formula to calculate fuel usage from off-road equipment:

$$\text{Fuel Used} = \text{Load Factor} \times \text{Horsepower} \times \text{Total Operational Hours} \times \text{BSFC} / \text{Unit Conversion}$$

Where:

Load Factor - Obtained from CalEEMod default values

Horsepower – Obtained from CalEEMod default values

Total Operational Hours – Calculated by multiplying CalEEMod default daily hours by CalEEMod default number of working days for each phase of construction

BSFC – Brake Specific Fuel Consumption (pounds per horsepower-hour) – If less than 100 Horsepower = 0.408, if greater than 100 Horsepower = 0.367

Unit Conversion – Converts pounds to gallons = 7.109

Table 8 - *Off-Road Equipment and Fuel Consumption from Construction of the Proposed Project* shows the off-road construction equipment fuel calculations based on the above formula. Table 8 shows that the off-road equipment utilized during construction of the Proposed Project would consume 37,226 gallons of fuel.

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

**Table 8 – Off-Road Equipment and Fuel Consumption from Construction of the Proposed Project**

Equipment Type	Equipment Quantity	Horsepower	Load Factor	Operating Hours per Day	Total Operational Hours <sup>1</sup>	Fuel Used (gallons)
<b>Site Preparation</b>						
Rubber Tired Dozer	3	247	0.40	8	240	1,224
Tractor/Loader/Backhoe	4	97	0.37	8	320	659
<b>Grading</b>						
Excavator	1	158	0.38	8	160	496
Grader	1	187	0.41	8	160	633
Rubber Tired Dozer	1	247	0.40	8	160	816
Tractors/Loaders/Backhoes	3	97	0.37	8	480	989
<b>Building Construction</b>						
Crane	1	231	0.29	7	1,610	5,568
Forklifts	3	89	0.20	8	5,520	5,639
Generator Set	1	84	0.74	8	1,840	6,564
Tractors/Loaders/Backhoes	3	97	0.37	7	4,830	9,949
Welder	1	46	0.45	8	1,840	2,186
<b>Paving</b>						
Pavers	2	130	0.42	8	320	902
Paving Equipment	2	132	0.36	8	320	785
Rollers	2	80	0.38	8	320	558
<b>Architectural Coating</b>						
Air Compressor	1	78	0.48	6	120	258
<b>Total Off-Road Equipment Fuel Used during Construction (gallons)</b>						<b>37,226</b>

Notes:

<sup>1</sup> Based on: 10 days for Site Preparation; 20 days for Grading; 230 days for Building Construction; 20 days for Paving; and 20 days for Painting.

Source: CalEEMod Version 2016.3.2 (see Appendix A); CARB, 2017.

**On-Road Construction-Related Vehicle Trips**

The on-road construction-related vehicle trips fuel usage was calculated through use of the construction vehicle trip assumptions from the CalEEMod model run as detailed in Appendix A. The calculated total construction miles were then divided by the fleet average for all of Southern California miles per gallon rates for the year 2021 calculated through use of the EMFAC2017 model (<https://www.arb.ca.gov/emfac/2017/>) and the EMFAC2017 model printouts are shown in Appendix A. The worker trips were based on the entire fleet average miles per gallon rate for gasoline powered vehicles and the vendor trips were based on the Heavy-Heavy Duty Truck (HHDT), Medium Duty Vehicle (MDV), and Medium Heavy-Duty Vehicle (MHDV) fleet average miles per gallon rate for diesel-powered vehicles. Table 9 – *On-Road Vehicle Trips and Fuel Consumption from Construction of the Proposed Project* shows the on-road construction vehicle trips modeled in CalEEMod and the fuel usage calculations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 9 – On-Road Vehicle Trips and Fuel Consumption from Construction of the Proposed Project**

Vehicle Trip Types	Daily Trips	Trip Length (miles)	Total Miles per Day	Total Miles per Phase <sup>1</sup>	Fleet Average Miles per Gallon <sup>2</sup>	Fuel Used (gallons)
<b>Site Preparation</b>						
Worker Trips	18	14.7	265	2,646	25.3	105
<b>Grading</b>						
Worker Trips	15	14.7	221	4,410	25.3	175
<b>Building Construction</b>						
Worker Trips	10	14.7	1,470	338,100	25.3	213,388
Vendor Truck Trips	38	6.9	262	60,306	8.0	7,567
<b>Paving</b>						
Worker Trips	15	14.7	221	4,410	25.3	175
<b>Architectural Coating</b>						
Worker Trips	20	14.7	294	5,880	25.3	233
<b>Total Fuel Used from On-Road Construction Vehicles (gallons)</b>						<b>21,642</b>

Notes:

<sup>1</sup> Based on: 10 days for Site Preparation; 20 days for Grading; 230 days for Building Construction; 20 days for Paving; and 20 days for Painting.

<sup>2</sup> From EMFAC 2017 model (see Appendix B). Worker Trips based on entire fleet of gasoline vehicles and Vendor Trips based on only truck fleet of diesel vehicles.

Source: CalEEMod Version 2016.3.2; CARB, 2018.

Table 9 shows that the on-road construction-related vehicle trips would consume 21,642 gallons of fuel and Table 8 shows that the off-road construction equipment would consume 37,226 gallons of fuel. This would result in the total consumption of 58,868 gallons of petroleum fuel from construction of the Proposed Project.

Construction activities associated with the Proposed Project would be required to adhere to all State and SCAQMD regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency standards. Development of the Proposed Project would not result in the need to manufacture construction materials or create new building material facilities specifically to supply the Proposed Project. It is difficult to measure the energy used in the production of construction materials including asphalt, steel, and concrete; however, it is reasonable to assume that the production of these building materials would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business. Construction activities for the Proposed Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Therefore, potential impacts associated with construction-related petroleum fuel use for transportation and associated infrastructure would be less than significant and no mitigation is required.

### Operational Energy

The on-going operation of the Proposed Project would require the use of energy resources for multiple purposes including, but not limited to, gas pumps, carwash equipment, heating/ventilating/air conditioning (HVAC), refrigeration, lighting, appliances, and electronics. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operations-Related Electricity

Operation of the Proposed Project would result in consumption of electricity at the Project Site. As detailed in Appendix A, the Proposed Project would consume 245,414 kilowatt-hours per year of electricity.

The Proposed Project would be required to meet the 2019 Title 24, Part 6 building energy efficiency standards developed to meet the State’s goal of zero-net-energy use for new homes. The zero net energy use would be achieved through a variety of measures to make new homes more energy efficient and by also requiring installation of photovoltaic systems of adequate size to generate enough electricity to meet the zero-net energy use standard. The size of the PV system required for the project pursuant to the 2019 Title 24 standards was calculated in Appendix A, Section 8.1, which found that the Proposed Project would need to install at least 147 Kilowatts of photovoltaic panels within the Proposed Project. Although the CalEEMod model found that with implementation of the 2019 Title 24 Part 6 standards the Proposed Project would continue to utilize a nominal amount of power, it should be noted that the electricity usage and emission rates utilized by the CalEEMod model are based on regional average usage rates for existing homes. The existing homes utilized in this regional average were not all built to the most current Title 24 Part 6, standards, so the CalEEMod model provides a conservative or worst-case analysis of electricity use from the Proposed Project. The Proposed Project would be designed and built to minimize electricity use, and existing and planned electricity capacity and electricity supplies would be sufficient to support the Proposed Project’s electricity demand. Therefore, potential impacts to the electricity supply and infrastructure associated with project operation would be less than significant and no mitigation is required.

Operations-Related Natural Gas

Operation of the Proposed Project would result in increased consumption of natural gas at the Project Site. The Proposed Project would consume 1,528 MBTU per year of natural gas, as detailed in Section 8.3 of Appendix A.

The Proposed Project would comply with all Federal, State, and City requirements related to the consumption of natural gas, which includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and HVAC units. The Proposed Project would be designed and built to minimize natural gas use, and existing and planned natural gas capacity and natural gas supplies would be sufficient to support the Proposed Project’s natural gas demand. Therefore, potential impacts to natural gas supply and infrastructure associated with the project operation would be less than significant and no mitigation is required.

Operations-Related Vehicular Petroleum Fuel Usage

Operation of the Proposed Project would result in increased consumption of petroleum-based fuels related to vehicular travel to and from the Project Site. As detailed in Section 8.3 of Appendix A, the Proposed Project would consume 122,454 gallons of petroleum fuel per year from vehicle travel.

The Proposed Project would comply with all Federal, State, and City requirements related to the consumption of transportation energy that includes California Code of Regulations Title 24, Part 11 California Green Building Standards that require the Proposed Project to provide electric vehicle charging stations in the parking lots of the commercial uses. The Proposed Project would be located as near as 260 feet from the existing Riverside Transit Center and Mt Vernon Bus Stop. The Proposed Project would be designed and built to minimize transportation energy through the promotion of the use of clean air vehicles, including electric-powered vehicles. Existing and planned capacity and supplies of transportation fuels would be sufficient to support the Proposed Project’s demand. Therefore,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts associated with operation-related petroleum fuel use for transportation and associated infrastructure capacity would be less than significant and no mitigation is required.

The Proposed Project would comply with regulatory compliance measures outlined by the State and City related to Air Quality, Greenhouse Gas Emissions (GHG), Transportation/Circulation, and Water Supply. The Proposed Project would be constructed in accordance with all applicable City Building and Fire Codes. The Proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Therefore, potential impacts associated with the wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant, and no mitigation is required.

**b. Less Than Significant Impact.** The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicable energy plan for the Proposed Project is the *County of Riverside General Plan 2035*, December 8, 2015. The Proposed Project's consistency with the applicable energy-related policies in the General Plan are shown in Table 10.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 10 – Proposed Project Compliance with Applicable General Plan Energy Policies**

Policy No.	General Plan Policy	Proposed Project Implementation Actions
AQ 4.1	Require the use of all feasible building materials/ methods which reduce emissions.	<b>Consistent.</b> The proposed structures will be designed to meet the 2019 Title 24 Part 6 building standards that require enhanced insulation in order to reduce energy usage and associated emissions.
AQ 4.2	Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.	<b>Consistent.</b> The proposed structures will be designed to meet the 2019 Title 24 Part 11 building standards that require all installed appliances to be energy efficient.
AQ 4.3	Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.	<b>Consistent.</b> The proposed structures will be designed to meet the 2019 Title 24 Part 11 building standards that require the use of occupant sensors.
AQ 4.4	Require residential building construction to comply with energy use guidelines detailed in Part 6 (California Energy Code) and/or Part 11 (California Green Building Standards Code) of Title 24 of the California Code of Regulations.	<b>Consistent.</b> The proposed single-family homes will be designed to meet the new 2019 Title 24 Part 6 and Title 24 Part 11 building standards.
AQ 5.4	Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	<b>Consistent.</b> The Proposed Project has been designed to incorporate energy-efficient design elements that include site orientation and the use of shade trees to reduce fuel consumption.
AQ 20.7	Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)	<b>Consistent.</b> The Proposed Project consists of development of mixed-use commercial retail and small lot single-family homes, which provide for increased densities in a developed area, as well as provided retail commercial uses and associated jobs for the proposed and existing nearby homes.
AQ 20.8	Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)	<b>Consistent.</b> The Proposed Project will include Lot “Q” Open Space that will provide a park area for the proposed residents as well as installation of sidewalks on onsite roads as well as onto the portions of Mt Vernon Avenue and Center Street that the Project Site is adjacent to. As detailed above, the project consists of a mixed use residential and commercial project that will reduce VMT by providing commercial and park uses in close proximity to the proposed homes.
AQ 20.9	Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space. (AI 26)	<b>Consistent.</b> The Proposed Project is an infill development that is bordered by residential uses on three sides. As such the infrastructure in the vicinity of the Project Site was designed of adequate size to support the Proposed Project and only minimal offsite improvements to infrastructure will be required as a result of development of the Proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Policy No.	General Plan Policy	Proposed Project Implementation Actions
AQ 20.10	Reduce energy consumption of the new developments (residential, commercial, and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. (AI 147)	<b>Consistent.</b> The Proposed Project has been designed to incorporate energy-efficient design elements that include solar orientation and shading.
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. (AI 147)	<b>Consistent.</b> The proposed structures will be designed to meet the 2019 Title 24 Part 6 and Title 24 Part 11 building standards that require the installation of energy efficient lights, appliances, and ventilation systems as well as the installation of low-flow fixtures and use of water efficient irrigation systems.
AQ 20.18	Encourage the installation of solar panels and other energy-efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). (AI 147)	<b>Consistent.</b> The proposed single-family homes will be designed to meet the 2019 Title 24 Part 6 building standards that require the installation of a minimum of 147 kilowatts of photovoltaic solar panels onto the proposed homes.

Source: County of Riverside, 2015.

As shown in Table 10, the Proposed Project would be consistent with all applicable energy-related policies from the General Plan. Therefore, potential impacts associated with the Proposed Project conflicting or obstructing a state or local plan for renewable energy or energy efficiency would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GEOLOGY AND SOILS**

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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):** Geotechnical Soils Report (Appendix D); Riverside County General Plan, Safety Element, Figure S-2 “Earthquake Fault Study Zones;” California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application

Findings of Fact:

a) **Less Than Significant Impact.** According to the Riverside County General Plan and the California Department of Conservation<sup>7</sup>, Project Site is not within an Alquist-Priolo Fault Zone. The closest Alquist-Priolo Earthquake Fault zones are the San Bernardino South located approximately 2.43 miles east of the Project Site. The potential for surface rupture to adversely impact the proposed structures is very low. Moreover, the Proposed Project would be required to comply with applicable provisions of the 2019 California Building Code (CBC). Title 24, Part 2, the CBC establishes minimum standards for building design in the state, and it is consistent with or more stringent than Uniform Building Code requirements. Local codes are permitted to be more restrictive than Title 24 but are required to be no less restrictive. The CBC is designed and implemented to improve building safety, sustainability, and consistency, and to integrate new technology and construction methods to construction projects throughout California. Moreover, the Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Therefore, potential impacts associated with rupture of a known earthquake fault would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>7</sup> Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, 2019. (<https://www.conservation.ca.gov/cgs/geohazards/eq-zapp> Accessed on April 21, 2020.)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b>				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Safety Element, Figure S-3 “Generalized Liquefaction;” Geotechnical Soils Report (Appendix D)

Findings of Fact:

**a. Less Than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The Project Site is located within an area mapped by Riverside County GIS as having a low liquefaction susceptibility. The Geotechnical/Soils Report also determined that the potential for liquefaction susceptibility is low to remote because the historical groundwater table is in excess of 50 feet and the presence of underlying gravelly sandy soils with numerous rocks.

All structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2) which is adopted by the County of Riverside. Compliance with the CBC, requires proper construction of building footings and foundations ensuring that the building withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Therefore, potential impacts associated with seismic-related ground failure, including liquefaction would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Ground-shaking Zone</b>				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Geotechnical Soils Report (Appendix D); Riverside County General Plan Figure S-4 Safety Element, "Earthquake-Induced Slope Instability Map"

Findings of Fact:

**a) Less Than Significant Impact.** The Project Site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The Project Site is located approximately 2.4 miles from the San Bernardino South Fault Zone. A major earthquake along this fault could cause substantial seismic ground shaking at the Project Site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the Proposed Project. Therefore, potential impacts associated with strong seismic ground shaking would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Geotechnical Soils Report (Appendix D); On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope;” Highgrove Plan Area, Figure 11 “Highgrove Area Plan Steep Slope.”

Findings of Fact:

**a) Less Than Significant Impact.** Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, including the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Project Site and the adjacent parcels are generally flat and do not contain any hills or steep slopes. The Project Site ranges from 1,100 feet to 1,120 feet in elevation and no landslides on or adjacent to the Project Site would occur. The Project Site is not identified in the General Plan or the Highgrove Plan as an area having a risk of landslides. Therefore, potential impacts associated with landslide risk would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Geotechnical Soils Report (Appendix D); Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map;”

Findings of Fact:

**a) Less Than Significant Impact.** Ground subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Project Site overlies the Riverside North Basin which is part of the Riverside Basin and the Riverside Basin Groundwater Management Plan (GMP), which optimizes groundwater levels, enhances water quality, and minimizes land subsidence. Because the Riverside North Basin is managed through this GMP, which limits the allowable withdrawal of water from the basin by water purveyors, and the Proposed Project would not pump water from the Project Site (as water supplies would be provided by City of Riverside), impacts related to subsidence would be less than significant.

Compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety. Compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant. Therefore, potential impacts associated with ground subsidence would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

**a) No Impact.** Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often by wind or by seismic activity. There are no water bodies near enough to the Project Site to pose a flood hazard, seiche or mudflow. The nearest major water body feature is the Evans Lake, located approximately 3.7 miles southeast of the Project Site. Therefore, no impacts would occur. There are no known volcanoes in the Project region. Therefore, no impacts associated with geological hazards would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Project Specific Water Quality Management Plan (Appendix H)

Findings of Fact:

**a. Less Than Significant Impact.** Topographically, the Project Site is relatively flat, with no abrupt major grade changes. Grading for the Proposed Project would not significantly change the topography and ground surface relief features of the site and would preserve the existing drainage patterns on site. The most significant topographical features on the Project Site are slight slopes located at the southeast corner of the site. The Proposed Project would retain these slope areas (Figure 23 – *Conceptual Grading Plan (Residential)*). Therefore, potential impacts associated with change to topography or ground surface relief features would be less than significant and no mitigation is required.

**b.-c. No Impact.** The Proposed Project would maintain the general flat topography of the existing site. The proposed commercial portion of the site would not create cut or fill slopes greater than 2:1 or higher than 10-feet. According to the Proposed Project’s grading plan (Figure 22 – *Conceptual Grading Plan (Commercial)*), grading for the proposed commercial sites would yield a maximum of a 3:1 slope. As noted in Section V.VII(17)(a), the proposed grading for the proposed residential area would retain the existing southeastern slopes. The proposed grading for the Project Site would not affect or negate subsurface sewage disposal systems due to existing or proposed slopes associated with the Proposed Project. Therefore, no impacts associated with cut or fill slopes and sewage disposal systems would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

**a. Less Than Significant Impact.** The Proposed Project would result in the grading of the Project Site to accommodate the development of the commercial and residential portions of development. However, Appendix D outlines the earthwork specifications and grading details for the project to reduce and prevent soil erosion and loss of topsoil. These specifications include planting immediately after grading and maintaining proper drainage to avoid ponding of water. The Proposed Project must also comply with the County's grading permit requirements, which would ensure that construction practices include BMPs to protect exposed soils. During operation of the project, the Project Site would be covered with asphalt for drive aisles and roads, along with sidewalks and pedestrian pathways. Areas of permeable surface (e.g., common open space and landscape planters) would be landscaped to reduce and prevent soil erosion and topsoil loss. Therefore, impacts associated with potential loss of topsoil or soil erosion would be less than significant and no mitigation is required.

**b. Less Than Significant Impact.** According to Appendix D, the Project Site's existing conditions include soil which is sandy in nature and considered non-critically expansive. Based on field explorations, laboratory testing, and engineering analysis completed for the Project Site, design recommendations outlined in Appendix D are based on the use of non-expansive soil types. Recommendations of the site-specific geotechnical report include the use of non-expansive materials for import, to be approved by the soils engineer. The Proposed Project would be required to undergo the County's grading and building plan check process, which would include staff review of the site-specific geotechnical report to ensure the recommendations outlined in Appendix D are implemented. Therefore, potential impacts associated with expansive soils would be less than significant and no mitigation is required.

**c. No Impact.** The Proposed Project would not involve the use of septic tanks or alternative wastewater disposal systems. The Proposed Project would include connecting to existing sewer infrastructure located within Center Street. The Proposed Project would connect to an existing 8-inch sewer line and would not rely on alternative means of wastewater disposal. Therefore, no impacts associated with soils incapable of adequately supporting alternative wastewater disposal would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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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, *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project*, Vista Environmental, September 23, 2021 (Appendix A), Geotechnical Soils Report (Appendix D)

Findings of Fact:

**a) Less Than Significant Impact.** Wind and wind-blown sand are an environmentally limiting factor throughout much of Riverside County. Approximately 20% of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. As noted in Section V.VII(18)(a), the General Plan Safety Element, Figure S-8 – “Wind Erosion Susceptibility Map” shows the Project Site is located within a “high” wind erodibility rated area and would be subject to General Plan policy S 3.11. The County’s Ordinance No. 484 requires property consisting of sandy soils to protect the site from windblow erosion of sand. According to Appendix D, the Project Site consists of sandy soils and Ordinance No. 484 would be applicable to the Project Site. In addition to the County’s regulations on sandy soils to prevent windblown erosion, SCAQMD requires implementation of Rule 403 to control fugitive dust and is applicable to any activity capable of generating fugitive dust. Appendix A stipulates that Rule 403 would be applicable to the Proposed Project, which entails preventative measures to ensure fugitive dust is controlled and does not cause significant impacts to air quality. These preventative measures include, but are not limited to, watering all exposed areas on active sites at least three times per day, pre watering areas prior to clearing and soil moving activities, and replanting all distributed areas as soon as practically possible. Upon completion of the Proposed Project, the site would contain asphalt and concrete cover, as well as landscaped areas, all of which would reduce and suppress potential blowsand generation from the Project Site. With application of the County’s regulations and SCAQMD requirements, impacts surrounding wind erosion and blowsand would be reduced. Therefore, impacts associated with an increase in wind erosion and blown sand, either on or off site, would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GREENHOUSE GAS EMISSIONS**

<b>GREENHOUSE GAS EMISSIONS</b>	<b>Would the project:</b>			
<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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):** *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project*, Vista Environmental, September 23, 2021 (Appendix A), Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

**General:** Criteria pollutant analyses presented as a part of Findings of Fact for the Air Quality Impact Analysis are based on and summarized from Appendix A - *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis—Highgrove Residential/Commercial Project* (Vista Environmental, 2021).

The *County of Riverside Climate Action Plan (CAP)* was adopted in December 2015 and revised in November 2019. The 2015 CAP utilized a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The County’s 2008 GHG emissions were calculated at 7,012,938 MTCO<sub>2</sub>e and in order to reach the reduction target, the County of Riverside will need to reduce community-wide emissions to 5,960,998 MTCO<sub>2</sub>e by the year 2020. The CAP was updated in 2019 in order to address a 2017 Settlement Agreement with the Sierra Club and other groups as well as to bring the CAP in conformance with SB 32 and AB 197 that set a statewide 2030 goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The 2030 target is an interim year goal set to make it possible to reach the ultimate goal of reducing GHG emissions 80 percent below 1990 levels by 2050. The 2019 CAP provides several new measures to meet the 2030 target that include promoting energy efficiency, renewable energy and development and promotion of zero-emission vehicles, water conservation and increased waste diversion.

The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO<sub>2</sub>e per year to be used to identify projects that require the use of Screening Tables. If the 3,000 MTCO<sub>2</sub>e per year threshold is exceeded, then specific mitigation from the CAP’s Screening Tables would be selected to garner a total of 100 points or greater. According to the CAP, such projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for greenhouse gas emissions.

**a. Less Than Significant Impact.** The Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The Proposed Project would consist of the development of 52 single-family homes. The Proposed Project would generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The project’s GHG emissions have been calculated with the CalEEMod model based on the construction and operational parameters detailed in Section 7.1 of Appendix A (p. 43). A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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summary of the results is shown in Table 11 and the CalEEMod model run annual printouts are provided in Appendix A.

**Table 11 – Project Related Greenhouse Gas Annual Emissions**

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>1</sup>	13.36	0.00	0.00	13.46
Energy Usage <sup>2</sup>	280.94	0.01	0.00	282.15
Mobile Sources <sup>3</sup>	2,262.70	0.22	0.00	2,268.30
Solid Waste <sup>4</sup>	14.19	0.84	0.00	35.15
Water and Wastewater <sup>5</sup>	23.39	0.11	0.00	26.92
Construction <sup>6</sup>	18.11	0.00	0.00	18.18
<b>Total Emissions</b>	<b>2,612.68</b>	<b>1.18</b>	<b>0.00</b>	<b>2,644.16</b>
<b>County of Riverside CAP Threshold of Significance</b>				<b>3,000</b>

Notes:

<sup>1</sup> Area sources consist of GHG emissions from consumer products, architectural coatings, hearths, and landscaping equipment.

<sup>2</sup> Energy usage consists of GHG emissions from electricity and natural gas usage.

<sup>3</sup> Mobile sources consist of GHG emissions from vehicles.

<sup>4</sup> Waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.

<sup>5</sup> Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

<sup>6</sup> Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.

Source: CalEEMod Version 2016.3.2.

Table 11 shows that the Proposed Project would create 2,644.16 MTCO<sub>2</sub>e per year. According to the County of Riverside CAP threshold of significance, if a project creates less than 3,000 MTCO<sub>2</sub>e per year, the GHG emissions from a project is determined to be less than significant. It should also be noted that the proposed structures would be required to meet the 2019 Title 24 Part 6 building standards that require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. The County also requires that all new developments institute the water conservation measures that are detailed in the California Green Building Code. Therefore, potential impacts associated with the adverse generation of greenhouse gas emissions, either directly or indirectly, from project construction and operation would be less than significant and no mitigation is required.

**b. Less Than Significant Impact.** The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The County of Riverside adopted the *County of Riverside Climate Action Plan* in December 2015 and updated November 2019. The 2015 CAP utilized a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP was updated in 2019 in order to address a 2017 Settlement Agreement with the Sierra Club and other groups as well as to bring the CAP in conformance with SB 32 and AB 197 that set a statewide 2030 goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The 2017 Settlement Agreement updated the CAP to also be in alignment with the goal and policies for new development provided in *California's 2017 Climate Change Scoping Plan*, prepared by CARB, November 2017. Specifically, the 2017 Settlement Agreement now requires all new residential developments to install EV charging stations in the garages of new residential units, requires rooftop solar PV systems to be installed on all new homes and new commercial buildings that total more than 100,000 square feet of building space, and use of high-efficiency bulbs in new traffic signals.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO<sub>2</sub>e per year, which was based on capturing 90 percent of emission from all projects in the County, to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. As detailed in Appendix A, Section 10.8, the Proposed Project would generate 2,644.16 MTCO<sub>2</sub>e per year, which is within the 3,000 MTCO<sub>2</sub>e per year threshold. It should also be noted that the proposed homes would be required to meet the 2019 Title 24 Part 6 building standards that require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. Therefore, potential impacts associated with the conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HAZARDS AND HAZARDOUS MATERIALS**

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

**Source(s):** *Phase I Environmental Site Assessment*, AEI Consultants, October 2020, *Limited Phase II Environmental Site Assessment*, Tetra Tech Co, August 2012, *Limited Phase II Subsurface Investigation*, AEI Consultants, May 2022, Project Application Materials, CalEPA Cortese List Data Resources (<https://calepa.ca.gov/SiteCleanup/CorteseList/>), Highgrove Area Plan, Figure 6 – “Highgrove Area Plan Circulation”

Findings of Fact:

**General:** Hazards and hazardous material analyses presented as a part of Findings of Fact for the Hazards and Hazardous Materials Impact Analysis are based on and summarized from Appendix E - *Phase I Environmental Site Assessment* (AEI Consulting, October 12, 2020) and Appendix F - *Limited Phase II Subsurface Investigation* (AEI Consultants, May 2022) and *Limited Phase II Environmental Site Assessment*, Tetra Tech Co, August 2012.

**a. – b. Less Than Significant Impact.** Soil sampling discussed in Appendix E evaluated the potential for the existence of organochlorine pesticides, herbicides, or arsenic-based pesticides associated with the former use of the property as an orchard. Soil samples collected contained relatively low concentrations and yielded the conclusion that all detected concentrations were below the residential soil California Human Health Screening Levels (CHHSL), and that further attenuation would occur from future grading activities associated with site development. Soil stockpile samples collected contained relatively low concentrations of oil-range petroleum hydrocarbons and all detected concentrations were below the San Francisco RWQCB screening values for protection of groundwater resources in residential land use scenarios and would be further attenuated as future grading activities are conducted. Arsenic was detected above the CHHSL; however, laboratory analytical results also indicated that arsenic concentrations in all soil samples fell within the range of typical concentrations in California, suggesting that the arsenic concentrations are naturally occurring and not the result of human activity. Since the Project Site is vacant, no building components containing suspect asbestos or lead-based paint containing materials are identified onsite.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction of the Proposed Project would entail routine transport of potentially hazardous materials, including gasoline, oil solvents, cleaners, paint, and soil from the Project Site. Proper BMPs, preparation of a SWPPP, and hazardous material handling protocols would be required to ensure safe storage, handling, transport, use, and disposal of all hazard materials during the construction phase of the Proposed Project. Construction would also be required to adhere to any local standards set forth by the County, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risks to the public, including California OSHA requirements, the Hazardous Waste Control Act, the California Accidental Release Prevention program, and the California Health and Safety Code.

Operation of the Proposed Project’s commercial portion would involve the operation of the convenience store and fuel service pumps, along with associated landscape and maintenance. Hazardous or potentially hazardous materials would be routinely handled, stored, and dispensed on the Project Site, such as gasoline. The Proposed Project involves the construction and operation of a service station, which would include the installation and maintenance of underground storage tanks (UST) for the storage of gasoline on-site. Service stations are subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over fuel dispensing facilities. The service station’s storage and delivery of the hazardous materials would comply with all applicable federal, state, and local regulation in order to functionally operate, including but not limited to Section 2540.7 – Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations (Cal OSHA); Chapter 38 – Liquefied Petroleum Gases, of the California Fire Code (CFC); the Resource Conservation and Recovery Act (RCRA); and the Riverside County Fire Department standards. Pursuant to Cal OSHA requirements, all hazardous material stored on-site would be accompanied by a Material Safety Data Sheet, which would inform on-site operators of necessary remediation processes in the event of accidental release. These regulatory requirements minimize health risk to the public associated with fuel service stations’ hazardous materials. The Proposed Project would not result in a significant impact associated with the routine transport, use or disposal of hazardous materials because of cumulative routine inspections, regulation, and required compliance with applicable federal, state, and local laws surrounding service station operation, delivery, storage, and fuel dispensing.

Operation of the Proposed Project’s residential portion would involve routine occurrences associated with single-family residences, which include the presence of household cleaning supplies, as well as landscaping and maintenance. Proper handling of the use and disposal of hazardous materials would reduce the potential for exposure. Therefore, potential impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials or upset and accident conditions involving the release of hazardous materials would be less than significant and no mitigation would be required.

**c. Less Than Significant Impact.** The Proposed Project would not substantially change the way emergency access is provided to the Project Site via Mt Vernon Avenue or Center Street. The closest emergency services facility is Riverside County Fire Department Station no. 19 located approximately 0.4 miles west of the Project Site on Center Street. The proposed on-site accessways meet the turning radii and street width requirements of the Riverside County Fire Department, as shown on Figures 7 – *Conceptual 7-Eleven Site Plan* and 18 – *Conceptual Residential Fire Access Plan*. The Proposed Project includes two access points for the proposed residential portion of the project, and three access points for the proposed commercial portion. As part of the plan check process, the Proposed Project would undergo a safety review by the Riverside County Fire Protection Planning division to ensure compliance with the County’s fire standards.

The County’s Circulation Plan routes are considered the backbone routes for evacuation purposes. Mt Vernon Avenue and Center Street are labeled secondary roadways and would serve as evacuation routes within the Highgrove area. Residents would utilize these thoroughfares to travel westward to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Iowa Avenue which is designated an arterial and major roadway, and a primary access way for evacuation. The Proposed Project would not reduce the number of lanes or public right-of-way on either Mt Vernon Avenue or Center Street. Therefore, potential impacts associated with an adopted emergency response plan or emergency evacuation plan would be less than significant and no mitigation would be required.

**d. No Impact.** The Project Site is not located within one-quarter mile of an existing or proposed school. The closest school to the site is Highgrove Elementary School, located approximately 0.6 miles to the west. Therefore, no impacts associated with emissions of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would occur and no mitigation is required.

**e. No Impact.** The Project Site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5., also known as the Cortese List. Therefore, no impacts associated with sites listed pursuant to Government Code Section 65962.5 would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure S-20 “Airport Locations;” Highgrove Plan Area, Figure 4 “Highgrove Area Plan Overlays and Policy Areas” and Figure 5 “Highgrove Area Plan March Joint Air Reserve Base Airport Influence Area”

Findings of Fact:

**a. No Impact.** In accordance with Riverside County General Plan Figure S-20 and the Highgrove Plan Area Figures 4 and 5, the Project Site is not within a planning area of an Airport Master Plan. Therefore, no impacts associated with inconsistencies with an Airport Master Plan would occur and no mitigation is required.

**b. No Impact.** The Project Site is not within a planning area of an Airport Master Plan and would not require review by the Airport Land Use Commission. Therefore, no impacts associated with review by the Airport Land Use Commission would occur and no mitigation is required.

**c. No impact.** The Project Site is not within the planning area of an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impacts associated with an airport safety hazard for people residing or working in the project area would occur and no mitigation is required.

**d. No Impact.** The Project Site is not within the vicinity of a private airstrip or heliport. Therefore, no impacts associated with an airport safety hazard for people residing or working in the project area would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY**

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Water Quality Impacts</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** *Hydrology and Hydraulics Study for Highgrove Planned Residential Development*, Woodard Group, September 2020, *Will Serve Letters* (Appendix L), Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database, Highgrove Area Plan Figure 8 – “Highgrove Area Plan Flood Hazards,” 2015; Geotechnical Soils Report (Appendix D), 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan

**Findings of Fact:**

**General:** Hydrology resource analyses presented as a part of Findings of Fact for the Hydrology Resources Impact Analysis are based on and summarized from Appendix G - *Hydrology and Hydraulics Study for Highgrove Planned Residential Development* (Woodard Group, September 2020), Appendix H – *Project Specific Water Quality Management Plan* (B&W Consulting Engineers, Inc., December 2019), and Appendix L – *Will Serve Letters* (Riverside Highland Water Company and City of Riverside, April 2019 (Revised September 14, 2021) and October 2020).

**a. Less Than Significant Impact.** Construction of the Proposed Project would include grading, and other earthmoving activities that have the potential to cause erosion that would subsequently degrade water quality and/or violate water quality standards. As required by the Clean Water Act, the Property

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Owner/Developer would comply with the Santa Ana Municipal Separate Storm Sewer (MS4) National Pollution Discharge Elimination System (NPDES) Permit (Order No. R8-2010-0033, NPDES Permit No. CAS618033)<sup>8</sup>. The NPDES MS4 Permit Program, which is administered in the project area by the County of Riverside and is issued by the Santa Ana Regional Water Quality Control Board (RWQCB), regulates storm water and urban runoff discharges from developments to natural and constructed storm drain systems in the County of Riverside. Since the Proposed Project would disturb one or more acres of soil, the Property Owner/Developer would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activities subject to the Construction General Permit include clearing, grading, and disturbances including stockpiling or excavation. The Construction General Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the Project Site, and adjacent roadways.

Drainage on the Project Site generally drains from the east to the west. Under the operating condition, the Project Site drainage would match the existing drainage pattern and connect via on-site storm drain to the existing 42-inch Riverside County Flood Control (RCFC) maintained storm drain system. Runoff from the Proposed Project’s added impervious surface area would be directed into vegetated swales which would drain into the curb and gutter and then to a bioretention basin. Only the overflow from the bioretention would be collected in the proposed onsite storm drain system, which would then connect to the RCFC maintained storm drain system. The Department of Water Resources shows depth to groundwater at 158 feet below ground surface in a well off Sanrive Avenue located roughly one mile west from the site. Depth to groundwater is not expected to impact the site development. The Project Site is not located within any flood hazard areas, as detailed within the Highgrove Area Plan, Figure 8 – “Highgrove Area Plan Flood Hazards.” Appendix H outlines best management practices (BMPs) the Proposed Project would implement in order to limit potential sources of runoff pollutants. These BMPs include but are not limited to, construction of six (6) bioretention facilities for onsite retention of runoff and minimum to no use of pesticides in landscaped areas.

Therefore, with incorporation of these policies and requirements, potential impacts associated with water quality standards or waste discharge requirements would be less than significant and no mitigation would be required.

**b. Less Than Significant Impact.** Groundwater resources in Riverside County are defined by their quality as well as quantity. Most groundwater basins within Riverside County store local and imported water for later use to meet seasonal and drought-year demands. Under these groundwater recharge programs; groundwater is artificially replenished in wet years with surplus imported water. Water is then extracted during drought years or during emergency situations. Groundwater recharge that may also involve the recharge of reclaimed water, enhances the region’s ability to meet water demand during years of short supply, and increases overall local supply reliability. Groundwater recharge is also affected by reduced natural percolation capacity due to impervious, urban surfaces and pollution from specific intensive industrial and agricultural uses. Floodplains are a natural filtering system, with water percolating back into the ground and replenishing groundwater. When a watercourse is divorced from its floodplain with levees and other flood control facilities, then natural, built in benefits are either lost, altered, or significantly reduced, including those related to groundwater replenishment and quality. As discussed in Section V.X(a), the Project Site is not located within any flood hazard area associated with the floodplains and watercourses that run through the Highgrove area. Although the Proposed Project

<sup>8</sup> Riverside County Flood Control and Water Conservation District, *Riverside County Watershed Protection*, 2021 (<http://content.rcflood.org/NPDES/SantaAnaWS.aspx> Accessed July 27, 2021)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would result in additional impervious surfaces onsite, the project includes LID BMP bioretention systems with underground retention chambers which would detain and treat stormwater runoff for infiltration. The Riverside Highland Water Company would provide water service to the Project Site, as stipulated in Appendix L. Riverside Highland Water Company (RHWC) is a Mutual Water Company, shareholder owned and regulated by the California Corporation Commission and governed by a nine-member Board of Directors. Currently serving the City of Grand Terrace, the Highgrove area of Riverside County and small portions of San Bernardino County and the City of Colton, RHWC provides domestic and irrigation water services. The water service is provided to single and multi-family residential, commercial, industrial, and agricultural users. The Riverside Highland Water Company is a part of those agencies listed under the 2020 Integrated Regional Urban Water Management Plan, which provides a detailed analysis of anticipated supply and demands for the area under years 2020 through 2045. RHWC extracts potable water from the San Bernardino Basin (SBB, including the Bunker Hill Basin and Lytle Basin) and the Riverside Arlington Basin (including the Riverside North Basin and Riverside South Basin)<sup>9</sup> However, the Proposed Project does not include direct extraction of groundwater from basins and would be served by the Riverside Highland Water Company through existing entitlements. The Proposed Project would infiltrate stormwater runoff onsite through the use of bioretention basins on both the commercial and residential portions of the site. Therefore, potential impacts associated with groundwater supplies would be less than significant, and no mitigation is required.

**c. Less Than Significant Impact.** The Proposed Project would involve the development of a commercial portion on the western side of the Project Site and residential development directly to the east. The drainage for the entire Project Site generally drains from the east to the west, and the proposed drainage pattern for both commercial and residential portions of the project would match the existing drainage pattern and connect via on-site storm drain to the existing 42-inch municipally maintained storm drain system. Runoff from the Proposed Project’s added impervious surface area would be directed into vegetated swales which would drain into the curb and gutter and then to a bioretention basin. Only the overflow from the bioretention would be collected in the proposed onsite storm drain system, which would then connect to the municipally maintained storm drain system. The Project Site contains no rivers or streams onsite. There are no depressions, basins, impoundment, or tire ruts on the Project Site suggestive of any water retention or of possessing hydric soil conditions. Therefore, potential impacts associated with the altering of existing drainage patterns would be less than significant and no mitigation is required.

**d. Less Than Significant Impact.** Grading activities during construction of the Proposed Project may result in wind driven soil erosion and loss of topsoil. However, all construction and grading activities would comply with the County’s grading requirements which would be monitored through the grading permit plan check, as well as the recommended erosion specifications outlined in Appendix D. Upon project completion, the Project Site would be developed with a development consisting of residential units and retail commercial, paved surfaces, and landscaping, which would prevent substantial erosion from occurring. Therefore, potential impacts from erosion would be less than significant and no mitigation would be required.

**e. – g. Less Than Significant Impact.** Drainage on the Project Site generally drains from the east to the west. Under the operating condition, the Project Site drainage would match the existing drainage pattern and runoff would be contained onsite via the bioretention basin systems. Runoff would be collected via onsite curb and gutters directed into vegetated swales that drain into the bioretention system which would filter and treat water collected and allow for natural infiltration. Only overflow from

<sup>9</sup> 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, (June 2021) <https://www.sbvmd.com/home/showpublisheddocument/9246/637614377683630000> Accessed September 15, 2021

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the bioretention system would be collected in onsite storm drains that would connect to the existing RCFC maintained storm drain system. Proposed site conditions would not result in flooding on or offsite due to increased rates of runoff. Since runoff would be captured, stored, and infiltrated onsite, the existing 42-inch storm drain infrastructure located within Center Street would only receive overflow runoff via the proposed onsite storm drain system. The Project Site is not located within any flood hazard areas. Appendix H outlines best management practices (BMPs) the Proposed Project would implement in order to limit potential sources of runoff pollutants. These BMPs include but are not limited to, construction of six (6) bioretention facilities for onsite retention of runoff and minimum to no use of pesticides in landscaped areas. Therefore, impacts associated with amount of surface runoff which could lead to flooding or impact existing storm drain infrastructure would be less than significant and no mitigation is required.

**h. No Impact.** Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. They are in direct contrast to tsunamis which are giant sea waves created by the sudden uplift of the sea floor. The Project Site is surrounded by a relatively flat and urbanized area and not adjacent to any enclosed body of water (e.g., a lake or reservoir) and is not located within a flood hazard zone. The Project Site is located approximately 45 miles from the Pacific Ocean and would not likely be impacted by a tsunami. The surrounding topography of the Project Site is generally flat and would not be subject to inundation by mudflow. Therefore, no impacts related to seiche, tsunami, or mudflow would occur, and no mitigation would be required.

**i. Less Than Significant Impact.** The Proposed Project would preserve the existing drainage pattern for the Project Site. Drainage on the Project Site currently flows in an east to west direction. Under the operating condition, the Project Site drainage would be similar except that onsite drainage would be collected, stored, and treated via the bioretention basins proposed. Overflows would be collected via the proposed onsite storm drain system and connect to the existing 42-inch storm drain in Center Street. Development of the Proposed Project would not significantly alter the existing drainage pattern of the Project Site or alter the course of a stream or river. Implementation of the NPDES permit requirements would reduce potential impacts from erosion and siltation during the Project Site's preparation and earthmoving phases. Therefore, potential impacts associated with obstruction or conflict with a water management plan would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE AND PLANNING**

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

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

Findings of Fact:

**a. Less Than Significant Impact.** The Proposed Project involves a change in the land use designation for the Project Site and change in zoning, as well as the construction and development of two commercial developments and residential units. Though the change in land use designation and zoning would require amendments to the General Plan and Zoning Map, the existing standards outlined for the proposed land use designations and zoning designations would be applicable to the Proposed Project and require compliance with these plans, policies, and regulations.

The Proposed Project would involve a condominium subdivision to create seven private streets and include the construction of 52 dwelling units on Parcel 1 and two commercial developments on Parcels 2 and 3, along with a general plan amendment for all parcels and a zone change for the proposed commercial parcels. The proposed residential development on Parcel 1 includes a density consistent with the proposed land use designation. The proposed general plan designation of High-Density Residential land use permits for a density of 8.0 to 14.0 dwelling units per acre (du/ac). The residential development’s density on Parcel 1 would be 8.0 du/ac, which is permitted per Table 1 – *Land Use Designations Summary* of the Highgrove Area Plan. The number of dwelling units proposed is consistent with the General Plan. The proposed development permits through the County would be subject to Chapter 17.24 – R-1 One Family Dwelling Zone, which establishes a procedure for the development of parcels of land. Therefore, potential impacts associated with a significant environmental impact due to conflicts with any applicable land use plan for the purpose of avoiding or mitigating an environmental effect would be less than significant.

The Proposed Project would also involve the construction and development of two commercial uses on Parcels 2 and 3. Under the general plan amendment, both parcels would be designated as Commercial Retail, which allows for local and regional serving retail and service uses, with maximum permitted floor area ratios (FAR) of 0.35, as outlined in the Highgrove Area Plan, Table 1. The proposed commercial developments would entail FAR values of 0.16 and 0.18, below the maximum permitted value. The proposed commercial developments are also subject to the zoning standards outlined in Article IX – C-1 Zone/C-P Zone (*General Commercial*), resulting in the Proposed Project’s consistency with County policy documents. Therefore, potential impacts associated with the conflict of any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant, and no mitigation is required.

**b. No Impact.** The Project Site is located at the southwest corner of Center Street and Mt Vernon Avenue. The Project Site is surrounded by existing single-family residential development to the north, west, and east. Vacant residentially zoned property is located directly south of the Project Site. The Proposed Project would occur within the boundaries of the Project Site, with exception of right-of-way improvements proposed. The Proposed Project would not physically divide an established community,



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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as it is a designated lot within a residentially zoned portion of the County. Therefore, no impacts associated with disruption or division of an established community would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES**

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

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

Findings of Fact:

**a.-b. No Impact.** The Riverside County General Plan Figure OS-6 “Mineral Resources Area” identifies the project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Implementation of the Proposed Project would have no impacts regarding the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur. Therefore, no impacts associated with the loss of a known mineral resource would occur and no mitigation is required.

**c. No Impact.** There are no existing surface mines in the vicinity of the Project Site. Therefore, no impacts associated with implementation of the Proposed Project related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**NOISE** Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Airport Noise</b>				
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):** *Noise Impact Analysis Highgrove Residential/Commercial Project*, Vista Environmental, September 28, 2021 (Appendix I), Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

**a.-b. No Impact.** The nearest airport is Flabob Airport, located as near as 5.4 miles southwest of the Project Site. However, the Project Site is located outside of the 60 dBA CNEL noise contours of Flabob Airport. Therefore, no potential impacts associated with aircraft noise would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** *Noise Impact Analysis Highgrove Residential/Commercial Project*, Vista Environmental, September 28, 2021 (Appendix I), Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

**General**

This analysis below is based on implementation of the following project design features that are either already depicted on the Proposed Project site plans and architectural plans or are required from County and State Regulations.

Project Design Feature NOI 1:

**PDF-NOI-1:** Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed homes will utilize standard dual pane windows with a minimum Sound Transmission Class (STC) rating of 26 STC for all conditioned rooms.

Project Design Feature NOI 2:

**PDF-NOI-2:** Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed single-family homes will utilize a “windows closed” condition, which requires a means of mechanical ventilation per Chapter 12, Section 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

Project Design Feature NOI 3:

**PDF-NOI-3:** Prior to the issuance of the grading permit, the property owner/developer shall submit a construction-related noise mitigation plan to the County for review and approval. The plan shall depict the locations of where construction equipment would operate on the Project Site and how the noise from the construction equipment would be mitigated during construction of the project, through use of such methods as:

1. Temporary noise attenuation fences;
2. Preferential location of equipment; and
3. Use of current noise suppression technology and equipment.

Project Design Feature NOI 4:

**PDF-NOI-4:** Prior to issuance of a grading permit, the property owner/developer shall depict on the grading plans the combination retaining wall and 6-foot-high free-standing wall located between the commercial and residential portions of the Project Site, which shall be constructed first. The free-standing portion of the wall shall be constructed of concrete masonry units (CMUs) and shall be free of any decorative cutouts or openings.

**a. Less Than Significant with Mitigation Incorporated.** The Proposed Project would not generate 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 or noise ordinance, or applicable standards of other agencies. The following section calculates the potential noise emissions associated with the temporary construction activities and long-term operations of the Proposed Project and compares the noise levels to the County standards.

**Construction-Related Noise**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The construction activities for the Proposed Project would include site preparation and grading of the Project Site, building construction and application of architectural coatings to the proposed structures, and paving of the proposed parking lots, onsite roads, and driveways. Noise impacts from construction activities associated with the Proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the Project Site are single-family homes located directly adjacent to the north and east sides of the Project Site. There are also single-family homes located as near as 80 feet to the west of the Project Site that are on the west side of Mt Vernon Avenue.

General Plan Policy N 13.1 requires construction noise impacts be minimized on adjacent uses through acceptable practices. General Plan Policy N 13.2 requires construction activities be limited to established hours of operation in order to mitigate the generation of excessive or adverse noise impacts on the surrounding community. Ordinance 847 of the County Code of Ordinances provides the established hours of construction operations and details that construction activities that occurs between 6:00 a.m. and 6:00 p.m. during the months of June through September and between 7:00 a.m. and 6:00 p.m. during the months of October through May are exempt from the Noise Ordinance. General Plan Policy N 13.3 requires construction of subdivisions that are adjacent to occupied noise sensitive land uses to submit a construction-related noise mitigation plan to the County that depicts how construction noise would be mitigated through use of temporary noise fences, preferred location of equipment and use of current noise suppression technology and equipment.

Project Design Feature NOI 3 (PDF-NOI-3) is included in this analysis to ensure compliance with General Plan Policy N 13.3, which requires the County to review and approve a construction-related noise mitigation plan, prior to issuance of the grading permit for the Proposed Project. General Plan Policy 13.4 requires that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than what was originally installed by the manufacturer. Based on local regulations regarding potential noise impacts, and through implementation of PDF-3, construction of the Proposed Project would not exceed the applicable standards in the General Plan and Municipal Code.

However, the County construction noise standards do not provide any limits to the noise levels that may be created from construction activities and even with adherence to the County standards, the resultant construction noise levels may result in a significant substantial temporary noise increase to the nearby residents. In order to determine if the proposed construction activities would create a significant substantial temporary noise increase, Appendix I utilizes the FTA construction noise criteria thresholds detailed in Table 12 – *FTA Construction Noise Criteria*, which shows that a significant construction noise impact would occur if construction noise exceeded 80 dBA averaged over 8 hours during the daytime at any of the nearby homes.

**Table 12 – FTA Construction Noise Criteria**

Land Use	Day (dBA Leq <sub>(8-hour)</sub> )	Night (dBA Leq <sub>(8-hour)</sub> )	30-day Average (dBA Ldn)
Residential	80	70	75
Commercial	85	85	80 <sup>(1)</sup>
Industrial	90	90	85 <sup>(1)</sup>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction noise impacts to the nearby sensitive receptors were calculated through use of the FHWA's Roadway Construction Noise Model (RCNM) and the parameters and assumptions detailed in Appendix I, Section 6.1, including Table F – *Construction Equipment Noise Emissions and Usage Factors* (p. 21). The results are shown in Table 13 – *Construction Noise Levels at the Nearby Homes* and the RCNM printouts are provided in Appendix I.

**Table 13 – Construction Noise Levels at the Nearby Homes**

Construction Phase	Construction Noise Level <sup>1</sup> (dBA Leq) at:		
	Homes to North	Homes to East	Homes to West <sup>3</sup>
Site Preparation <sup>2</sup>	70	70	70
Grading <sup>2</sup>	70	70	69
Building Construction	71	71	70
Paving	66	66	65
Painting	58	58	57
<b>FTA Construction Noise Threshold<sup>4</sup></b>	<b>80</b>	<b>80</b>	<b>80</b>
<b>Exceed Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>1</sup> The distance from the center of the project site to the homes to the north was measured at 320 feet.

<sup>2</sup> The distance from the center of the project site to the homes to the east was measured at 315 feet.

<sup>3</sup> The distance from the center of the project site to the homes to the west was measured at 350 feet.

<sup>4</sup> FTA Construction Noise Threshold obtained from Table 12.

Source: RCNM, Federal Highway Administration, 2006

Table 13 shows that the greatest noise impacts would occur during the site preparation phase of construction, with a noise level as high as 78 dBA Leq at the nearest homes that are located adjacent to the north and east sides of the Project Site. All calculated construction noise levels shown in Table 13 are within the FTA daytime construction noise standard of 80 dBA averaged over eight hours. Therefore, through adherence to the allowable construction times detailed in Ordinance 847 of the County Code of Ordinances and through implementation of PDF-NOI-3, which requires the preparation of a construction-related noise mitigation plan prior to the issuance of the grading plan, the Proposed Project would not create a substantial temporary increase in ambient noise levels from construction of the Proposed Project. Therefore, potential construction-related noise impacts associated with a substantial temporary increase in ambient noise levels would be less than significant.

### **Operational-Related Noise**

The Proposed Project would consist of the development of a convenience store (7-Eleven) with 12 fueling position gas station, an 8,373 square foot retail building, and 52 single-family homes. Potential noise impacts associated with the operations of the Proposed Project would be from project-generated vehicular traffic on the nearby roadways and from onsite activities, which are analyzed separately. The proposed homes would be adjacent to Mt Vernon Avenue and Center Street, which may create exterior and interior noise levels in excess of County standards at the proposed homes.

### **Roadway Vehicular Noise Impacts to Nearby Existing Homes**

Vehicle noise is a combination of the noise produced by the engine, exhaust, and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The Proposed Project does not involve any uses that would require a substantial number of truck trips, nor would the Proposed Project alter the speed limit on any existing roadway. The Proposed Project's potential offsite noise impacts focus on the noise impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with the change of volume of traffic that would occur with development of the Proposed Project.

General Plan Policy N 9.3 requires development projects that generate increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses provide appropriate mitigation measures. However, General Plan Policy 9.3, nor any other General Plan policy, defines or details what constitutes a “substantial permanent increase to ambient noise levels”. As a result, this impact analysis utilized guidance from the Federal Transit Administration for a moderate impact as shown in Table 14 – *FTA Project Effects on Cumulative Noise Exposure*, which highlights that the project contribution to the noise environment can range between 0 and +7 dB and is dependent on the existing roadway noise levels.

**Table 14 – FTA Project Effects on Cumulative Noise Exposure**

Existing Noise Exposure (dBA Leq or Ldn)	Allowable Noise Impact Exposure dBA Leq or Ldn		
	Project Only	Combined	Noise Exposure Increase
45	51	52	+7
50	53	55	+5
55	55	58	+3
60	57	62	+2
65	60	66	+1
70	64	71	+1
75	65	75	0

Source: Federal Transit Administration, 2006.

The potential offsite traffic noise impacts created by the on-going operations of the Proposed Project were analyzed through utilization of the FHWA model and parameters described in Appendix I, Section 6.2 and the FHWA model traffic noise calculation spreadsheets are provided in Appendix I. The Proposed Project’s potential offsite traffic noise impacts are analyzed for the existing year, existing plus ambient year 2022, and existing plus ambient year 2022 plus cumulative projects scenarios that are discussed separately.

*Existing Conditions*

The Proposed Project’s potential offsite traffic noise impacts were calculated through a comparison of the Existing scenario to the Existing with Project scenario. The results of this comparison are shown in Table 15 – *Existing Year Traffic Noise Contributions*.

**Table 15 – Existing Year Traffic Noise Contributions**

Roadway	Segment	dBA Ldn at Nearest Receptor <sup>1</sup>			Increase Threshold <sup>2</sup>
		Existing	Existing Plus Project	Project Contribution	
Michigan Avenue	North of Center Street	51.7	52.1	0.3	+5 dBA
Michigan Avenue	South of Center Street	49.6	50.3	0.8	+5 dBA
Mt Vernon Avenue	North of Main Street	62.4	62.6	0.2	+2 dBA
Mt Vernon Avenue	North of Project Driveway 1	61.9	62.2	0.3	+2 dBA
Mt Vernon Avenue	North of Center Street	57.5	58.0	0.5	+3 dBA



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

**Table 15 – Existing Year Traffic Noise Contributions**

Roadway	Segment	dBA Ldn at Nearest Receptor <sup>1</sup>			Increase Threshold <sup>2</sup>
		Existing	Existing Plus Project	Project Contribution	
Mt Vernon Avenue	South of Center Street	56.3	56.6	0.3	+3 dBA
Main Street	West of Mt Vernon Avenue	55.3	55.5	0.2	+3 dBA
Center Street	West of Michigan Avenue	60.9	61.4	0.5	+2 dBA
Center Street	West of Mt Vernon Avenue	56.8	58.2	1.3	+3 dBA
Center Street	East of Project Driveway 4	55.5	55.7	0.2	+3 dBA

Notes:

<sup>1</sup> Distance to nearest residential use shown in Appendix I, does not consider existing noise barriers.

<sup>2</sup> Increase Threshold obtained from the FTA's allowable noise impact exposures detailed in Table 14.

Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Table 15 shows that the Proposed Project's permanent roadway noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA's allowable increase thresholds detailed in Table 13. The Proposed Project would not result in a substantial permanent increase in ambient noise levels for the existing conditions. Therefore, potential operation-related traffic noise impacts associated with the Proposed Project's existing conditions plus project scenario would be less than significant.

*Existing Plus Ambient Growth Year 2022 Conditions*

The Proposed Project's potential offsite traffic noise impacts were calculated through a comparison of the existing plus ambient growth year 2022 scenario to the existing plus ambient growth year 2022 with project scenario. The results of this comparison are shown in Table 16 – *Existing Plus Ambient Growth Year 2022 Traffic Noise Contributions*.

**Table 16 – Existing Plus Ambient Growth Year 2022 Traffic Noise Contributions**

Roadway	Segment	dBA Ldn at Nearest Receptor <sup>1</sup>			Increase Threshold <sup>2</sup>
		Ambient Without Project	Ambient With Project	Project Contribution	
Michigan Avenue	North of Center Street	51.9	52.2	0.3	+5 dBA
Michigan Avenue	South of Center Street	49.7	50.4	0.8	+5 dBA
Mt Vernon Avenue	North of Main Street	62.6	62.8	0.2	+2 dBA
Mt Vernon Avenue	North of Project Driveway 1	62.1	62.3	0.3	+2 dBA
Mt Vernon Avenue	North of Center Street	57.5	58.0	0.5	+3 dBA
Mt Vernon Avenue	South of Center Street	56.5	56.8	0.3	+3 dBA
Main Street	West of Mt Vernon Avenue	55.4	55.6	0.2	+3 dBA
Center Street	West of Michigan Avenue	61.0	61.5	0.5	+2 dBA
Center Street	West of Mt Vernon Avenue	56.9	58.2	1.3	+3 dBA
Center Street	East of Project Driveway 4	55.6	55.8	0.2	+3 dBA

Notes:

<sup>1</sup> Distance to nearest residential use shown in Table H of Appendix I, does not consider existing noise barriers.

<sup>2</sup> Increase Threshold obtained from the FTA's allowable noise impact exposures detailed in Table 14.

Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Table 16 shows that the Proposed Project's permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA's allowable increase thresholds detailed in Table 14. The Proposed Project would not result in a substantial permanent increase in ambient noise levels for the existing plus ambient growth year 2022 conditions. Therefore, potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation-related traffic noise impacts associated with the Proposed Project’s existing plus ambient growth year 2022 conditions scenario would be less than significant.

*Existing Plus Ambient Growth Plus Cumulative Projects Year 2022 Conditions*

The Proposed Project’s potential offsite traffic noise impacts were calculated through a comparison of the existing plus ambient growth plus cumulative year 2022 scenario to the existing plus ambient growth plus cumulative year 2022 with project scenario. The results of this comparison are shown in Table 17 – *Existing Plus Ambient Growth Plus Cumulative Projects Traffic Noise Contributions*.

**Table 17 – Existing Plus Ambient Growth Plus Cumulative Projects Traffic Noise Contributions**

Roadway	Segment	dBA Ldn at Nearest Receptor <sup>1</sup>			
		Cumulative Without Project	Cumulative With Project	Project Contribution	Increase Threshold <sup>2</sup>
Michigan Avenue	North of Center Street	52.5	52.7	0.2	+5 dBA
Michigan Avenue	South of Center Street	49.9	50.6	0.7	+5 dBA
Mt Vernon Avenue	North of Main Street	63.1	63.2	0.1	+2 dBA
Mt Vernon Avenue	North of Project Driveway 1	62.6	62.9	0.3	+2 dBA
Mt Vernon Avenue	North of Center Street	58.1	58.5	0.4	+3 dBA
Mt Vernon Avenue	South of Center Street	57.0	57.2	0.2	+3 dBA
Main Street	West of Mt Vernon Avenue	56.8	56.9	0.1	+3 dBA
Center Street	West of Michigan Avenue	61.8	62.2	0.4	+2 dBA
Center Street	West of Mt Vernon Avenue	57.9	58.9	1.0	+3 dBA
Center Street	East of Project Driveway 4	56.3	56.4	0.1	+3 dBA

Notes:

<sup>1</sup> Distance to nearest residential use shown Table H of Appendix I, does not consider existing noise barriers.

<sup>2</sup> Increase Threshold obtained from the FTA’s allowable noise impact exposures detailed in Table 15.

Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Table 17 shows the Proposed Project’s permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA’s allowable increase thresholds detailed in Table 14. The Proposed Project would not result in a substantial permanent increase in ambient noise levels for the existing plus ambient growth plus cumulative year 2022 conditions. Therefore, potential operation-related traffic noise impacts associated with the Proposed Project’s existing plus ambient growth plus cumulative year 2022 conditions scenario would be less than significant.

Proposed Commercial Uses Onsite Noise Sources

The operation of the Proposed Project may create an increase in onsite noise levels from the operation of rooftop mechanical equipment, parking lots, delivery trucks, gas pumps, and possible drive through speaker at the retail building. Ordinance 847 of the County’s Code of Ordinances limits noise created by the proposed commercial uses on the nearby existing and proposed residential properties to 55 dBA between 7 a.m. and 10 p.m. and to 45 dBA between 10 p.m. and 7 a.m.

In order to determine the noise impacts from the operation of rooftop mechanical equipment, parking lots, delivery trucks, gas pumps, and possible drive through speaker, reference noise measurements taken of each noise source are shown in Table 18 – *Operational Commercial Uses Noise Levels at the Existing and Proposed Homes*. In order to account for the noise reduction provided by the existing 6-foot-high sound walls on the south and east property lines, the wall attenuation equations from the *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (TeNS), prepared by Caltrans, September 2013, were utilized and the noise calculation spreadsheet, along with the reference noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measurements, are provided in Appendix I. A combination retaining wall and a 6-foot-high free-standing wall would separate the commercial and residential uses at the north and eastern boundaries. According to Figure 23 – *Conceptual Grading Plan (Residential)*, the elevation of the proposed homes would be as much as three feet higher than the commercial area. To ensure the construction of the combination retaining wall and 6-foot-high free-standing wall located between the commercial and residential portions of the Project Site, Project Design Feature NOI 4 (PDF-NOI-4) is included in the Proposed Project. Since the noise sources on the proposed commercial area are spread out over a 400-foot area, the noise impacts at any one of the adjacent homes would be primarily from one of these sources and not a combined sum of all of these sources. Table 18 does not show the combined noise from all sources, however for reference, if two noise sources create the same noise level, the resultant noise level would be a maximum of 3 dB higher, as such it can be assumed that the maximum combined noise would be at most 3 dB higher than the noise levels shown in Table 18.

**Table 18 – Operational Commercial Uses Noise Levels at the Existing and Proposed Homes**

Noise Source	Operational Noise Levels <sup>1</sup> (dBA Leq)			
	OFF 1 –Home to West <sup>2</sup> (North)	OFF 2 –Home to West <sup>2</sup> (South)	ON 3 – Home to East <sup>3</sup> (North)	ON 4 – Home to East <sup>3</sup> (South)
Rooftop Equipment <sup>4</sup>	23.4	23.8	30.4	28.3
Parking Lot <sup>5</sup>	28.3	26.1	30.2	36.5
Truck Delivery <sup>6</sup>	34.4	33.9	36.4	41.1
Fueling Pumps <sup>7</sup>	15.8	23.6	18.0	32.2
Drive Thru Speaker <sup>8</sup>	25.9	23.0	43.2	25.5
<b>Combined Noise Level</b>	<b>36.1</b>	<b>35.4</b>	<b>44.4</b>	<b>43.0</b>
<b>County Noise Standard (day/night)</b>	<b>55/45</b>	<b>55/45</b>	<b>55/45</b>	<b>55/45</b>
<b>Exceed County Noise Standard?</b>	<b>No/No</b>	<b>No/No</b>	<b>No/No</b>	<b>No/No</b>

Notes:

<sup>1</sup> The locations of Receptors 1 – 4 are shown in Figure 6.

<sup>2</sup> The calculated noise levels account for the noise reduction provided by the existing 6 foot high wall on the west side of Mt Vernon Avenue.

<sup>3</sup> The calculated noise levels account for the noise reduction provided by the combined retaining wall and free-standing wall, where the free-standing portion is a minimum 6 feet high, see Project Design Feature 4.

<sup>4</sup> Rooftop equipment is based on a reference noise measurement of 65.1 dBA at 6 feet.

<sup>5</sup> Parking lot is based on a reference noise measurement of 63.1 dBA at 5 feet.

<sup>6</sup> Truck delivery is based on a reference noise measurement of 54.8 dBA at 30 feet.

<sup>7</sup> Fueling pumps is based on a reference noise measurement of 60.3 dBA at 5 feet.

<sup>8</sup> Drive thru speaker is based on a reference noise measurement of 61.2 dBA at 10 feet.

Source: Noise calculation methodology from Caltrans, 2013 (see Appendix F).

Table 18 shows that with implementation of PDF-NOI-4, the highest noise level created from the proposed commercial uses would be from the drive through speaker, located on the east side of the proposed retail building. The proposed drive through speaker would create a noise level as high as 46 dBA Leq at the nearest proposed homes to the drive through speaker. All potential noise sources from the proposed commercial uses would be within the County’s residential noise standards of 55 dBA between 7 a.m. and 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. at both the nearest proposed home and nearest offsite existing home to each noise source. Therefore, with implementation of PDF-4, potential impacts associated with onsite operational noise would be less than significant.

Roadway Vehicular Noise Impacts to Proposed Homes

The Proposed Project would consist of the development of a mixed-use development that would include 52 single-family homes. The County’s General Plan requires that the interior noise levels in new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential dwellings shall not exceed 45 dB Ldn and that the exterior backyard area noise levels shall not exceed 65 dB Ldn. The primary source of traffic noise to the Project Site would be from Mt Vernon Avenue and Center Street. The proposed homes would also experience some background traffic noise effects from the Proposed Project's internal roadways and neighboring residential roadways. As the traffic on these local streets would consist of low traffic volumes at slower speeds and the traffic noise from these roads would not make a significant contribution to the noise environment, the noise levels from these local roads were not analyzed. The FHWA traffic noise prediction model parameters used in this analysis are discussed in detail in Appendix I, Section 6.2 and the FHWA model printouts are provided in Appendix I.

*Roadway Noise Impacts to the Proposed Homes Backyards*

The anticipated noise levels were calculated for the backyards that are adjacent to Center Street and Mt Vernon Avenue and the results are shown in Table 19 – *Proposed Homes Exterior Backyard Noise Levels from Nearby Roads*.

**Table 19 – Proposed Homes Exterior Backyard Noise Levels from Nearby Roads**

Building Number	Roadway	Exterior Backyard Noise Levels (dBA Ldn)		Minimum Sound Wall Height (feet)
		Without Sound Wall	With Sound Wall	
1	Center Street	65	--	--
2	Center Street	65	--	--
3	Center Street	65	--	--
4	Center Street	65	--	--
5	Center Street	65	--	--
15	Mt Vernon Avenue	<b>67</b>	60	5.0
36	Center Street	65	--	--

Notes:  
 Exceedance of County's 65 dBA Ldn residential exterior noise standard shown in **bold**.  
 Source: FHWA RD-77-108 Model.

Table 19 shows that only the exterior private backyard noise level that is adjacent to Mt Vernon Avenue which would exceed the County's 65 dBA Ldn noise standard without construction of any sound walls is that of Building Number 15. This would be considered a significant impact.

Mitigation Measure NOI-1 (**MM NOI-1**) is provided which would require the applicant to construct a minimum 5'-0"-foot high solid wall on the west side of the Lot for Building 15, adjacent to Mt Vernon Avenue.

Table 19 shows that with application of the proposed sound wall specified in **MM NOI-1**, the noise levels at the proposed home's backyard area would be reduced to within the County's exterior residential noise standard. Therefore, with implementation of **MM NOI-1**, potential operation-related impacts associated with roadway noise to the proposed homes would be less than significant.

*Roadway Noise Impacts to the Proposed Homes Interior Areas*

To assess the interior noise levels related to compliance with the dBA Ldn interior noise standard, the same proposed homes analyzed for the exterior private backyard analysis were also analyzed for their interior noise levels. The exterior noise level at the façade of the first and second floors are calculated through use of the same methodology detailed for the outdoor noise calculations and in Section 6.2 of Appendix I. The results are shown in Table 20 – *Proposed Homes Interior Noise Levels from Nearby Roads*. The County of Riverside guidelines establish a noise attenuation value for standard residential architecture of 20 dB of attenuation, which was used to calculate interior noise levels. Table 20 also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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show the interior noise levels calculated based on 30 dB of attenuation, which is the minimum attenuation rate calculated for the proposed Plan 1 homes in Section 6.3 of Appendix I.

**Table 20 – Proposed Homes Interior Noise Levels from Nearby Roads**

Building Number	Roadway	Floor	Exterior Noise Level at Building Façade (dBA Ldn)	Interior Noise Levels (dBA Ldn)	
				Standard Design <sup>1</sup>	Proposed Design <sup>2</sup>
1	Center Street	1	65	45	--
		2	65	45	--
2	Center Street	1	65	45	--
		2	65	45	--
3	Center Street	1	65	45	--
		2	65	45	--
4	Center Street	1	65	45	--
		2	65	45	--
5	Center Street	1	65	45	--
		2	65	45	--
15	Mt Vernon Avenue	1	62	42	--
		2	67	<b>47</b>	<b>37</b>
36	Center Street	1	65	45	--
		2	65	45	--

Notes:

<sup>1</sup> Standard Design is based on 20 dBA of noise reduction per County of Riverside General Plan.

<sup>2</sup> Proposed Design is based on .30 dBA of noise reduction (see Section 6.3 of Appendix I for calculations).

Exceedance of County 45 dBA Ldn noise standard shown in **bold**.

Source: FHWA RD-77-108 Model.

Table 20 shows that based on the County of Riverside guidelines for standard residential design of 20 dB of noise attenuation only Building Number 15, adjacent to Mt Vernon Avenue, would exceed the County’s 45 dBA Ldn interior noise standard. The County of Riverside guidelines also explains that noise analyses may utilize higher exterior to interior attenuation rates if the proposed homes are calculated through modeling, which is provided in Appendix I, Section 6.3, and can show that the proposed Plan 1 (proposed on Lot 1) would provide a minimum of 30 STC of noise reduction. It should be noted that the modeling of the proposed homes provided in Appendix I is limited to the second-floor rooms facing Mt Vernon Avenue, since those are the only rooms detailed in Table 20 that have the potential to exceed the interior noise standards. Table 20 shows with utilization of the calculated noise reduction rates for the proposed homes (Proposed Project) that the interior noise level would be within the County’s 45 dBA Ldn interior noise standard. Therefore, potential operation-related impacts associated with interior roadway noise would be less than significant.

Therefore, based on the analysis which includes incorporation of PDF-NOI-3, PDF-NOI-4, and implementation of **MM NOI-1**, potential impacts associated with the temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be less than significant.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**b. Less Than Significant Impact.** The Proposed Project would not expose persons to or generate excessive ground borne vibration or ground borne noise levels. The following section analyzes the potential vibration impacts associated with the construction and operations of the Proposed Project.

**Construction-Related Vibration Impacts**

The construction activities for the Proposed Project would include site preparation and grading of the Project Site, building construction and application of architectural coatings to the proposed structures, and paving of the proposed parking lots, onsite roads, and driveways. Vibration impacts from construction activities associated with the Proposed Project would typically be created from the operation of heavy off-road equipment. The nearest sensitive receptors to the Project Site are single-family homes located adjacent to the north and east sides of the Project Site. There are also single-family homes located as near as 80 feet to the west of the Project Site that are on the west side of Mt Vernon Avenue.

Title 14 of the California Administrative Code Section 15000 requires that all state and local agencies implement the California Environmental Quality Act (CEQA) Guidelines, which requires the analysis of exposure of persons to excessive ground borne vibration. However, no statute has been adopted by the state that quantifies the level at which excessive ground borne vibration occurs.

Caltrans issued the Transportation- and Construction-Induced Vibration Guidance Manual in 2004. The manual provides practical guidance to Caltrans engineers, planners, and consultants who must address vibration issues associated with the construction, operation, and maintenance of Caltrans projects. However, this manual is also used as a reference point by many lead agencies and CEQA practitioners throughout California, as it provides numeric thresholds for vibration impacts. Thresholds are established for continuous (construction-related) and transient (transportation-related) sources of vibration, which found that the human response becomes distinctly perceptible at 0.25 inch per second PPV for transient sources and 0.04 inch per second PPV for continuous sources.

Since neither the County’s General Plan nor the Municipal Code provide a quantifiable vibration threshold for construction equipment, Caltrans guidance is utilized, which defines the threshold of perception from transient sources at 0.25 inch per second PPV.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 21 – Vibration Source Levels for Construction Equipment**

Equipment		Peak Particle Velocity (inches/second)	Approximate Vibration Level (L <sub>v</sub> ) at 25 feet
Pile driver (impact)	Upper range	1.518	112
	typical	0.644	104
Pile driver (sonic)	Upper range	0.734	105
	typical	0.170	93
Clam shovel drop (slurry wall)		0.202	94
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large bulldozer		0.089	87
Caisson drill		0.089	87
Loaded trucks		0.076	86
Jackhammer		0.035	79
Small bulldozer		0.003	58

Source: Federal Transit Administration, May 2006.

The primary source of vibration during construction would be from the operation of a bulldozer. From Table 21 – *Vibration Source Levels for Construction Equipment*, a large bulldozer would create a vibration level of 0.089 inch per second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest offsite receptor, modeled as 10 feet away per guidance provided in the County of Riverside General Plan, would be 0.24 inch per second PPV. The vibration level at the nearest offsite receptor would be within the 0.25 inch per second PPV threshold. Therefore, potential impacts associated with construction-related vibration would be less than significant and no mitigation is required.

**Operations-Related Vibration Impacts**

The Proposed Project would consist of the development of a convenience store (7-Eleven) with 12 fueling position gas station, an 8,373 square foot retail building, and 52 single-family homes. The commercial portion of the project would result in the regular operation of delivery trucks on the Project Site, which are a known source of vibration. The proposed homes would be located as near as 45 feet from where the delivery trucks would typically operate on the commercial portion of the Project Site.

Caltrans has done extensive research on vibration level created along freeways and State Routes and their vibration measurements of roads have never exceeded 0.08 inches per second PPV at 15 feet from the center of the nearest lane, with the worst combinations of heavy trucks. Truck activities would occur onsite as near as 45 feet from the proposed homes. Based on typical propagation rates, the vibration level at the nearest proposed homes would be 0.02 inch per second PPV. Vibration created from operation of the Proposed Project would be within the 0.25 inch per second PPV threshold. Therefore, potential impacts associated with operation-related vibration would be less than significant and no mitigation is required.



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

**MM NOI-1:**

Prior to the issuance of a grading permit, the property owner/developer shall demonstrate on grading plans that a minimum 5.0-foot-high solid wall would be constructed on the west side of the Lot for Building 15 that is adjacent to Mt Vernon Avenue. The wall shall be constructed of concrete masonry units (CMUs) and shall be free of any decorative cutouts or openings.

Monitoring: Monitoring for Mitigation Measure **MM NOI-1** shall be subject to the timing detailed in the project-specific Mitigation Monitoring and Reporting Plan (Appendix M).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PALEONTOLOGICAL RESOURCES**

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**      
 a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

**Source(s):** Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

**a. Less Than Significant Impact.** Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low, or undetermined potential for finding paleontological resources are mapped within the Riverside County General Plan Open Space Element, Figure OS-8 – “Paleontological Sensitivity.” According to Figure OS-8, the Project Site is located within an area of high sensitivity. According to the General Plan policies OS 19.6 and OS 19.9, the Proposed Project would be required to provide a Paleontological Resource Impact Mitigation Program (PRIMP) with the County Geologist prior to any ground disturbing activities as a condition of approval. General Plan policies OS 19.6 would ensure that in the event a paleontological resource is found during project construction, the required PRIMP would provide specific direction for addressing a potential resource(s) and policy OS 19.9 would ensure the County Geologist would provide guidance to the Applicant and direct them to a facility within Riverside County for curation, including the Western Science Center in the City of Hemet. In addition to the County policies outlined above, there are a number of existing State and federal laws that regulate development impacts to paleontological resources, including those outlined under the California Public Resources Code Paleontological Resources Preservation Act. Therefore, with implementation of General Plan policies OS 19.6 and OS 19.9 and adherence to state regulations, potential impacts to paleontological resources would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: A PRIMP shall be required as a condition of approval for the Proposed Project (COA-PALEO-1).

COA-PALEO-1 Paleontological Resource Impact Mitigation Program (PRIMP)

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding 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. Description of the proposed site and planned grading operations.
3. Description of the level of monitoring required for all earth-moving activities in the project area.
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. 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.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. 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.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING**

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

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

**Findings of Fact:**

**a. No Impact.** The Proposed Project involves the subdivision of the existing Project Site into three parcels (1, 2, and 3) which would include commercial development on Parcels 2 and 3, and 52 single family residential condominium units with ancillary improvements on Parcel 1. The Proposed Project would include construction of a 4,088 sf 7-Eleven convenience store with a 3,096-sf fueling station and canopy, and an 8,373-sf retail building on the western portion of the Project Site (Parcels 2 and 3), and 52 single-family residential units and five commonly maintained lots on the eastern portion of the Project Site (Parcel 1). The Project Site is a vacant lot, with no existing residential uses on site. The Proposed Project would not result in the displacement of existing people or housing. Therefore, no potential impacts associated with the displacement of a substantial number of existing housing or people, necessitating the construction of replacement housing elsewhere would occur and no mitigation is required.

**b.-c. Less Than Significant Impact.** The Proposed Project would result in a substantial unplanned population growth if estimated development would exceed local or regional population growth projections. Federal and State law requires the Southern California Association of Governments (SCAG) to develop an RTP/SCS every four years. The purpose of the RTP/SCS is to provide a “long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals” (SCAG 2019). The RTP/SCS is an important regional document to guide land use planning and transportation projects in the region. Demographic projections and changes in the region are therefore an essential component for the RTP/SCS. In conjunction with the RTP/SCS, SCAG develops the Regional Housing Needs Assessment (RHNA) every eight years. The RHNA allocation for the County of Riverside for the 2021-2029 timeframe is 40,768 units, comprised of very-low, low, moderate, and above moderate-income categories. SCAG’s *Employment Density Study Summary Report* (2001) provides statistical information pertaining to average household size and square feet of building area per employee based on use type for the unincorporated Riverside County areas. These values are 3.3 persons and 1,148 sf, respectively<sup>10,11</sup>.

<sup>10</sup> <https://www.scag.ca.gov/Documents/RiversideCountyLP.pdf> (Accessed September 23, 2020)  
<sup>11</sup> <http://www.mwcog.org/file.aspx?A=QTTITR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D>  
 Table 9A, Page 23, Accessed September 22, 2020

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project Site is located within the Highgrove community and subject to the Highgrove Area Plan (2017). Appendix E-2 of the County’s 2015 General Plan details County level data for socioeconomic build-out assumptions and methodology applied to the General Plan’s land uses<sup>12</sup>. Appendix E-2 provides statistical information pertaining to average household size for the Highgrove area and square feet of building area per employee based on use type for the unincorporated County of Riverside. These values are 3.21 persons and 500 sf, respectively<sup>13</sup>.

For the purposes of this analysis, the projected population from the proposed residences is a range value based on the 3.21-3.3 persons. The projected employee numbers for the proposed commercial component are based on the more conservative figure of 500 sf. The Proposed Project would consist of the proposed subdivision and development of a commercial area, which would include 8,373 sf of retail, a 4,088 sf 7-Eleven convenience store, and 3,096 sf fuel canopy with 6 fuel pumps accommodating 12 fueling stations, and a residential portion of 52 single-family residential condominium units and five common area lots. The total proposed residential units would account for a projected population of between 167 to 172 and employment of approximately 25 employees.

Table 22 - *Population and Housing Growth Projections for the County of Riverside (Unincorporated)* shows that the 2016-2040 RTP/SCS projects that the County of Riverside will experience a growth of 29.5 percent, 33.7 percent, and 61.9 percent in population, housing, and employment respectively, by 2040 based on 2020 levels<sup>14</sup>.

**Table 22 - Population and Housing Growth Projections for the County of Riverside (Unincorporated)**

	2020	2035	2040	Change 2019-2040	Percent Increase	Proposed Project	2040 Plus Project
<b>Population</b>	385,600	471,200	499,200	113,600	29.46%	172	499,372
<b>Household</b>	121,800	153,200	162,900	41,100	33.74%	52	162,952
<b>Employment</b>	96,700	139,700	156,600	59,900	61.94%	25	156,625
<b>Jobs-Housing Ratio</b>	0.79	0.91	0.96	n/a	n/a	n/a	0.96

Source: SCAG. 2016. 2016-2040 RTP-SCS. Appendix: Demographics & Growth Forecast.

The additional 167 to 172 residents would represent less than 0.03 percent of the City’s 2040 population and an additional 25 employees would represent less than .003 percent of the City’s 2040 Employment. The Proposed Project would not construct or extend roads or other infrastructure that may indirectly induce population growth. The Project Site is a geographically constrained site, with two street frontages and development surrounding it on the remaining two interior property lines. Therefore, potential impacts associated with population growth would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>12</sup> [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/appendices/Appendix%20E-2\\_April%202017.pdf?ver=2017-10-23-153612-743](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/appendices/Appendix%20E-2_April%202017.pdf?ver=2017-10-23-153612-743) Table E-2, p. 2, Accessed September 24, 2020

<sup>13</sup> [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/appendices/Appendix%20E-2\\_April%202017.pdf?ver=2017-10-23-153612-743](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/appendices/Appendix%20E-2_April%202017.pdf?ver=2017-10-23-153612-743) Table E-5, p. 3, Accessed September 24, 2020

<sup>14</sup> [http://www.scag.ca.gov/Documents/2016\\_2040RTPSCS\\_FinalGrowthForecastbyJurisdiction.pdf](http://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf), Accessed September 22, 2020

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES**

**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, CalFire, Highgrove Area Plan, County of Riverside Code of Ordinances, CalFire, Figure 18 – *Conceptual Residential Fire Access Plan*

Findings of Fact:

**Less Than Significant Impact.** The Riverside County Department of Building and Safety provides technical expertise in reviewing and enforcing the County Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public. They contain baseline minimum standards to guard against unsafe development. The General Plan Safety Element outlines policies related to Building Code and Performance Standards (S 5.1(c)), which require adherence to the Riverside County Fire Code Protection Ordinance (Ordinance No. 787). The residential portion of the Project Site would include two points of access, one off of Center Street and a second off of Teresa Street. Both would be gated; however, the gates would be accessible via Knox Box for fire department personnel. The secondary exit to the residential development would act as an emergency exit for the planned community (Figure 18). Street widths proposed would allow for accessibility of fire department vehicles as turning radii. Access for the commercial portion of the Project Site would be provided via three primary driveways; two located off of Mt Vernon Avenue and one off of Center Street. The Proposed Project would be subject to meeting all required applicable building and fire codes to ensure the proposed development does not pose a significant health and safety threat, inclusive of potential fire hazards. The Proposed Project would result in the addition of 167 to 172 residents, which would represent less than 0.03 percent of the City’s 2040 population and an additional 25 employees, which would represent less than .003 percent of the City’s 2040 Employment. The Proposed Project would be subject to the County’s Development Impact Fee (DIF) outlined in Chapter 4.60 of the Code of Ordinances. The DIF requires all new development bear its fair share cost of providing the facilities (including fire facilities) reasonably needed to serve that development. The project additions to the County would be nominal and would not result in the need for additional fire facilities to be constructed. However, development of the Proposed Project would incrementally increase demand for fire protection services but would be served by the existing fire stations in Riverside County. While the Project Site is not located within a fire hazard severity zone<sup>15</sup>, the nearest fire station to the Project Site is Fire Station No. 19, located at 469 Center Street, approximately 0.4 miles from the site. The Proposed Project’s compliance with the County’s Fire Code, Ordinance 787 of the Riverside County Code of Ordinances, would ensure the project meets standards aimed at alleviating and abating urban fire risk. The Proposed Project would be subject to the building plan check process, which would ensure in depth review of the Proposed Project in order to meet required building and fire codes, as well as trigger the requirement to pay the applicable DIF. Therefore, potential impacts associated with fire services would be less than significant and no mitigation is required.

Mitigation and Monitoring: No mitigation or monitoring is required.

<sup>15</sup> <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414> Accessed September 25, 2020

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan, County of Riverside Code of Ordinances, Riverside County Sheriff's Department

Findings of Fact:

**Less Than Significant Impact.** The County obtains law enforcement and crime prevention services from the Riverside County Sheriff's Department (RCSD). The Proposed Project would be served by the RCSD, which would incrementally increase demand for sheriff protection services; however, as noted in Section V.XV(b.-c.), the Proposed Project's increase in population and employees would be nominal. The nearest sheriff stations to the Project Site are the Jurupa Valley and Moreno Valley Stations, located approximately 7.4 miles from the site. The Proposed Project would be subject to the County's Development Impact Fee (DIF) outlined in Chapter 4.60 of the Code of Ordinances. The DIF requires all new development bear its fair share cost of providing the facilities (including sheriff facilities) reasonably needed to serve that development. Therefore, potential impacts associated with sheriff services would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County Office of Education, County of Riverside Code of Ordinances

Findings of Fact:

**Less Than Significant Impact.** The Proposed Project would be served by the Riverside Unified School District<sup>16</sup>. The Proposed Project would incrementally increase demand for school services; however, as noted in Section V.XV(b.-c.), the Proposed Project’s increase in population and employees would be nominal. The potential population increase of 167 to 172 residents from the proposed 52 single-family dwelling units would represent less than 0.03 percent of the City’s projected 2040 population. The Proposed Project would be required to pay applicable school impact fees prior to issuance of building permits pursuant to Chapter 4.60 of the Code of Ordinances. Therefore, potential impacts associated with schools would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>16</sup> <https://www.rcoe.us/school-district-locator/> Accessed September 25, 2020

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan, County of Riverside Code of Ordinances, Riverside Local Area Formation Commission (LAFCO)

Findings of Fact:

**Less Than Significant Impact.** The Proposed Project would incrementally increase the demand for library facilities within the County of Riverside as it would result in an increase of 167 to 172 residents from the proposed 52 single-family dwelling units. The Project Site is located within the City of Riverside’s Sphere of Influence<sup>17</sup> (SOI) area and as a result is subject to the Highgrove Area Plan policy HAP 11.3, which requires standards to provide new development “pay its own way” on community parks, recreation programs, and libraries. The Proposed Project would be subject to the DIF requirements outlined in Ordinance 659 of the County Code of Ordinances to ensure a fair share of costs associated with the Proposed Project are paid for public facilities, including libraries. Therefore, potential impacts associated with libraries would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>17</sup> [https://lafco.org/wp-content/uploads/documents/city-boundary-and-soi-maps/Riverside\\_\\_12-10-19.pdf](https://lafco.org/wp-content/uploads/documents/city-boundary-and-soi-maps/Riverside__12-10-19.pdf)  
 Accessed September 25, 2020

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**34. Health Services**

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

Findings of Fact:

**Less Than Significant Impact.** The Proposed project would involve the construction of two commercial facilities: a 7-Eleven convenience store and fuel station, and a multi-tenant retail center with drive-through restaurant. Appendix A detailed the Proposed Project’s potential air quality impacts and concluded there would be less than significant impacts and that a Health Risk Assessment was not required for the Proposed Project. Appendix A states that operation of the project would not result in a quantitative increase in premature deaths, asthma in children, days children will miss school, asthma-related emergency room visits, or an increase in acute bronchitis among children due to the criteria pollutants created by the Proposed Project. The Proposed Project would incrementally increase the demand for health services within the County of Riverside as it would result in an increase of 167 to 172 residents from the proposed 52 single-family condominium units. However, this increase is nominal and would not require additional health services be constructed or expanded as a result of the Proposed Project. Therefore, potential impacts associated with health services would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

**Source(s):** GIS database, Ord. No. 460, Section 16.20.020 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, General Plan Multipurpose Open Space Element

Findings of Fact:

**a.-b. Less Than Significant Impact.** The Proposed Project would not require the expansion of existing recreational facilities. The Proposed Project involves a General Plan Amendment and Zone Change. However, the resulting land use and zoning designations would not result in substantial increases in the population which would place significant demand on existing recreation facilities. As stated in Section V.XV(b.-c.), the Proposed Project would result in the addition of 167 to 172 residents, which would represent less than 0.03 percent of the City’s 2040 population and an additional 25 employees, which would represent less than .003 percent of the City’s 2040 Employment.

The Proposed Project would include the construction of a single-family residential condominium development, consisting of 52 dwelling units and five common area lots, one of which is open space for the proposed residential component and includes a shade structure and tot lot. Development of the recreation open space would occur concurrently with the proposed development and would be subject to the requirements of the County of Riverside Code of Ordinances, including, but not limited to grading, soil and erosion control, and water efficient landscaping. The Proposed Project would also be subject to the Land Dedication and Fee Requirements of Ordinance 460 of the County Code of Ordinances, which requires developers of tentative maps to either dedicate or pay in lieu fees, or a combination thereof, for park and recreational purposes. Existing park and recreational spaces within the County would not face substantial physical deterioration because the Proposed Project would provide open space for future residents and the appropriate impact fees would be paid during the building plan check process. Therefore, potential impacts associated with the construction or expansion of recreational facilities and increased use of existing local and regional parks would be less than significant, and no mitigation is required.

**c. Less Than Significant Impact.** The Project Site is not within a Community Service Area. The Proposed Project would be subject to the in-lieu fees required by the County’s Code of Ordinances, which would off-set any increases in demand for park and recreation facilities proportionally to the Proposed Project. Therefore, potential impacts associated with the Project Site’s location within a CSA or within a recreation and park district would be less than significant and no mitigation is required.

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

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System, Highgrove Area Plan Figure 7

Findings of Fact:

**a. No Impact.** The Proposed Project would not include the construction or expansion of a trail system. Figure 7 – “Highgrove Area Plan Trails and Bikeway System” shows the nearest existing trails as urban/suburban trails located to the west and south of the Project Site. The Proposed Project would result in nominal increases to the residents of the County and would not include the modification to the existing trail system, nor construct any additional trail systems. Therefore, no potential impacts associated with trail systems would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

**Source(s):** *TTM 37743-Highgrove Traffic Impact Analysis*, Trames Solutions Inc., October 30, 2020 (Appendix J), *Tentative Tract Map 37743 VMT Evaluation*, Trames Solutions Inc., April 8, 2021 (Appendix K), Riverside County General Plan, The Highgrove Area Plan, Figure 6 – Circulation, Project Application Materials

Findings of Fact:

**General:** Project-specific traffic impact analyses presented as a part of Findings of Fact for the Transportation Impact Analysis are based on and summarized from Appendix J – *TTM 37743-Highgrove Traffic Impact Analysis* (Trames Solutions Inc., 2020) and *Tentative Tract Map 37743 VMT Evaluation* (Trames Solutions Inc., 2021).

**a. Less Than Significant Impact.** In accordance with Senate Bill (SB) 743, the California Natural Resources Agency (CNRA) adopted changes to the CEQA Guidelines in December 2018, which identify that starting on July 1, 2020, vehicle miles traveled (VMT) is the appropriate metric to evaluate a project's transportation impacts. As of December 2018, when the revised CEQA Guidelines were adopted, automobile delay, as measured by "level of service" (LOS) and other similar metrics, no longer constitutes a significant environmental effect under CEQA. Lead agencies in California are required to use VMT to evaluate project-related transportation impacts. Nonetheless, a summary discussion of level of service (LOS) performance standards for intersections in the Project's study area is presented below.

General Plan Consistency

The Riverside County General Plan has established minimum target levels of service for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan, Figure C-1, which are currently County maintained, or are intended to be accepted into the County maintained roadway system. LOS "D" apply to all development proposals located within the boundaries of certain Area Plans including the Highgrove Area Plan. A project-specific traffic impact analysis was conducted for the Proposed Project and concludes the Proposed Project meets the requirements for LOS as established by the County's General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The daily and peak hour trip generations for the Proposed Project are shown on Table 23. The project is estimated to generate a total of approximately 2,160 new trip-ends per day with 137 new vehicle trips per hour during the AM peak hour and 169 new vehicle trips per hour during the PM peak hour.

**Table 23 – Project Trip Generation Summary**

Land Use	ITE Code	Quantity <sup>1</sup>	Peak Hour Trip Rates						Daily
			AM			PM			
			IN	OUT	Total	IN	OUT	Total	
Single Family Detached	210	52 DU	10	29	39	32	19	51	491
Convenience Market w/pumps	853	12 VFP	125	125	250	138	138	276	3,870
-Pass By Reduction (AM-63%, PM-66%)			-79	-79	-158	-91	-91	-182	-2,438
Shopping Center	820	8.38 TSF	5	3	8	15	17	32	316
-Pass By Reduction (25%)			-1	-1	-2	-4	-4	-8	-79
<b>Total External Trips</b>			<b>66</b>	<b>77</b>	<b>137</b>	<b>90</b>	<b>79</b>	<b>169</b>	<b>2,160</b>

<sup>1</sup> VFP = Vehicle Fueling Positions; TSF = Thousand Square Feet; DU = Dwelling Units

Peak hour intersection analysis has been performed at the study area intersections for each of the project scenarios and for projected future conditions. Improvements are recommended to satisfy the level of service requirements of the County of Riverside and if the following impacts are identified:

- 1) When existing traffic conditions (Analysis **Existing (2020) Plus Project Traffic**) exceed the General Plan target LOS.
- 2) When project traffic, when added to existing traffic (Analysis **Existing + Ambient + Project (EAP 2022)**), would deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
- 3) When cumulative traffic (Analysis **Existing + Ambient + Project + Cumulative (EAPC 2022)**) exceeds the target LOS, and impacts cannot be mitigated through existing infrastructure funding mechanisms.

The E+P, E+A+P, and E+A+P+C condition operations analysis worksheets are provided in Appendix J. The study area intersections are projected to operate at an acceptable level of service (LOS “D” or better) during the peak hours with the recommended geometry and traffic controls. It is important to note that some of these improvements may not be feasible due to right-of-way constraints.

- Mt. Vernon Ave. / Main St. (#3)
  - Northbound: Modify striping to provide a 2nd through lane.

As a result of the analysis, the recommended improvements which would reduce impacts associated with level of service, would be conditioned as a part of the Proposed Project.

Offsite Recommendations

*Roadway Improvements for Existing + Ambient + Project + Cumulative Conditions*

The northbound striping at the intersection of Mt. Vernon Ave. / Main St. would be restriped to provide a 2nd through lane (see Figure 6-A). This improvement would allow this location to operate at acceptable levels of service during the peak hours. All roadway improvements shall be undertaken in compliance with road improvement standards and specifications as outlined in Ordinance No. 461.

*Funding Mechanisms*



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In order to address the cumulate traffic impacts from the Proposed Project and other developments in the area, the County has the following funding mechanisms available.

*Transportation Uniform Mitigation Fee (TUMF)*

The Transportation Uniform Mitigation Fee (TUMF) Program was established to assist in funding the Regional System of Highways and Arterials throughout Riverside County. TUMF allows developers to contribute toward sustaining the regional transportation system on a “fair share” basis. Managed by the Western Riverside Council of Governments (WRCOG), the program is not designed to be the only source of revenue but would complement funds generated by Measure A, local transportation fee programs, etc. In compliance with Ordinance No. 824, the Applicant shall pay all applicable TUMF fees related to offsite improvements needed to implement the Proposed Project.

*Development Impact Fees (DIF)*

The development impact fee (DIF) is intended to construct or acquire needed facilities, preserve open space, and habitat needed to serve new developments. The transportation facilities include roads, bridges, and traffic signals. In compliance with Ordinance No. 659, the Applicant shall pay all applicable DIF fees related to offsite improvements needed to implement the Proposed Project.

Onsite Recommendations

*Circulation*

Construction of on-site improvements shall occur in conjunction with adjacent project development activity or as needed for project access purposes.

*Roadway Improvements*

- Adjacent to the Project site, construct Mt. Vernon Avenue to its ultimate half-section width as a secondary roadway from Project’s northerly boundary to Center Street.
- Restrict Driveway 2 to right-in/right-out only driveway by providing a 4 ft. wide raised median along Mt. Vernon Avenue.
- Restrict Driveway 3 to right-in/right-out only driveway by providing a 4 ft. wide raised median along Center Street.
- Provide stop sign control at the project driveways
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
- Verify that minimum sight distance is provided at the project driveways.

The study area intersections are projected to operate at an acceptable level of service (LOS “D” or better) during the peak hours with the recommended geometry and traffic controls.

RCTC Congestion Management Program (CMP) Consistency

The goal of the State’s CMP is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. A number of counties within California have developed a CMP with varying methods and strategies to meet the intent of the CMP legislation. The Riverside County Transportation Commission (RCTC) was designated the CMA in 1990 by the Riverside County Board of Supervisors and a majority of cities representing a majority of the population in the incorporated area. RCTC determined that the traffic LOS method that incorporated a "delay" analysis was the most applicable for CMP purposes and has adopted a minimum LOS standard of “E” for roadways within Riverside County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As previously discussed, the study area intersections are projected to operate at an acceptable level of service (LOS “D” or better) during the peak hours with the recommended geometry and traffic controls. Therefore, the Proposed Project is in compliance with LOS performance standards set forth in the CMP.

**RTA**

The Project is designed to accommodate pedestrians via sidewalk improvements along its frontage with Center Street and Mr. Vernon Avenue. All Project driveway exits will be reviewed by the County of Riverside at the time improvement plans are submitted as part of the building permit stage of Project implementation in order to ensure that sight distance meets minimum County safety standards.

The County of Riverside is served by the Riverside Transit Authority (RTA), a public transit agency serving the unincorporated Riverside County region. There are no existing bus routes along the Project site’s frontage. The nearest existing transit route to the Project site is RTA Route 14 located less than a quarter mile to the west of the Project site along Center Street. Because there are no existing or planned public transit facilities along the Project site frontage, and existing bus stops are within walking distance to the Project site, the Project has no potential to conflict with a transit service program.

Therefore, impacts associated with the conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities would be less than significant, and no mitigation is required.

**b. Less Than Significant Impact.** Senate Bill (SB) 743 changes how transportation impacts are measured under CEQA from using vehicle level of service (LOS) to using vehicle miles traveled (VMT). This change is intended to capture the impacts of driving on the environment compared to the impact on drivers. Concerns about the impact of projects on drivers through the use of LOS or other delay metrics may still occur as part of land use entitlement reviews but LOS will no longer be allowed as a basis for transportation impacts under CEQA. To implement SB 743, lead agencies will need to determine appropriate VMT methodologies, thresholds, and feasible mitigation measures.

The County of Riverside has recently revised their Transportation Analysis Preparation Guide (approved December 2020) to include a vehicle miles traveled (VMT) analysis methodology. The VMT analysis is based on the passage of SB 743 which replaced automobile delay and LOS as the basis of determining CEQA impacts. Land use projects that have the potential to increase the average VMT per service population (compared to the County’s baseline threshold) would be evaluated for potential impacts.

The intent of the VMT analysis is to reduce Greenhouse Gas (GHG) emissions while promoting the development of infill land use project and multimodal transportation networks, and to promote a diversity of Land uses within developments. The County has developed a six-step process for evaluating land use projects, which is detailed in Appendix K. The County identifies the below seven screening criteria that would allow a project to have a presumed less than significant impact and eliminate the need for further analysis.

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

Criteria 1 and 3 – Small Projects/Local-Serving Retail presumes that low trip generating projects and local serving retail projects would cause a less-than-significant impact if single family residential projects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have less than 110 units and a single store on-site does not exceed 50,000 sf. The Proposed Project involves 52 units and a multi-tenant retail building of 8,373 sf and 3,060 sf convenience store, all of which are below the required thresholds. Due to the size of the proposed residential and retail businesses (52 single family units, an 8,373-sf retail store, and a 3,060-sf convenience store) serving the nearby community, the County's guidelines indicate the project would have a less than significant impact associated with vehicle miles traveled and no further analysis is required. Furthermore, the Proposed Project also qualifies for exemption under Criterion 1, as the Proposed Project is estimated to generate less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>) emissions, as discussed in Section 20, Greenhouse Gas Emissions. Therefore, potential impacts associated with vehicle miles traveled would be less than significant and no mitigation is required.

**c. Less Than Significant Impact.** The Proposed Project's three proposed commercial driveways would operate at acceptable LOS C or better during the AM and PM peak hours under Existing + Ambient + Project + Cumulative Conditions traffic conditions so project access would be adequate. Two of the three proposed commercial driveways would be designed to restrict egress/ingress. Driveways 2 and 3, which are the southern driveway proposed on Mt Vernon Avenue and the Center Street driveway, would restrict access to right-in and right-out only through the use of a raised median on Mt Vernon Avenue. Motorists entering and exiting the Project Site would be able to do so comfortably, safely, and without undue congestion. Stop signs would be placed at project driveways and appropriate striping onsite would occur. Proposed drive aisles and driveways would be required to meet the minimum dimensions outlined by the County's engineering and building divisions. The circulation and design of the residential portion of the Proposed Project would provide 32-foot wide private streets, with access driveways at the north and south portions of Parcel 1. The onsite circulation would not incorporate any hazards. Circulation onsite would adequately serve large vehicles without resulting in dangerous maneuvering due to geometric design features (Figure 7 – *Conceptual 7-Eleven Site Plan* and 18 – *Conceptual Residential Fire Access Plan*). Therefore, potential impacts associated with an increase hazard due to geometric design features or incompatible uses would be less than significant and no mitigation would be required.

**d. Less Than Significant Impact.** The Proposed Project would result in altered existing roadways as well as the creation of new private roads within the residential portion of the project. As detailed in Section V.XVIII(a), modifications would be made to the northbound striping at the intersection of Mt Vernon Avenue and Main Street to provide a second through lane, allowing for acceptable levels of service during peak hours. Mt Vernon Avenue would be constructed to its ultimate half-section width as a secondary roadway from the Project Site's northerly boundary to Center Street and 4-foot-wide raised medians would be added at two of the proposed commercial driveway locations; one on Mt Vernon Avenue (southern driveway) and one at the Center Street driveway. These proposed on and offsite modifications would allow for adequate levels of service and include additional mechanisms, including stop signs at project driveways and onsite striping, that would improve safety and circulation. The residential portion of the Proposed Project would result in the construction of seven new private roadways, which would be gated at both entrances. The Proposed Project's alterations and new roadways are analyzed throughout this document as they relate to other environmental resources. Therefore, impacts associated with altered or new roadways would be less than significant and no mitigation would be required.

**e – f. Less Than Significant Impact.** The Proposed Project would generate temporary impacts to circulation during project construction, which includes improvements to Mt Vernon Avenue, Center Street, and Main Street. During construction, standard traffic control devices including warning signs, warning lights, and flaggers would be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles, as necessary. In order to work within the County's right-of-way to construct offsite and/or onsite improvements, an encroachment permit would be required. Improvement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plans, which would be reviewed by the County’s Transportation Department, would ensure proposed changes to roadways would be compliant with County requirements. Implementation of these traffic control measures would include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction. During construction and operation, the Proposed Project would not result in inadequate emergency access to the site or any nearby uses. Improvements occurring within the County right-of-way would occur to County requirements and would only occur after review through the transportation department. Figure 18 – *Conceptual Residential Fire Access Plan* details that adequate emergency access is proposed for the residential portion of the Proposed Project and would include Knox Boxes for the proposed gates at each access way. Figure 7 – *Conceptual 7-Eleven Site Plan* shows that the commercial portion of the project would provide adequate access for emergency vehicles. Pursuant to the County’s requirements, project design would be required to comply with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards, which occurs through review by the County Fire Department. Therefore, impacts associated with construction circulation and emergency access would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>38. Bike Trails</b>	<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
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a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan, Highgrove Area Plan Figure 7 – “Highgrove Area Plan Trails and Bikeway System”

Findings of Fact:

**a. No Impact.** The Proposed Project would not include the construction or expansion of a bike system or trail system. According to the Highgrove Area Plan, Figure 7 – “Highgrove Area Plan Trails and Bikeway System,” the nearest bike routes are the existing urban/suburban regional trails located directly west and south of the Project Site. These routes are located approximately a half-mile and a quarter mile from the Project Site, respectively. Therefore, no impacts resulting from the construction of expansion of a bike system or lanes would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES**

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

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

Findings of Fact:

**a. and b. Less Than Significant Impact.** 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 compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 24, 2020. No response was received from Colorado River Indian Tribes (CRIT), Gabrieleno Kizh Nation, or the San Gabriel Band.

Temecula Band of Luiseño Indians (Pechanga), responded in a letter dated March 06, 2020. The cultural report and conditions of approval were provided to the tribe. During a meeting with the tribe on December 18, 2020, no tribal cultural resources were identified. Consultation was also requested by the Soboba Band of Luiseño Indians. The project was discussed on February 26, 2020, September 23, 2020, and October 14, 2020. Soboba was provided with the cultural report and the conditions of approval. Soboba agreed with the conditions of approval and consultation was concluded on January 20, 2021.

Neither of the tribes identified any tribal cultural resources however they did express concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (COA-TCR-1)

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

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

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. (See MM CUL-2 in the Cultural Resources section V.V of this document).

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. 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 the Proposed Project. Implementation would ensure that any potential impacts are reduced to less-than significant levels. Therefore, with the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant and no mitigation measures would be required.

Mitigation Measures: No mitigation is required.

Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s) as a part of conditions of approval, as detailed in the project-specific Mitigation Monitoring and Reporting Plan (Appendix M).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**UTILITIES AND SERVICE SYSTEMS**

**UTILITIES AND SERVICE SYSTEMS** Would the project:

<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, *Will Serve Letters* (Appendix L), Riverside Highland Water Company and City of Riverside, April 2019, and October 2020, 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan

Findings of Fact:

**a. Less Than Significant Impact.** As discussed in Section V.X., the Proposed Project would be served by the Riverside Highland Water Company (RHWC) and City of Riverside for water and sewer services, respectively. Existing water infrastructure is located within Mt Vernon Avenue and Center Street. The Proposed Project would connect to the existing sewer line within Center Street. Runoff would be collected via onsite curb and gutters directed into vegetated swales that drain into the bioretention system which would filter and treat water collected and allow for natural infiltration. Only overflow from the bioretention system would be collected in onsite storm drains that would connect to the existing municipally maintained 42-inch storm drain infrastructure located within Center Street. Therefore, potential impacts associated with the relocation or construction of new or expanded water, wastewater, or storm water systems would be less than significant and no mitigation is required.

**b. Less Than Significant Impact.** Riverside County incorporates four major watershed areas in which river systems, numerous lakes and reservoirs, and natural drainage areas are located. Management of the amount of water available (local and imported) and its quality, is an important response to the gap between supply and demand in Riverside County. The economy of the developed portions of western Riverside County is sustained primarily by water imported from Northern California via the State Water Project and the allocations from the Colorado River. Local groundwater production provides a secondary water supply.

The City of Riverside currently provides water to the western Highgrove urban core and to residential customers as far east as Walker Avenue. The remaining current residential uses south of Spring Street and east of Michigan Avenue, which would include the Project Site, have potable water service through the Riverside Highland Water Company, a mutual water company headquartered in Colton. Riverside Highland has historically served the area for irrigation water to the groves and has expanded its domestic service system to cover most of the tract home development that has occurred in Highgrove since the 1970s. The Riverside Highland Water Company is a part of those agencies listed under the 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (UWMP), which provides a detailed analysis of anticipated supply and demands for the area under years 2020 to 2045.

RHWC extracts potable water from the San Bernardino Basin (SBB, including the Bunker Hill Basin and Lytle Basin) and the Riverside Arlington Basin (including the Riverside North Basin and Riverside South Basin). However, the Proposed Project does not include direct extraction of groundwater from basins



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and would be served by the Riverside Highland Water Company through existing entitlements. RHWC currently has 13 wells capable of producing water. Two of these wells, RN-21 and RN-22 are dedicated to providing irrigation water due to high nitrate concentrations. Three wells, FW-2, FW-5, and FW-18 are being used for the groundwater reduction program in the Bunker Hill Basin. These three wells can be converted to domestic water production if required. RHWC recently constructed a new well in the Riverside North Basin, RN-26, which went online in 2021. RHWC actively monitors water consumption in its service area, in part to prepare required monthly reports for the State Water Resources Control Board. RHWC has been providing water to nearly all of the lands in its service area for over a century, with a large portion of the water service utilized for irrigation of citrus groves. Trends in development result in a large number of citrus groves taken out of production and the trees removed for land development projects for housing, commercial and industrial uses. The water entitlements used for irrigation are being converted to domestic supply, not requiring additional water rights to meet demands.

The UWMP details that RHWC calculated 2020 gallons per capita per day (GPCD) of 191.7<sup>18</sup>. The total proposed residential units would account for a projected population of between 167 to 172 and employment of approximately 25 employees, as detailed in Section V.XV(b.-c.). For the purposes of this calculation, the higher figure of 172 residents plus the 25 employees is used, yielding approximately 37,765 gallons (0.1-acre-feet (AF)) per day. Under current conditions of the Project Site (i.e., existing General Plan Designation of MDR), the most intensive demand would be between 26,646 (5.0 du/ac) gallons (0.08 AF) per day. This would result in the Proposed Project increasing water consumption by approximately (0.3 AF) per day. According to the UWMP, the RHWC’s five-year drought risk assessment shows RHWC would have a surplus of over 700 AF each year, beginning 2021 through 2025. The RHWC does not anticipate any routine or single large water sale to other agencies in the future and has provided a will serve letter and accompanying stock certificate under Appendix L for the Project Site. The 0.03 AF demand increase in water supplies from the Proposed Project is negligible. Therefore, potential impacts associated with sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>18</sup> 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, (June 2021) <https://www.sbvmd.com/home/showpublisheddocument/9246/637614377683630000> Accessed September 15, 2021

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Department of Environmental Health Review, Project Application Materials, *Will Serve Letters* (Appendix L)

Findings of Fact:

**a. - b. Less Than Significant Impact.** For many years, the Highgrove rural uses at low density have been satisfactorily served by septic tanks. As the area transitions to a predominantly suburban residential community, much of the existing community would rather connect to a public sewer system than replace or rehabilitate aging septic systems. The City of Riverside's official policy is to provide sewer service only to customers within its corporate boundaries. Riverside Highland's Board of Directors has approved sewer service extension as an addition to the range of services provided by the company. The Proposed Project would be served by the City of Riverside for sewer, as indicated in the Appendix L. The Proposed Project would connect to the existing sewer line within Center Street. Runoff would be collected via onsite curb and gutters directed into vegetated swales that drain into the bioretention system which would filter and treat water collected and allow for natural infiltration. Only overflow from the bioretention system would be collected in onsite storm drains that would connect to the existing municipally maintained 42-inch storm drain infrastructure located within Center Street. According to the PWQMP (Attachment H), the volume and concentration of storm water runoff for the post-development condition is not significantly different from existing site condition for a two year return frequency storm, with flow calculated to be 4.1% (cubic feet per second) less and volume (cubic feet) to be 6.29% less than existing conditions. Therefore, potential impacts associated with the relocation or construction of new or expanded sewer, wastewater, or septic systems would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
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"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Integrated Waste Management Plan, CalRecycle Solid Waste Information System, Riverside County Annual Report Summary (2018)

Findings of Fact:

**a. – b. Less Than Significant Impact.** The Proposed Project would involve the construction of 52 residential units and 12,468 SF of retail commercial space on the Project Site with an estimated 167 to 172 residents and 25 employees. Using CalRecycle’s 2014 generation rate of 5.2 pounds per resident per day, the Proposed Project would generate approximately 868 to 894 pounds per day of solid waste. The maximum 894 pounds per day of solid waste generated by the Proposed Project is nominal compared to Badlands Landfill’s maximum permitted throughput of 4,500 tons per day. Therefore, the Proposed Project would not be served by a landfill with insufficient permitted capacity to accommodate solid waste disposal needs.

The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 was adopted in an effort to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve the management of waste resources.

AB 939 requires each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. To attain these goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices.

The CIWMP, in its entirety, is comprised of the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements (SRRE's), Household Hazardous Waste Elements (HHWE's), and Nondisposal Facility Elements (NDFE's) for Unincorporated Riverside County and each of the cities in Riverside County. According to the most recent Riverside County Annual Report Summary (2018), the County has over 15 years of current and future disposal available. Therefore, potential impacts associated with solid waste disposal would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**43. Utilities**

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

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

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

Findings of Fact:

**a. – f. Less Than Significant Impact.** The project is conditioned to install requisite electrical power, natural gas, telephone, communication, street lighting, and cable television utilities underground in accordance with County Ordinance 460 and 461, or as approved by the County Transportation Department.

The project proponent must coordinate with each utility company to ensure relocation of utilities occurs according to standard construction and operation procedures administered by the California Public Utilities Commission. Written verification of initiation of design and/or application of relocation from each affected utility must be provided to the County Transportation Department. Each of the utility systems is available at the Project Site frontage, and excavation would be required to extend these lines and interconnect to the Project Site. Since the footprint of proposed utility relocations is encompassed by the Project Site, impacts associated with such relocations have been addressed throughout this Initial Study and mitigated as applicable. Any proposed street lighting that is a part of the Proposed Project would be subject to Ordinance 655 which regulates light pollution within the County. The Proposed Project would not involve the construction of new public roads, nor would it involve the expansion of existing circulation infrastructure. The proposed residential portion of the project would include five private residential roadways that would retain gated access. Impacts associated with the construction of the private roads are detailed in various sections throughout this checklist, including Section V.III, V.VII, V.VIII, V.X, and V.XVIII. Potential impacts associated with the Proposed Project and government services are discussed in Section V.XVI, which include discussion and analysis of fire, police, schools, health, and library facilities. For details regarding these impacts, please refer to the applicable section.

Therefore, potential impacts associated with utilities, including electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and other governmental services, would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

**44. Wildfire Impacts**

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

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials, CalFire, General Plan Safety Element, Emergency Operations Plan Riverside County Operational Area (EOP) (August 2019), Figure C-1 – “Circulation Plan”, Figure 18 – *Conceptual Residential Fire Access Plan*

Findings of Fact:

**a. Less Than Significant Impact.** The Proposed Project would involve construction a 4,088 square foot (sf) 7-Eleven convenience store with a 3,096 sf, 6 pump (12 spaces) fueling station and canopy (Parcel 3), and an 8,373-sf retail building (Parcel 2) on the western portion of the Project Site, and 52 single family residential units with five (5) community maintained lettered lots on the eastern portion of the Project Site (Parcel 1).

The Proposed Project would be subject to hazardous material handling protocols, required to ensure safe storage, handling, transport, use, and disposal of all hazard materials during the construction phase of the Proposed Project. Construction would also be required to adhere to any local standards set forth by the County, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risks, including that of wildfire to the public, such as California OSHA requirements, the Hazardous Waste Control Act, the California Accidental Release Prevention program, and the California Health and Safety Code.

Wildfires in Riverside County often result in death, injury, and economic and natural asset losses. In long-term, the losses in vegetation can also lead to possible soil erosion and flooding. Figure S-11 – “Wildfire Susceptibility” maps the Federal, State and Local Responsibility Areas (Fire Hazard and Very High Fire Hazard Severity Zones) for the County and shows the Project Site is not located within a fire hazard severity zone. The Proposed Project would be subject to the building plan check process, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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entails fire departmental review to ensure the project meets requirements set forth in Chapter 8.32 of the Code of Ordinances. Ordinance 787 requires a minimum fire access road with of 24-feet and fire sprinklers for all one-family dwellings. The Proposed Project would not involve modification to any existing roadways as shown on Figure C-1 – “Circulation Plan” which are designated as evacuation routes per the General Plan Safety Element. Internally, the residential portion of the Proposed Project would include two means of ingress and egress, one located at the corner of Elena Street and Teresa Street, and one located at Center Street. Internal street widths of 32-feet would be included for circulation within the residential development. Therefore, potential impacts associated with the impairment of an adopted emergency response plan or evacuation plan would be less than significant and no mitigation is required.

**b. Less Than Significant Impact.** The Project Site is currently vacant, generally flat, and surrounded by urban development. The topography of the existing site, as well as the proposed topography of the Project Site, would not result in the proposed development’s exposure to terrain conducive to fire hazards. The Project Site is not within a fire hazard severity zone; however, the Proposed Project would be subject to Ordinance 695 - Vegetation Management Plan and Abatement of Hazardous Vegetation, which aids in reducing fire risks from nonnative and overgrown vegetation.

Potential other factors include hazardous or potentially hazardous materials, which would be routinely handled, stored, and dispensed on the commercial portion of the Project Site, such as gasoline. The Proposed Project involves the construction and operation of a service station, which would include the installation and maintenance of underground storage tanks (UST) for the storage of gasoline on-site. Service stations are subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over fuel dispensing facilities. The proposed service station’s storage and delivery of the hazardous materials would comply with all applicable federal, state, and local regulation in order to functionally operate, including but not limited to Section 2540.7 – Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations (Cal OSHA); Chapter 38 – Liquefied Petroleum Gases, of the California Fire Code (CFC); the Resource Conservation and Recovery Act (RCRA); and the Riverside County Fire Department standards (RCFD). These regulatory requirements minimize the potential for wildfire associated with fuel service stations. The Proposed Project would be subject to cumulative routine inspections, regulation, and required compliance with applicable federal, state, and local laws surrounding service station operation, delivery, storage, and fuel dispensing. Therefore, potential impacts associated with the exposure of project occupants to pollutant concentrations from wildfire due to slope, prevailing winds or other factors would be less than significant, and no mitigation is required.

**c. Less Than Significant Impact.** The Proposed Project would involve the installation of seven (7) internal streets within the residential portion of the project (streets ‘A’ – ‘G’) and internal circulation areas for the proposed commercial portion of the project. Utilities for the Proposed Project would consist of new water retention basins for stormwater drainage purposes and sewer lines, which would connect to existing infrastructure within Center Street. The Project Site is located in an urbanized area, surrounded by existing development. Installation of internal roadways, circulation areas, and utilities for the Proposed Project would be subject to the standards of the County’s Code of Ordinances, which include health and safety reviews via the building plan check process. Figure 18 – *Conceptual Residential Fire Access Plan* shows the proposed streets would comply with widths and turning radii required to allow for fire department vehicle access. Therefore, potential impacts associated with installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment would be less than significant and no mitigation is required.

**d. Less Than Significant Impact.** Risks associated with the Proposed Project pertaining to downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drainage changes would be reduced by the requirements outlined in the County's Code of Ordinance related to grading and building (Title 16 and Title 15). The Proposed Project would include drainage facilities on site for both the commercial and residential portions. For the commercial area, three bioretention basins are proposed on the western edge of the site, which would drain into a 24-inch storm drain line and connect to existing County infrastructure in Center Street. The residential area of the Proposed Project would include two bioretention basins, which would connect to storm drain lines varying in size from 8- to 24-inches and connect to existing infrastructure within Center Street. These retention basins would ensure stormwater for the site is retained and drained in accordance with County and State standards, thereby reducing flooding, run-off, and drainage impacts. The Project Site would be graded to maintain a relatively flat topography. Therefore, potential impacts associated with downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes would be less than significant and no mitigation is required.

**e. Less Than Significant Impact.** As described in Section V.XXI(b), the Project Site is not located with a fire hazard severity zone. The Project Site is a vacant lot surrounded by existing urban development. However, the Project Site is located approximately 1,900-feet directly west and southwest of both a state responsibility area for very high fire hazard severity zone and local responsibility area for very high fire hazard severity zone, respectively. Intervening topography and development of residential properties exists between these zone boundaries and the Project Site, including the implementation of fire breaks at the border of the existing residential development to the east. In addition to the Project Site's location, the proposed service station's storage and delivery of the hazardous materials would comply with all applicable federal, state, and local regulation in order to functionally operate, including but not limited to Section 2540.7 – Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations (Cal OSHA); Chapter 38 – Liquefied Petroleum Gases, of the California Fire Code (CFC); the Resource Conservation and Recovery Act (RCRA); and the Riverside County Fire Department standards (RCFD). These regulatory requirements minimize the potential for wildfire associated with fuel service stations. Therefore, potential impacts associated with the exposure of people or structures involving wildland fires 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
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**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

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

Findings of Fact:

**Less than Significant with Mitigation Incorporated.** The Project Site is a vacant lot surrounded by residential development to the north, west, and east. The Project Site is a corner lot, with Mt Vernon Avenue and Center Street directly adjacent to the west and south. The Project Site is not adjacent to any designated open space. There is no existing body of water on the Project Site that would support any native resident or migratory fish or wildlife species. The Project Site has no capacity to support any species of plants or wildlife that would be 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 Game or U.S. Fish and Wildlife Service.

Development activities have the potential to encounter undiscovered archaeological resources and the project would be subject to compliance with **MM-CUL-1** and **MM-CUL-2**, which provides direction in the event cultural resources are unearthed during project subsurface activities. Adherence to local and state regulations for paleontological and tribal cultural resources would ensure any potential impacts would be less than significant. Therefore, with implementation of **MM-CUL-1** and **MM-CUL-2**, and adherence to state and local regulations, impacts associated with the important examples of the major periods of California history or prehistory direct or indirect destruction of a unique paleontological resource or site, or unique geological feature would be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Appendix A, Appendix J, Staff Review, Project Application Materials

Findings of Fact:

**Less Than Significant Impact.** The project TIA evaluated cumulative projects (see response to Checklist Section 37(a)) and the associated analysis determined the project would not generate significant amounts of cumulative traffic. The Proposed Project would result in potentially significant project-specific impacts to Noise. However, implementation of **MM-NOI-1** would reduce these impacts to less than significant levels. Air pollutant and greenhouse gas emissions would be correspondingly less than significant, as described in Appendix A, and no mitigation measures are required. There are no other projects whose impacts would comingle with the Proposed Project resulting in a cumulatively significant impact over and above those previously identified in this Initial Study. The project's design features and related construction elements were determined to be consistent with the County policy documents, and therefore impacts from GHG emissions were determined to be less than significant. Therefore, cumulative impacts from development of the Proposed Project would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Appendix I, Staff Review, Project Application Materials

Findings of Fact:

**Less Than Significant with Mitigation Incorporated.** Operational related noise from roadway vehicles would impact the exterior private backyards for residences adjacent to Mt Vernon Avenue. According to Appendix I, Building Number 15's backyard noise levels would exceed the County's 65 dBA Ldn noise standard without construction of any sound walls and would be considered a significant impact. **MM NOI-1** is provided which would require the applicant to construct a minimum 5'-0"-foot high solid wall on the west side of the Lot for Building 15, adjacent to Mt Vernon Avenue. Through application of the proposed sound wall specified in **MM NOI-1**, the noise levels at the proposed home's backyard area would be reduced to within the County's exterior residential noise standard. Therefore, with implementation of **MM NOI-1**, potential substantial adverse effects on human beings, either directly or indirectly, would be less than significant.

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

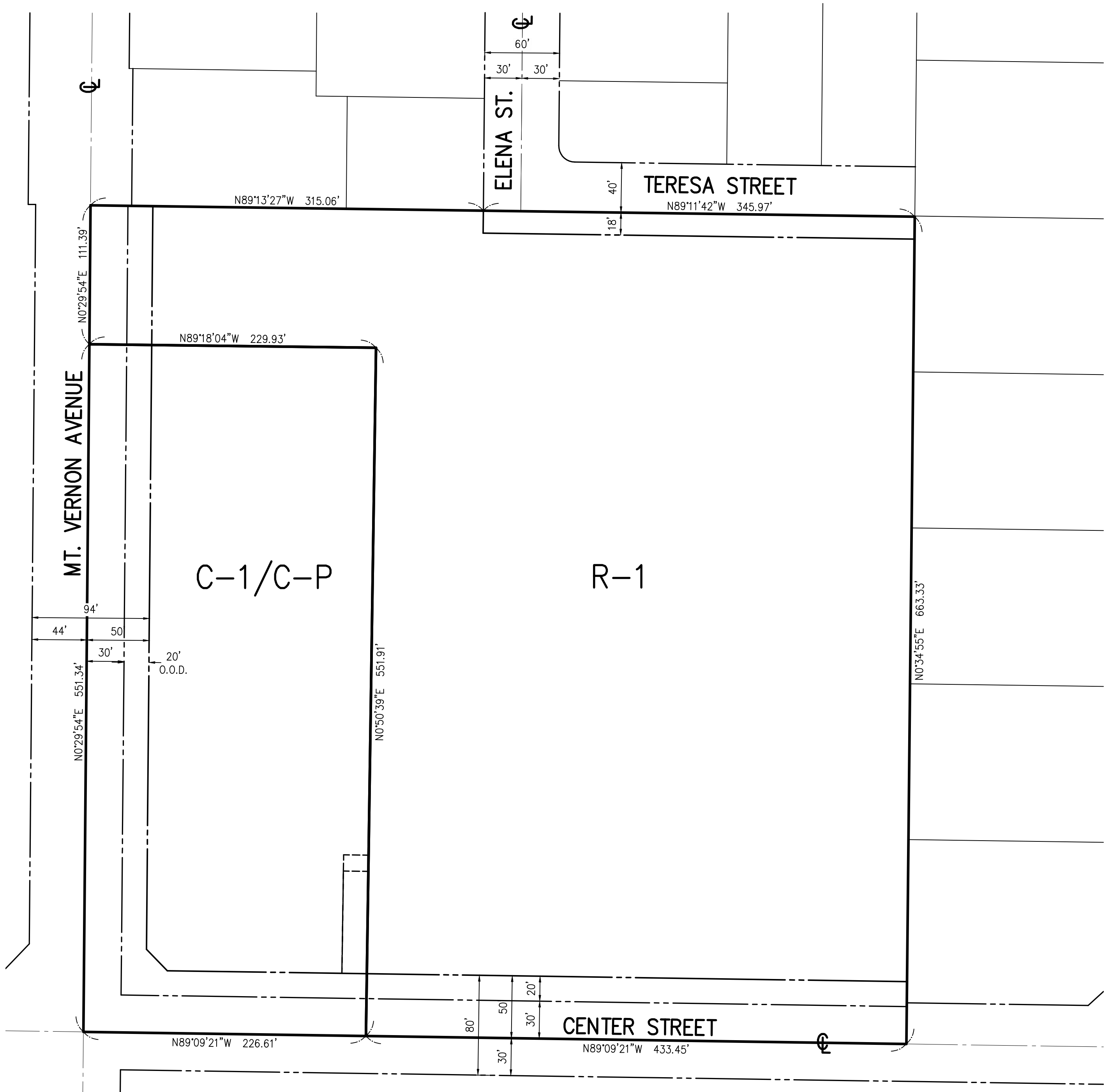
Earlier Analyses Used, if any: None

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

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

Revised: 12/13/2022 11:29 AM  
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS\_Template.docx

SEC. 9 T. 2S ., R. 4W . S.B.M.



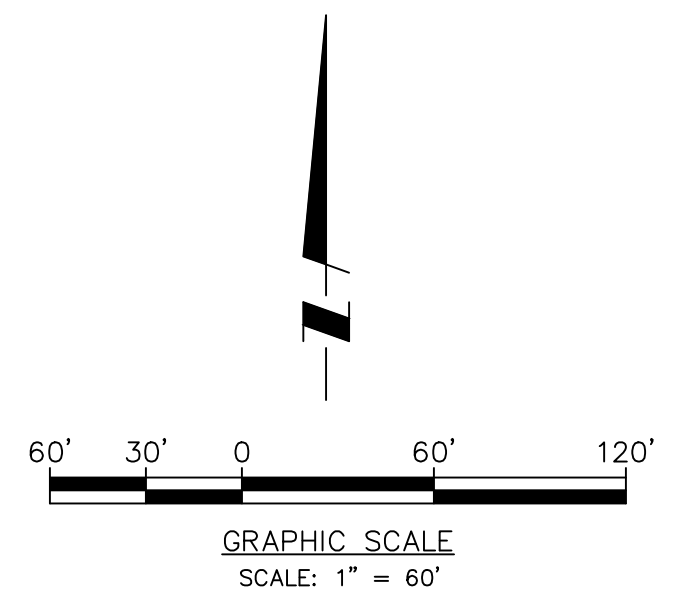
**C-1/C-P**  
**R-1**

GENERAL COMMERCIAL  
ONE-FAMILY DWELLINGS

MAP NO. \_\_\_\_\_  
CHANGE OF OFFICIAL ZONING PLAN  
UNIVERSITY  
DISTRICT

CHANGE OF ZONE CASE NO. 1900026  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348. \_\_\_\_\_  
(DATE:) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



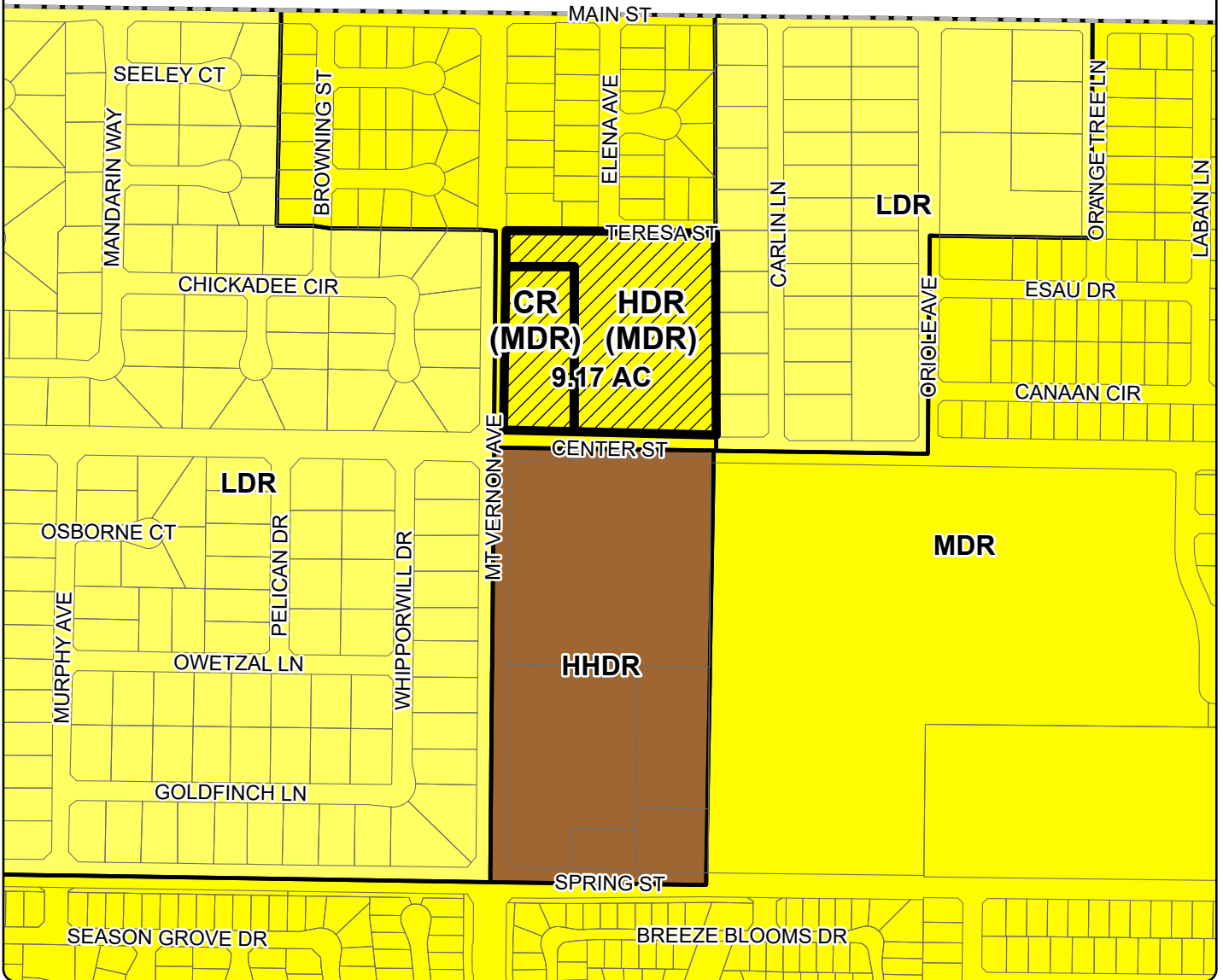
**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA190009 CZ1900026 TTM37743  
PPT200016 PPT200017 CUP200030**

Supervisor: Spiegel  
District 2

**PROPOSED GENERAL PLAN**

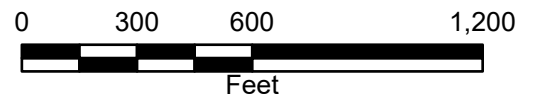
Date Drawn: 11/9/2022  
Exhibit 5

SAN BERNARDINO COUNTY



Zoning District: University

Author: Adam Grim



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

**TTM 37743**  
**Advisory Notification**  
**Document**



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

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



10/02/23, 3:10 pm

**TTM37743**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM37743. 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 (TTM37743 and associated case numbers (PPT200017, CZ1900026, GPA 190009).) 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**

General Plan Amendment No. 190009 (GPA190009) is a proposal to amend the General Plan Land Use Designation for the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion (Parcels 2 and 3 [2.05 net acres] of Tentative Tract Map No. 37443) and to Community Development: High Density Residential (CD: HDR) for the residential portion (Parcel 1 [6.40 net acres] of Tentative Tract Map No. 3773).

Change of Zone No. 1900026 (CZ1900026) is a proposal to amend the zoning classification for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with attached Exhibit No. 3. The zoning classification for the residential portion (Parcel 1) of the Project site will remain One-Family Dwelling (R-1).

Tentative Map No. 37743 (TTM37743) is a proposal for a Schedule "A" Condo Map to subdivide the 9.17 gross acre Project site into the following: one residential lot with 52 single family residential condominium units (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B).

Plot Plan No. 200017 (PPT200017) is a proposal for the site design and development of the residential portion of the Project site on Parcel 1 (6.40 net acres), which will include the construction of 52 single-family detached condominium units, open space areas, and water quality basins.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 3            AND - Design Guidelines (cont.)**

4. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)
  - Desert Edge (Adopted 12/23/2008)
  - Lakeview Nuevo (Adopted 8/1/2006)
  - Mecca (Adopted 7/21/2009)
  - Temecula Valley Wine Country (Adopted 3/11/2014)
  - Temescal Valley (Adopted 3/20/2007)
  - Thermal (Adopted 7/21/2009)
  - Vista Santa Rosa (Adopted 9/28/2004)

#### **Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED [PPT 200016, PPT 200017, TTM 37743, CZ 1900026, CUP 200030, GPA 190009) EXHIBIT(S)

- Exhibit A) Overall Site Plan Set
- Exhibit B) Tentative Tract Map
- Exhibit C) Residential Highgrove Design Set
- Exhibit D) Residential Plot Plan Set
- Exhibit E) Commercial Plot Plan
- Exhibit F) Commercial Conceptual Landscape Plan L1-L2
- Exhibit G) Commercial Development Elevations
- Exhibit H) Commercial Development Conceptual Floor Plan
- Exhibit I) 7-Eleven Elevations
- Exhibit J) Conceptual Grading Plan - Residential
- Exhibit K) Conceptual Grading Plan - Commercial

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for al projects with EIR, ND or MND determinations}



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - 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) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

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

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6                    AND - Hold Harmless (cont.)**

the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT200016, PPT200017, TTM 37743, CZ1900026, CUP 200030, GPA 190009 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT200016, PPT200017, TTM37743, GPA 190009, CZ200030, including, not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

#### **Advisory Notification. 7                    AND - Mitigation Measures**

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project [ Initial Study-Mitigated Negative Declaration.

Comments: CHR210003

### E Health

#### **E Health. 1    DEH - Water and Sewer Service**





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1

#### 15 - PLANNING - Landscape Requirement (cont.)

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

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

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

#### Planning. 2

#### 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Comments: CHR210003

#### Planning. 3

#### CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.











## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO220013 ACCEPTED (cont.)

6. The site is very gently sloping to level, and nearby significant slopes are not present. As such, the possibility for seismically induced landsliding to impact the development is considered nil.
  7. According to FEMA, the site is located in Zone X corresponding to minimal flood hazard.
  8. Due to the lack of a freestanding body of water nearby, the potential for a seiche impacting the site is considered to be non-existent.
  9. Considering the lack of any dams or permanent water sources upstream, earthquake induced flooding caused by a dam failure is considered to be non-existent.
  10. Considering the distance of the site from the coastline, the potential for flooding due to tsunamis is extremely low.
  11. Due to the dense nature of the old alluvial fan deposits underlying the site, as well as the anticipated removal of the weathered old alluvial fan deposits and undocumented fill, the potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely.
  12. The expansion potential of the onsite materials is expected to be "very low" to "low" when classified in accordance with ASTM D 4829. Further testing should be conducted during grading operations to verify specific as-graded conditions on a lot-by-lot basis and provide design recommendations accordingly.
- GEO220013 recommended:
1. Topsoil, artificial fill, and weathered old alluvial fan deposits should be removed prior to placement of fill and where exposed at finish grade.
  2. Existing vegetation, trash, debris, irrigation lines and foundation elements should be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials.
  3. Concrete can be placed in deeper fill areas provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic systems should be properly removed and/or backfilled in accordance with the local governing agency.
  4. The upper topsoil and undocumented fill should be completely removed prior to placement of fill materials. Additionally, the upper weathered/porous old alluvial fan deposits should be removed.
  5. The Old Alluvial Fan Deposits were generally observed to be medium dense to dense and suitable for support of fill. The weathered portion (4 to 7 feet) of the old alluvial fan deposits will require removal to expose competent material.
  6. Old alluvial fan deposits that exhibit an in-situ relative compaction of at least 90 percent may be left in place. Density testing should be conducted during grading to evaluate the density of the old alluvial fan deposits exposed at the removal bottom. A lesser relative compaction can be considered if the exposed deposits exposed are found, based on additional consolidation testing, to be subject to potential hydroconsolidation of 1 percent or less.
  7. It is recommended that cut lots and cut-fill transition lots created after removal activities be overexcavated to provide a minimum of four (4) feet of compacted engineered fill below pad grades, or two (2) feet below foundations, whichever is deeper.
  8. Cuts up to 10 feet in depth and removals of unsuitable soils will be required prior to construction of retaining walls or fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials should be established, where possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals should be initiated at the grading boundary (property line, easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials.
  9. For preliminary planning purposes, structures should be designed to accommodate differential settlement on the order of 3/8 inch across 20 feet.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO220013 ACCEPTED (cont.)

GEO No. 220013 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220013 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.

Comments: RECOMMEND DWALSH 20220615

### Transportation

#### Transportation. 1

#### RCTD - GENERAL CONDITIONS

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
  2. 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.
  3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
  4. 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.
  5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
  6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
  7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
  8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50-foot tangent, measured from flowline/curb-face to the end of the 50-foot tangent section.
  9. Ramps shall be constructed at 4-way intersections and -T- intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
  10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department and Fire Department.
  11. The Project shall obtain approval of street improvement plans from the Transportation Department.
- Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

project limits.

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

#### Transportation. 2                      RCTD-MAP - TS/Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Mt. Vernon Avenue (NS) at:  
 Center Street (EW)  
 Main Street (EW)  
 Spring Street (EW)  
 Project Driveway North (EW)  
 Project Driveway South (EW)

Michigan Avenue (NS) at:  
 Center Street (EW)

Project Driveway West (NS) at:  
 Center Street (EW)

Project Driveway East (NS) at:  
 Center Street (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste Resources

#### Waste Resources. 1                      Gen - Custom

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Gen - Custom (cont.)

- 1 Demonstrate compliance with SB 1383 which establishes regulations to reduce organics waste disposal and goes into effect January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.
  - 2 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, at 1.888.722.4234.
- 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.

**TTM 37743**  
**Condition of Approval**

Plan: TTM37743

Parcel: 255150001

50. Prior To Map Recordation

E Health

050 - E Health. 1                      DEH - City of Riverside Sewer Service                      Not Satisfied

Provide documentation from City of Riverside or otherwise appropriate local sewer purveyor that establishes sewer service to the project (ex: approved plans).

050 - E Health. 2                      DEH - Riverside Highland Water Company Water Service Not Satisfied

Provide documentation from Riverside Highland Water Company or otherwise appropriate local municipal water purveyor that establishes water service to the project (ex: approved plans).

050 - E Health. 3                      DEH - Solid Waste Service                      Not Satisfied

Provide documentation that establishes solid waste (trash) service to the project.

Fire

050 - Fire. 1                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 2                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 3                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

050 - Fire. 4                      Prior to recordation                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 5                      Prior to recordation                      Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and

Plan: TTM37743

Parcel: 255150001

50. Prior To Map Recordation

- Fire
- 050 - Fire. 5                                      Prior to recordation (cont.)                                      Not Satisfied  
shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.
- 050 - Fire. 6                                      Prior to recordation                                      Not Satisfied  
ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.
- 050 - Fire. 7                                      Prior to recordation                                      Not Satisfied  
ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.
- 050 - Fire. 8                                      Prior to recordation                                      Not Satisfied  
ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants and/or water tank, shall be installed and accepted by the appropriate agency prior to any combustible building material placed on an individual lot.
- 050 - Fire. 9                                      Prior to recordation                                      Not Satisfied  
ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Planning

- 050 - Planning. 1                                      CC&R RESIDENTIAL COMMON AREA/USE                                      Not Satisfied  
The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:
1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
  2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation



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50. Prior To Map Recordation

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050 - Planning. 1 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied

declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents;

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference;

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Planning

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA (Not Satisfied

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 3 CC&R RESIDENTIAL HOA COMMONA AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be

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050 - Planning. 3 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied  
shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions

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050 - Planning. 3                      CC&R RESIDENTIAL HOA COMMONA AREA (cont.)      Not Satisfied  
shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 4                      ECS NOTE MT PALOMAR LIGHTING                      Not Satisfied  
The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 5                      ECS SHALL BE PREPARED                      Not Satisfied  
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 6                      FEE BALANCE                      Not Satisfied  
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 7                      REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until PPT200016, PPT 200017, TTM37743, CZ 200030 and GPA 190009 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey

050 - Survey. 1                      RCTD - FINAL MAP REQMTS                      Not Satisfied  
The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. Sufficient public street right of way along Center Street (project boundary) shall be convey for public use to provide for a 50-foot half width dedicated right of way per County Standard No. 94, Ordinance 461.

3. Lot access shall be restricted on Center Street and Mt. Vernon Avenue so noted on the final map.

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Survey

050 - Survey. 1                      RCTD - FINAL MAP REQMTS (cont.)                      Not Satisfied

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

050 - Survey. 2                      RCTD-MAP-WQ - WQMP ACCESS AND MAINT                      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1                      LSP - LANDSCAPE COMON AREA MAINTENACE - SCNot Satisfied

Prior to map recordation, the project proponent 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. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water-intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

050 - Transportation. 2                      RCTD - ADA COMPLIANCE                      Not Satisfied

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

050 - Transportation. 3                      RCTD - ANNEX ALL MAINTENANCE DISTRICTS                      Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 4                      RCTD - ANNEX CATCH BASIN INSERTS                      Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5                      RCTD - ANNEX SIGNAL MAINTENANCE                      Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

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Transportation

050 - Transportation. 6            RCTD - ANNEX ST SWEEPING MAINTENANCE            Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7            RCTD - ANNEX STREETLIGHT MAINTENANCE            Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8            RCTD - APPROVED MAINTENANCE EXHIBIT (ME)            Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 9            RCTD - COORDINATION WITH OTHERS            Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

Coordinate with Coordinate with PPT200016, PPT200017, and CUP20030

050 - Transportation. 10            RCTD - LANDSCAPING MAINTENANCE            Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 RCTD - LANDSCAPING MAINTENANCE (cont.) Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 11 RCTD - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 12 RCTD - ROAD IMPROVEMENTS & DEDICATION Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Mt. Vernon Avenue along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 32-foot half-width AC pavement, sidewalk, 6-inch curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 50-foot half-width dedicated right-of-way in accordance with Standard No. 94, Ordinance 461.

Note:

1. A 5-foot concrete sidewalk shall be improved 9-feet from the curb line within the 18-foot parkway.
2. Driveways shall be constructed per Standard No. 207-A, Ordinance 461.
3. The southerly driveway shall be a right-in and right-out access only. (Stop control)
4. Construct a raised curb median along Mt. Vernon Avenue from Center Street curb return northerly 375-feet to restrict a left in/out movement to the southerly driveway as directed by the Director of Transportation.
5. Walls/fences and its footings shall be outside the road right-of-way.

Center Street along project boundary shall be improved with 32-foot half-width AC pavement, sidewalk, 6-inch curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 50-foot half-width dedicated right-of-way in accordance with Standard No. 94, Ordinance 461.

Note:

1. A 5-foot concrete sidewalks shall be improved 9-feet from the curb line within 18-foot parkway.
2. Driveways shall be constructed per Standard No. 207-A, Ordinance 461.

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Transportation

050 - Transportation. 12 RCTD - ROAD IMPROVEMENTS & DEDICATION (cont.) Not Satisfied

3. The on-site concrete sidewalk (private) shall be tied-in with the Center Street concrete sidewalk as directed by the Director of Transportation.

4. Sidewalks shall be tied-in with the existing sidewalks to the east as approved by the Director of Transportation.

5. Construct a raised curb median along Center Street from Mt. Vernon Avenue curb return easterly 275-feet to restrict a left in/out movement to the commercial driveway as directed by the Director of Transportation.

6. Walls/fences and its footings shall be outside the road right-of-way.

Teresa Street along project boundary shall be improved with 32-foot full-width (14-foot project side and 18-feet on the other side of the centerline) AC pavement, 6-inch curb & gutter (project side) and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 58-foot (18-feet on the project side and 40-feet on the other side of the center line) full-width dedicated right-of-way in accordance with modified County Standard No. 105, Section A, and Standard No. 801, Ordinance 461. (Modified for reduced full-width AC pavement improvement from 36-feet to 32-feet and no sidewalk).

Note:

1. Driveways shall be constructed per County Standard No. 207, Ordinance 461 and as directed by the Director of Transportation.

2. Walls/fences and its footings shall be outside the road right-of-way.

The Project shall provide/acquire sufficient dedicated road dedication, 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 road right-of-way, the map will be returned for redesign

050 - Transportation. 13 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. 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>.

050 - Transportation. 14 RCTD - UTILITY COORDINATION Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the



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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 RCTD - UTILITY COORDINATION (cont.) Not Satisfied

Transportation Department for verification purposes. 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. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 15 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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

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

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

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 FEE BALANCE Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      FEE BALANCE (cont.)                      Not Satisfied

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

060 - Planning. 2                      Required Applications                      Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190009 and Change of Zone No. 1900026 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 3                      REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until PPT200016, PPT200017, TTM37743, CZ200030, GPA 190009 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4                      SKR FEE CONDITION                      Not Satisfied

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

060 - Planning. 5                      SLOPE GRADING TECHNIQUES                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP

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60. Prior To Grading Permit Issuance

Planning-CUL

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

shall be developed in coordination with the consulting tribes that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

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

Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

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

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

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

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

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals,

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Planning-CUL

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

grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (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. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall

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Planning-EPD

060 - Planning-EPD. 2                      0060-EPD-Nesting Bird Survey (MBTA) (cont.)                      Not Satisfied  
monitor the nest during construction activity to ensure no disturbance to the birds are occurring, and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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 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. Description of the proposed site and planned grading operations.
    3. Description of the level of monitoring required for all earth-moving activities in the project area.
    4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
    5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
    6. 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.
    7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
    8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
    9. Procedures and protocol for collecting and processing of samples and specimens.
    10. Fossil identification and curation procedures to be employed.
    11. 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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

agreement between the property owner/developer and the repository must be in place prior to site grading.

12. All pertinent exhibits, maps and references.

13. Procedures for reporting of findings.

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 2 RCTD - SUBMIT APPLICATION-MAINTENANCE DISTRICT Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees. This condition does not apply for stockpile only permits.

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

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading

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60. Prior To Grading Permit Issuance

Transportation

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Artifact disposition

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.

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





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Planning

080 - Planning. 1                      ACOUSTICAL STUDY (cont.)                      Not Satisfied  
acoustical engineer to establish confirm reduction measures were followed.

The Planning Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along western portion of the site along the west side of C Street abutting the commercial portion of the site, homes 5-14.

The study shall be submitted, along with the appropriate fee, to the Planning Department for review and approval. The approved mitigation measures, if any, shall be forwarded to the County Department of Building and Safety for implementation into the final building plans.

080 - Planning. 2                      CAP MEASURES                      Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 3                      CLEARANCE OF ALL PLANNING COAS                      Not Satisfied

Prior to permit issuance, Planning shall verify that all Planning related COAs have been cleared for all associated permits (PPT200016, PPT200017, TTM37743, GPA190009, CUP1900026, CZ1900026).

080 - Planning. 4                      COLOR SCHEME                      Not Satisfied

Colors/materials shall conform substantially to those shown on the Residential Highgrove Design Set, Drawing A0.1.

080 - Planning. 5                      FEE BALANCE                      Not Satisfied

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

080 - Planning. 6                      Map - Final Site Plan of Development                      Not Satisfied

A minor plot plan shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348, with all of the identified submittal materials described within the Filing Instructions Handout for that application, along with the current Initial Deposit fee.

o Description: A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan (PPT200017 - Residential Portion) and shall conform to the APPROVED EXHIBIT (Residential Design Set) . The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

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Planning

080 - Planning. 6                      Map - Final Site Plan of Development (cont.)                      Not Satisfied

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. A sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the SPECIFIC PLAN and other applicable standards. All writing must be legible. Sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall conform to the development standards of the Specific Plan zone and the design guidelines of the Specific Plan.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7                      RENEWABLE ENERGY                      Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 8                      ROOF MOUNTED EQUIPMENT                      Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however,

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Planning

080 - Planning. 8 ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied  
solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 9 SCHOOL MITIGATION Not Satisfied  
Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 10 UNDERGROUND UTILITIES Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 11 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with \_\_\_\_\_. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

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Planning

080 - Planning. 11                      WALLS/FENCING PLAN (cont.)                      Not Satisfied

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Per the noise analysis for the project, a minimum \_\_\_\_\_ ( ) foot tall wall is required located at \_\_\_\_\_.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION – BCS ANNEX OTHER                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

080 - Transportation. 2                      80 - TRANSPORTATION - Landscape Common Area C(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

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Transportation

080 - Transportation. 2            80 - TRANSPORTATION - Landscape Common Area CNot Satisfied  
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. 3            80 - TRANSPORTATION - Landscape Inspection DeposiNot 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. 4            80 - TRANSPORTATION - Landscape Plot Plan/Permit FNot 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;

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Transportation

- 080 - Transportation. 4            80 - TRANSPORTATION - Landscape Plot Plan/Permit RNot Satisfied
- 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. 5            80 - TRANSPORTATION - Landscape Project Specific RNot 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 (Center Street) and (Mt. Vernon Ave.) shall be designed to ensure full, opaque, coverage up to a minimum height of (50) 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5            80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied related to recycled water.

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

d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.

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

f. Trees shall be hydrozoned separately.

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

h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.

i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.

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

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

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

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

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.

Plan: TTM37743

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5            80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied

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

s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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

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

080 - Transportation. 6            RCTD - ANNEX ALL MAINTENANCE DISTRICTS            Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 7            RCTD-MAP-WQ - IMPLEMENT WQMP            Not Satisfied

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

Waste Resources

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

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2            080 - Waste Recycling Plan            Not Satisfied



Plan: TTM37743

Parcel: 255150001

80. Prior To Building Permit Issuance

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the 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.

E Health

090 - E Health. 1      Provide "First commitment" letter.      Not Satisfied

Submit "First commitment" letter from Riverside Highland Water Company.

090 - E Health. 2      Provide "First commitment" sewer      Not Satisfied

Submit "First commitment" letter from City of Riverside for sewer.

Planning

090 - Planning. 1      090 - Planning - EJ Highgrove Community Contribution      Not Satisfied

The Project site is within an area identified as an Environmental Justice Community (General Plan Land Use Element Figure LU 4-1, September 21, 2021). As such the Project developer agrees to provide the following community enhancements to help achieve the goals of the Health Communities Element policies:

Plan: TTM37743

Parcel: 255150001

90. Prior to Building Final Inspection

Planning

- 090 - Planning. 1                      090 - Planning - EJ Highgrove Community Contribution (dNot Satisfied  
- Installation of a bus stop/shelter within the vicinity of the Project site. The design and location has not been determined at this time. The applicant shall work with the Second District and the Riverside Transit Agency to determine the design and location.  
- Extension of the public sidewalk located south of Main Street along the west side of Michigan Avenue to Flynn Street approximately 500 linear feet.  
- Repaving of the Norton Younglove Community Center parking lot.

- 090 - Planning. 2                      BLOCK WALL ANTIGRAFFITI                      Not Satisfied  
An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

- 090 - Planning. 3                      CAP MEASURES - INSTALLED                      Not Satisfied  
Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

- 090 - Planning. 4                      LANDSCAPE SIGNAGE                      Not Satisfied  
Landscape Signage Required on Model Home Complexes  
The developer/ permit holder shall:  
Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

- 090 - Planning. 5                      QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from [Riverside County Regional Parks and Open Space District.

- 090 - Planning. 6                      RENEWABLE ENERGY                      Not Satisfied  
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

- 090 - Planning. 7                      WALL/FENCING COMPLIANCE                      Not Satisfied  
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Transportation

- 090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and DrNot Satisfied  
Landscape Inspection and Drought Compliance



Plan: TTM37743

Parcel: 255150001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD-MAP - 80% COMPLETION (cont.) Not Satisfied

- Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

- Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

- Written confirmation of acceptance from sewer purveyor is required.

- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 6 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 090 - Mandatory Commercial Recycling and Organics ReNot Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

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



**PPT 200017**  
**Advisory Notification**  
**Document**



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

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



10/03/23, 11:15 am

**PPT200017**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT200017. 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 (PPT200017 and associated case numbers (TTM 37743, CZ1900026, GPA 190009) 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**

General Plan Amendment No. 190009 (GPA190009) is a proposal to amend the General Plan Land Use Designation for the Project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) for the commercial portion (Parcels 2 and 3 [2.05 net acres] of Tentative Tract Map No. 37443) and to Community Development: High Density Residential (CD: HDR) for the residential portion (Parcel 1 [6.40 net acres] of Tentative Tract Map No. 3773).

Change of Zone No. 1900026 (CZ1900026) is a proposal to amend the zoning classification for the commercial portion (Parcels 2 and 3) of the Project site from One-Family Dwelling (R-1) to General Commercial (C-1/C-P), in accordance with attached Exhibit No. 3. The zoning classification for the residential portion (Parcel 1) of the Project site will remain One-Family Dwelling (R-1).

Tentative Map No. 37743 (TTM37743) is a proposal for a Schedule "A" Condo Map to subdivide the 9.17 acre Project site into the following: one residential lot with 52 single family residential condominium units (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B).

Plot Plan No. 200017 (PPT200017) is a proposal for the site design and development of the residential portion of the Project site on Parcel 1 (6.40 net acres), which will include the construction of 52 single-family detached condominium units, open space areas, and water quality basins.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

- 1. 2nd District Design Guidelines
- 2. 3rd & 5th District Design Guidelines

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 3            AND - Design Guidelines (cont.)**

3. County Wide Design Guidelines and Standards
4. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)
  - Desert Edge (Adopted 12/23/2008)
  - Lakeview Nuevo (Adopted 8/1/2006)
  - Mecca (Adopted 7/21/2009)
  - Temecula Valley Wine Country (Adopted 3/11/2014)
  - Temescal Valley (Adopted 3/20/2007)
  - Thermal (Adopted 7/21/2009)
  - Vista Santa Rosa (Adopted 9/28/2004)

#### **Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED [PPT 200016, PPT 200017, TTM 37743, CZ 1900026, CUP 200030, GPA 190009] EXHIBIT(S)

- Exhibit A) Overall Site Plan Set
- Exhibit B) Tentative Tract Map
- Exhibit C) Residential Highgrove Design Set
- Exhibit D) Residential Plot Plan Set
- Exhibit E) Commercial Plot Plan
- Exhibit F) Commercial Conceptual Landscape Plan L1-L2
- Exhibit G) Commercial Development Elevations
- Exhibit H) Commercial Development Conceptual Floor Plan
- Exhibit I) 7-Eleven Elevations
- Exhibit J) Conceptual Grading Plan - Residential
- Exhibit K) Conceptual Grading Plan - Commercial

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for al



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

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) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - 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) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- #### 4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6                    AND - Hold Harmless (cont.)**

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT200016, PPT200017, TTM 37743, CZ1900026, CUP 200030, GPA 190009 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT200016, PPT200017, TTM37743, GPA 190009, CZ200030, including, not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

#### **Advisory Notification. 7                    AND - MND Mitigation Measures**

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

### BS-Plan Check

#### **BS-Plan Check. 1                    Gen - Custom**

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom (cont.)

##### CODE/ORDINANCE REQUIREMENTS:

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

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

##### PERMIT ISSUANCE:

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

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

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

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

### E Health

#### E Health. 1                      DEH - ECP Comments

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

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

#### E Health. 2                      DEH - Water and Sewer Service

Based on information provided during the entitlement process, TTM37743/PPT200016/PPT200017 was proposed with the intention of connecting the project to a municipal purveyor for both water and sanitary service. Review of any subsequent projects/permits associated with this entitlement other than connection to a purveyor for water and sewer service will require additional environmental review.

### Fire

#### Fire. 1                      Fire - Advisory







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### Planned Residential Development Requirements (cont.)

with the one (1) dwelling unit per building standard in the R-1 Zone where planned residential development is allowed.

6) A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions, and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.

7) Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project. The proposed residential project will have residential curbside pickup of trash and recycling bins. The trash bins will be enclosed in the residence's car garage.

8) A six-foot high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.

9) Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project. The proposed residential project's recreational areas shall be five-foot walkways that flare out at the entrance at approximately seven (7) feet. Therefore, the Project meets this development standard.

10) Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage. Vehicular access openings are from "A" Street from Center Street as the project's main entrance and another emergency vehicle access is provided on "E" Street. No vehicular access openings into the project are within 400 feet of each other. The Project meets this requirement.

11) The parking standard for a PRD is 2.5 spaces per unit (130 total). The project shall provide a total of 104 garage parking spaces (2 spaces per garage), two (2) compact vehicle off-street parking on the driveway (10 total) and six (6) additional parking spaces near the Recreation Structure with one (1) accessible parking space for a total of 214 off-street parking available. Therefore, the Project meets this development standard.

#### Planning. 4

#### Plot Plan Effective

This Plot Plan will not go into effect until General Plan Amendment No. 190009 and Change of Zone No. 1900026 have been approved and adopted by the Board of Supervisors and have been made effective.

### Planning-CUL

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      Human Remains (cont.)

#### Planning-CUL. 1                      Human Remains

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

#### Planning-CUL. 2                      Unanticipated Resources

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

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

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

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

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

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

### Planning-GEO

#### Planning-GEO. 1                      GEO220013 ACCEPTED

County Geologic Report GEO No. 220013, submitted for the projects TTM37743, PPT200016, and PPT200017 was prepared by Advanced Geotechnical Solutions, Inc., and is entitled; "Updated Geotechnical Report, Tentative Tract Map 37743, Highgrove Area, County of Riverside, California," dated August 30, 2021. In addition, AGS has submitted the following documents for the project:

"Updated Geotechnical Evaluation and Review of Conceptual Grading Plans, Tentative Tract 37743, Highgrove Area, County of Riverside, California", dated January 22, 2021.

"Response to County of Riverside Geology Review Comments, Tentative Tract Map 37743, Highgrove Area, County of Riverside, California", dated June 9, 2022.

GEO220013 concluded:

1. The site is not located in a State of California Alquist- Priolo Fault Zone and faulting has not been mapped at the site. It is AGS's opinion that the likelihood of significant fault rupture on the site is low.
2. Due to the lack of shallow groundwater and the relatively dense nature of the underlying old alluvial fan deposits, the potential for liquefaction is low.
3. Due to the lack of shallow groundwater, the potential for lateral spreading is very low.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO220013 ACCEPTED (cont.)

4. Upon completion of remedial grading, seismically induced dynamic settlement in nonsaturated deposits (dry sand settlement) is not expected to adversely impact the site.
  5. Due to the developed nature of the surrounding area and the flat lying topography, mass wasting and debris flows are not considered geologic hazards to the site.
  6. The site is very gently sloping to level, and nearby significant slopes are not present. As such, the possibility for seismically induced landsliding to impact the development is considered nil.
  7. According to FEMA, the site is located in Zone X corresponding to minimal flood hazard.
  8. Due to the lack of a freestanding body of water nearby, the potential for a seiche impacting the site is considered to be non-existent.
  9. Considering the lack of any dams or permanent water sources upstream, earthquake induced flooding caused by a dam failure is considered to be non-existent.
  10. Considering the distance of the site from the coastline, the potential for flooding due to tsunamis is extremely low.
  11. Due to the dense nature of the old alluvial fan deposits underlying the site, as well as the anticipated removal of the weathered old alluvial fan deposits and undocumented fill, the potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely.
  12. The expansion potential of the onsite materials is expected to be "very low" to "low" when classified in accordance with ASTM D 4829. Further testing should be conducted during grading operations to verify specific as-graded conditions on a lot-by-lot basis and provide design recommendations accordingly.
- GEO220013 recommended:
1. Topsoil, artificial fill, and weathered old alluvial fan deposits should be removed prior to placement of fill and where exposed at finish grade.
  2. Existing vegetation, trash, debris, irrigation lines and foundation elements should be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials.
  3. Concrete can be placed in deeper fill areas provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic systems should be properly removed and/or backfilled in accordance with the local governing agency.
  4. The upper topsoil and undocumented fill should be completely removed prior to placement of fill materials. Additionally, the upper weathered/porous old alluvial fan deposits should be removed.
  5. The Old Alluvial Fan Deposits were generally observed to be medium dense to dense and suitable for support of fill. The weathered portion (4 to 7 feet) of the old alluvial fan deposits will require removal to expose competent material.
  6. Old alluvial fan deposits that exhibit an in-situ relative compaction of at least 90 percent may be left in place. Density testing should be conducted during grading to evaluate the density of the old alluvial fan deposits exposed at the removal bottom. A lesser relative compaction can be considered if the exposed deposits exposed are found, based on additional consolidation testing, to be subject to potential hydroconsolidation of 1 percent or less.
  7. It is recommended that cut lots and cut-fill transition lots created after removal activities be overexcavated to provide a minimum of four (4) feet of compacted engineered fill below pad grades, or two (2) feet below foundations, whichever is deeper.
  8. Cuts up to 10 feet in depth and removals of unsuitable soils will be required prior to construction of retaining walls or fill placement along the grading limit. A 1:1 projection, from toe of slope or grading limit, outward to competent materials should be established, where possible. Where removals are not possible due to grading limits, property line or easement restrictions, removals should be initiated at the grading

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1 GEO220013 ACCEPTED (cont.)

boundary (property line, easement, grading limit or outside the improvement) at a 1:1 ratio inward to competent materials.

9. For preliminary planning purposes, structures should be designed to accommodate differential settlement on the order of 3/8 inch across 20 feet.

GEO No. 220013 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220013 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.

Comments: RECOMMEND DWALSH 20220615

### Transportation

#### Transportation. 1 RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and 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. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2                      RCTD-USE - TS/Condition (cont.)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste Resources

#### Waste Resources. 1                      Gen - Custom

1 Demonstrate compliance with SB 1383 which establishes regulations to reduce organics waste disposal and goes into effect January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

2 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, at 1.888.722.4234.

- 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.

**PPT 200017**  
**Condition of Approval**

Plan: PPT200017

Parcel: 255150001

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.

Planning

060 - Planning. 1                      COA-PALEO-1:PRIMP - PALEONTOLOGICAL RESOURNot Satisfied

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 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. Description of the proposed site and planned grading operations.  
3. Description of the level of monitoring required for all earth-moving activities in the project area.  
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

Plan: PPT200017

Parcel: 255150001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 COA-PALEO-1:PRIMP - PALEONTOLOGICAL RESOURNot Satisfied

- 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 6. 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.
- 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 9. Procedures and protocol for collecting and processing of samples and specimens.
- 10. Fossil identification and curation procedures to be employed.
- 11. 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.
- 12. All pertinent exhibits, maps and references.
- 13. Procedures for reporting of findings.
- 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 Project Design Feature-NOI-3 Not Satisfied

COA applicable to PPT200017 and PPT200016. Prior to the issuance of the grading permit, the property owner/developer shall submit a construction-related noise mitigation plan to the County for review and approval. The plan shall depict the locations of where construction equipment would operate on the Project Site and how the noise from the construction equipment would be mitigated during construction of the project, through use of such methods as:

- 1. Temporary noise attenuation fences;
- 2. Preferential location of equipment; and
- 3. Use of current noise suppression technology and equipment.

060 - Planning. 3 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190009 and Change of Zone No. 1900026 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the

Plan: PPT200017

Parcel: 255150001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3	Required Applications (cont.) designation and/or zone ultimately applied to the property.	Not Satisfied
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Planning-CUL

060 - Planning-CUL. 1	Cultural Resources Monitoring Program (CRMP)	Not Satisfied
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Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribes that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

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

Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

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

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



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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied  
that reduce the need for monitoring

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

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

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (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. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring, and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Planning-PAL

Plan: PPT200017

Parcel: 255150001

60. Prior To Grading Permit Issuance

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 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. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. 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.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. 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.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
  15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the



Plan: PPT200017

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70. Prior To Grading Final Inspection

Planning-CUL

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

Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

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

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

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2                      Phase IV 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

Plan: PPT200017

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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                      DEH - Water and Sewer Service                      Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Provide documentations that demonstrates that water and sewer service from a municipal purveyor has been made available to the project site.

080 - E Health. 2                      DEH - Hazmat Clearance                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Fire

080 - Fire. 1                      Prior to permit - Access                      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)

If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 40,000 lbs. GVW, for residential areas. 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.

Plan: PPT200017

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80. Prior To Building Permit Issuance

Fire

- |               |                                  |               |
|---------------|----------------------------------|---------------|
| 080 - Fire. 1 | Prior to permit - Access (cont.) | Not Satisfied |
| 080 - Fire. 2 | Prior to permit - Water          | Not Satisfied |

- Minimum fire flow for the construction of all residential buildings is required per CFC Appendix B and Table B105.1(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 500 gpm at 20 psi for 1/2 an hour. Subsequent design changes may increase or decrease the required fire flow.

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

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

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

Planning

- |                   |                                |               |
|-------------------|--------------------------------|---------------|
| 080 - Planning. 1 | CLEARANCE OF ALL PLANNING COAS | Not Satisfied |
|-------------------|--------------------------------|---------------|

Prior to permit issuance, Planning shall verify that all Planning related COAs have been cleared for all associated permits (PPT200016, PPT200017, TTM37743, GPA190009, CUP1900026, CZ1900026).

- |                   |                                   |               |
|-------------------|-----------------------------------|---------------|
| 080 - Planning. 2 | Conform to Elevations/Floor Plans | Not Satisfied |
|-------------------|-----------------------------------|---------------|

Elevations and floorplans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations and floorplans shown on APPROVED EXHIBIT H - Commercial Floor Plans.

- |                   |             |               |
|-------------------|-------------|---------------|
| 080 - Planning. 3 | Fee Balance | Not Satisfied |
|-------------------|-------------|---------------|

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

- |                   |                                     |               |
|-------------------|-------------------------------------|---------------|
| 080 - Planning. 4 | Fences - Six-foot high sound walls. | Not Satisfied |
|-------------------|-------------------------------------|---------------|

COA applicable to PPT200016 and PPT200017. Prior to permit issuance, Planning Department will verify that six-foot high sound walls are provided along the south and east property lines and a combination retaining wall and a six-foot high free-standing wall will be provided separating the commercial and residential uses at the north and eastern boundaries are shown on the plans.

- |                   |                                      |               |
|-------------------|--------------------------------------|---------------|
| 080 - Planning. 5 | Map - Final Site Plan of Development | Not Satisfied |
|-------------------|--------------------------------------|---------------|

A minor plot plan shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348, with all of the identified submittal materials described within the Filing Instructions Handout for that application, along with the current Initial Deposit fee.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5

Map - Final Site Plan of Development (cont.)

Not Satisfied

o Description: A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the APPROVED EXHIBIT C and the TTM 37743, and PPT200017. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. A sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the SPECIFIC PLAN and other applicable standards. All writing must be legible. Sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall conform to the development standards of the Specific Plan zone and the design guidelines of the Specific Plan.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 6

MM-NOI-1 5 FOOT HIGH SOLID WALL

Not Satisfied

Prior to permit issuance, Planning shall verify that the construction of a 5.0-foot high solid wall

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6                      MM-NOI-1 5 FOOT HIGH SOLID WALL (cont.)                      Not Satisfied  
on the west side of the Lot for Building 15 that is adjacent to Mt Vernon Avenue is shown on the Plans. The wall shall be constructed of concrete masonry units (CMUs) and shall be free of any decorative cutouts or openings.

080 - Planning. 7                      Parking Requirements                      Not Satisfied

Prior to building permit issuance, Planning shall verify the parking requirements are shown on plans and parking is consistent with the language below as approved in the Residential Plot Plan.

Four (4) onsite parking spaces shall be provided by lot. 2 in the garage and 2 in the driveway for a total of 208 parking spaces (4 parking spaces x 52 unit = 208) with an additional six (6) parking spaces for public/offsite parking area for a total 214.

76 standard parking spaces for the commercial portion of the project spaces or which 6 accessible parking spaces and 4 electrical vehicle spaces and charging stations. A Class II, bicycle facility with a total of 6 spaces shall be shown on the plans. Class II, is a stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only a padlock.

Based on the parking standards as provided in Ordinance No. 348 Section 18.12 general commercial uses are required to provide 1 space/200 square feet, restaurants/drive-through uses are required to provide 1 space/45 square feet of service area, and gasoline stations 4 spaces/unit.

A total of 67 parking spaces are required; however, 76 spaces will be provided, six (6) of which are accessible parking spaces. In addition, a total of 4 electrical vehicle spaces and charging stations will be required and noted on the site plan.

080 - Planning. 8                      Project Design Feature-NOI-1                      Not Satisfied

Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed homes will utilize standard dual pane windows with a minimum Sound Transmission Class (STC) rating of 26 STC for all conditioned rooms.

080 - Planning. 9                      Project Design Feature-NOI-2                      Not Satisfied

Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed single-family homes will utilize a "windows closed" condition, which requires a means of mechanical ventilation per Chapter 12, Section 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

Survey

080 - Survey. 1                      RCTD - PRIOR TO ROAD CONSTRUCTION                      Not Satisfied

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



Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1                      RCTD - PRIOR TO ROAD CONSTRUCTION (cont.)                      Not Satisfied

2. Sufficient public street right of way along Mt. Vernon and Center Street (project boundaries) shall be convey for public use to provide for a 50-foot half width dedicated right of way per County Standard No. 94, Section C, Ordinance 461.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION - Landscape Common Area C(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 Depos(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 F(Not Satisfied

Plan: PPT200017

Parcel: 255150001

## 80. Prior To Building Permit Issuance

### Transportation

080 - Transportation. 3      80 - TRANSPORTATION - Landscape Plot Plan/Permit 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 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](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Plot Plan/Permit RNot Satisfied 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 RNot 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 (Center Street) shall be designed to ensure full, opaque, coverage up to a minimum height of (50) 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

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied 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.

080 - Transportation. 5            RCTD - LANDSCAPING DESIGN PLANS            Not Satisfied

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

Landscaping plans shall be designed and submitted to the Transportation Department. Plans

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5            RCTD - LANDSCAPING DESIGN PLANS (cont.)            Not Satisfied  
shall be submitted on standard County format (24-inches x 36-inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6            RCTD - LIGHTING PLAN            Not Satisfied

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

080 - Transportation. 7            RCTD - UTILITY PLAN            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8            RCTD-USE - Road Improvements and Dedication            Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Mt. Vernon Avenue along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 32-foot half-width AC pavement, sidewalk, 6-inch curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 50-foot half-width dedicated right-of-way in accordance with Standard No. 94, Ordinance 461.

Note:

1. A 5-foot concrete sidewalk shall be improved 9-feet from the curb line within the 18-foot parkway.
2. Driveways shall be constructed per Standard No. 207-A, Ordinance 461.
3. The southerly driveway shall be a right-in and right-out access only. (Stop control)
4. Construct a raised curb median along Mt. Vernon Avenue from Center Street curb return northerly 375-feet to restrict a left in/out movement to the southerly driveway as directed by the Director of Transportation.
5. Walls/fences and its footings shall be outside the road right-of-way.

Center Street along project boundary shall be improved with 32-foot half-width AC pavement, sidewalk, 6-inch curb & gutter and MUST match up with asphalt concrete paving,

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD-USE - Road Improvements and Dedication (cont.) Not Satisfied  
reconstruction, or resurfacing of existing paving as determined by the Director of  
Transportation within the 50-foot half-width dedicated right-of-way in accordance with Standard  
No. 94, Ordinance 461.

Note:

1. A 5-foot concrete sidewalks shall be improved 9-feet from the curb line within 18-foot  
parkway.

2. Driveways shall be constructed per Standard No. 207-A, Ordinance 461.

3. The on-site concrete sidewalk (private) shall be tied-in with the Center Street concrete  
sidewalk as directed by the Director of Transportation.

4. Sidewalks shall be tied-in with the existing sidewalks to the east as approved by the Director  
of Transportation.

5. Construct a raised curb median along Center Street from Mt. Vernon Avenue curb return  
easterly 275-feet to restrict a left in/out movement to the commercial driveway as directed by  
the Director of Transportation.

6. Walls/fences and its footings shall be outside the road right-of-way.

Teresa Street along project boundary shall be improved with 32-foot full-width (14-foot project  
side and 18-feet on the other side of the centerline) AC pavement, 6-inch curb & gutter (project  
side) and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of  
existing paving as determined by the Director of Transportation within the 58-foot (18-feet on  
the project side and 40-feet on the other side of the center line) full-width dedicated  
right-of-way in accordance with modified County Standard No. 105, Section A, and Standard  
No. 801, Ordinance 461. (Modified for reduced full-width AC pavement improvement from  
36-feet to 32-feet and no sidewalk).

Note:

1. Driveways shall be constructed per County Standard No. 207, Ordinance 461 and as  
directed by the Director of Transportation.

2. Walls/fences and its footings shall be outside the road right-of-way.

080 - Transportation. 9 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to  
the Transportation Department shall be approved and recorded against the property. A  
maintenance organization will be established with a funding source for the permanent  
maintenance.

080 - Transportation. 10 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior  
to the issuance of a building permit to the satisfaction of County Grading Inspection Section.

Plan: PPT200017

Parcel: 255150001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied

The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

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

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 080 - 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

Plan: PPT200017

Parcel: 255150001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

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                      90-Planning - EJ Highgrove Community Contribution                      Not Satisfied

The Project site is within an area identified as an Environmental Justice Community (General Plan Land Use Element Figure LU 4-1, September 21, 2021). As such the Project developer agrees to provide the following community enhancements to help achieve the goals of the Health Communities Element policies:

- Installation of a bus stop/shelter within the vicinity of the Project site. The design and location has not been determined at this time. The applicant shall work with the Second District and the Riverside Transit Agency to determine the design and location.
- Extension of the public sidewalk located south of Main Street along the west side of Michigan Avenue to Flynn Street approximately 500 linear feet.
- Repaving of the Norton Younglove Community Center parking lot.

090 - Planning. 2                      Map - Entry Monumentation Plot Plan Compliance                      Not Satisfied

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

090 - Planning. 3                      Project Design Feature AQ-1                      Not Satisfied

Prior to issuance of an occupancy permit, the property owner/developer shall provide all single-family homes with separate bins for trash and recycling and shall require that the trash enclosures at the commercial buildings are designed to accommodate both trash and recycle bins.

090 - Planning. 4                      Use - Parking Paving Materials                      Not Satisfied

A minimum of 214 parking spaces shall be provided, with 208 spaces provided on site (2 in the garage and 2 in the driveway) and 6 offsite for guest parking by the recreation area for the Residential Portion or the project and 76 parking stall in the Commercial Portion of the Project:

Restaurant 26  
Retail 27



Plan: PPT200017

Parcel: 255150001

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      Use - Parking Paving Materials (cont.)                      Not Satisfied  
7-Eleven 23

as shown on the APPROVED EXHIBIT D and E, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5                      Wall and Fencing Locations and Installations                      Not Satisfied

Wall and/or fence locations shall be in conformance with Approved Exhibit No. A 6-ft combination free standing and retaining wall would be constructed along the eastern, southern, and northern perimeter of the commercial development.

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and DrNot 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                      RCTD - LANDSCAPING                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within the streets associated with the project, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within the streets associated with the project.

090 - Transportation. 3                      RCTD - TUMF FEE                      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 No. 824.

090 - Transportation. 4                      RCTD - UTILITY INSTALL                      Not Satisfied

Plan: PPT200017

Parcel: 255150001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - UTILITY INSTALL (cont.) Not Satisfied

The Project shall ensure that utilities are completed and streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 5 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 090 - Mandatory Commercial Recycling and Organics ReNot Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

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

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area InspectioNot Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 090 - 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.

# Environmental Justice Form- Highgrove Residential and Commercial Development

## 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)
<b>HC 16.5 – Location to Sensitive Receptors.</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project includes the development of a gas station. The nearest sensitive receptors are single-family neighborhoods located directly north and east of the Project Site. Compliance with California Air Resources Board standard policy guidance will ensure the health, safety, and welfare of the residences located within the Project vicinity are protected. The Project complies with this policy.
<b>HC 16.6 – Good Neighbor Policy.</b> 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 Proposed Project is not a logistics, warehouse or distribution project and is not subject to the Good Neighbor Policy. The Proposed Project is not applicable to this policy.
<b>HC 16.10 – Compact Development.</b> 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 Proposed Project is for a residential tract and a small commercial development located within an existing community. The Proposed Project is located one block from an existing Riverside Transit Authority Bus Stop on Center Street. A sidewalk will be installed along the south and west project boundaries, which includes the intersection of Mt. Vernon Avenue and Center Street. This will facilitate pedestrian access and increase the accessibility to utilize the bus service. The Project complies with this policy.
<b>HC 16.14 – Sensitive Receptors, Pesticides and Fertilizers.</b> 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"/>	This policy is not applicable. The Proposed Project is for the development of a residential tract and small neighborhood

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				commercial center and is not located near any active agricultural uses or other business uses that produce, sell, or utilize pesticides.
<b>HC 16.15 – Site Design and Industrial and Warehousing.</b> <i>Assure that site plan design protects people and land, particularly sensitive land uses such as housing and 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable. The Proposed Project is not an industrial or warehouse development.
<b>HC 16.16 – Landscaping, Particulate Matter, and Air Pollution.</b> <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 Proposed Project will be landscaped and in compliance with Ordinance No. 859 and Ordinance No. 348. The project complies with this policy.
<b>HC 16.18 – Job Creation and Reduction of Vehicle Miles.</b> <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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for the development of a residential tract and 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 proposed Project complies with this policy.
<b>HC 16.22 – Industrial Water Use Discharges and Agriculture and Pesticide/Chemical Use.</b> <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"/>	This policy is not applicable. The Proposed Project is not an industrial use. Furthermore, project Preliminary Water Quality Management Plan (PWQMP) outlines best management practices (BMPs) the Proposed Project would implement in order to limit potential sources of runoff pollutants. These BMPs include but are not limited to,

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				construction of six (6) bioretention facilities for onsite retention of runoff and minimum to no use of pesticides in landscaped areas.
<b>HC 16.23 – Industrial and Agriculture Uses and Toxic Contamination.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable. The Proposed Project does not propose industrial or agricultural uses which produce significant quantities of toxic emissions.
<b>HC 16.24 – Compatibility Criteria for Industrial, Agricultural, And Adjacent Land Uses.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable. The Proposed Project does not propose industrial or agricultural uses, it consists of residential and neighborhood commercial uses within an existing developed community.
<b>HC 16.25 – Mining Projects and Compatibility.</b> Require the conversion of mining operations into uses that are compatible with surrounding areas in accordance with the Surface Mining and Reclamation Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This policy is not applicable. The Proposed Project does not include property that was used for mining operations and is not subject to SMARA regulations.

## Food Access

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<b>HC 17.2 – Building Setback and Activation of Sidewalks.</b> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for a residential tract and small neighborhood commercial center located within an existing community. Sidewalks will be provided along the western and southern boundaries of the Project Site which includes landscaped pedestrian walkways into the interior of the commercial and residential areas of the Project Site. This

**HC 17.3 – Site Design and Interior Spaces.** *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.*

**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.*

			sidewalk will extend to the corner of Mt. Vernon Avenue and Center Street which will provide access to an active bus stop which is located across the street on Center Street. The Project complies with this policy.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for a residential tract and small neighborhood commercial center located within an existing community. The residential tract that incorporates common open space areas for residents, including a central community park with a shade structure, tot lot and walking paths. Uses proposed for the commercial center will include a mini-mart, retail/restaurant uses, quick-serve restaurant, and a gas station. The location of the proposed sidewalks, and bus stop will ensure that the surrounding community will have easy access to a variety of uses including healthy food choices. The Project complies with this policy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed Project includes a small neighborhood commercial center located within an existing community. Uses proposed will include a mini-mart, retail/restaurant spaces, and a quick-serve restaurant which will have the opportunity to offer a variety of healthy food choices. The Project complies with this policy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Although 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 close proximity to a bus stop or within walking

**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.*

			distance from the surrounding neighborhoods.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed project does not include an area devoted to edible landscaping or a community garden at this time.

## Safe and Sanitary Homes

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<b>HC 18.7 – Polluting Uses and Noticing Requirements.</b> <i>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 properly notified and involved in the decision-making process for new land-use proposals.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Proposed Project includes a fueling station. Fueling stations are subject to permitting from the South Coast Air Quality Management District (SCAQMD), the Environmental Protection Agency (EPA), and other State and Local agencies. 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 complies with this policy.
<b>HC 18.8 – Design to Limit Exposure of Residential Development.</b> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for a residential tract and small neighborhood commercial center located within an existing community, surrounded by residential land uses and vacant property zoned for residential uses. The project design develops new residential housing next to existing residential neighborhoods to the



	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				north and east and focuses commercial development at the corner of Mt. Vernon Avenue and Center Street, along the existing roadways. No uses that produce high noise, pesticide and fertilizer exposure, dust pollution, or related industrial or agricultural uses are proposed as part of the Proposed Project. fueling station. The proposed fueling station is subject to permitting from the South Coast Air Quality Management District (SCAQMD), the Environmental Protection Agency (EPA), and other State and Local agencies. Compliance with applicable standards and rules will ensure the protection of the health, safety and welfare of the surrounding residential uses.
<b>HC 18.9 – Design and Character of the Surrounding Area.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>a. Use of Design Standards.</b> Using design standards of the appropriate Area Plan land use category.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is located in the Community of Highgrove Area Plan and is designed to comply with construction standards for new residential and commercial development in the plan area, including signage and street amenities. The Project complies with this policy.
<b>b. Codes and Regulations.</b> Construction of structures in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The construction of the proposed commercial development will be subject to the development standards for the R-1 and C-1 zoning classifications and County building codes. Therefore, the project complies with this policy.

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<b>c. Landscaping Plan.</b> 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 under review by County staff. The project is compliant with this policy.
<b>d. Drought Resistant Landscaping.</b> Use of drought-tolerant landscaping that incorporates adequate drought-conscious irrigation systems.	<input 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.
<b>e. Energy Efficiency in Design.</b> 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. Electrical vehicle parking spaces and charging stations will be provided within the parking areas. Lastly, the development will be subject to the standards of the CALGreen requirements which include but not limited to energy efficiency, water efficiency, material conservation, and environmental quality. The project complies with this policy.
<b>f. Water Conservation.</b> 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 efficient landscaping. The project complies with this policy.
<b>g. Innovative Design.</b> Encourage innovative and creative design concepts.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project has been designed to maximize the visual appeal of the development while harmonizing with the existing development in the community. A single, unifying contemporary architectural style with traditional elements has been used for the commercial center to provide a cohesive appearance, while an eclectic mix of

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				architectural styles has been used within the residential tract to provide visual interest along residential streets. A central community park anchors the residential tract and provides a central hub for neighborhood activities. The Project complies with this policy.
<b>h. Public Art.</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed project does not include any public art at this time.
<b>i. Signage.</b> 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 applicable to the Highgrove area.
<b>j. Vehicular Access.</b> Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Primary access to the commercial center will be provided from Mt. Vernon Avenue and Center Street. The residential tract will have primary access from Center Street, with a secondary emergency access provided from Teresa Street to the north. The Project complies with this policy.
<b>k. Service Areas and Residential.</b> 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 Mt. Vernon Avenue and Center Street and will not conflict with access into adjacent residential neighborhoods. The Project complies with this policy.
<b>l. Mitigation.</b> Mitigate noise, odor, lighting, pollution exposure, and other impacts on surrounding properties.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operational related noise from roadway vehicles would impact the exterior private backyards for residences adjacent to Mt Vernon Avenue. According to Appendix I, Building Number 15's backyard noise

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				<p>levels would exceed the County's 65 dBA Ldn noise standard without construction of any sound walls and would be considered a significant impact. Mitigation measure <b>MM NOI-1</b> is provided which would require the applicant to construct a minimum 5'-0"-foot high solid wall on the west side of the Lot for Building 15, adjacent to Mt Vernon Avenue. Through application of the proposed sound wall specified in <b>MM NOI-1</b>, the noise levels at the proposed home's backyard area would be reduced to within the County's exterior residential noise standard. Therefore, with implementation of <b>MM NOI-1</b>, potential substantial adverse effects on human beings, either directly or indirectly, would be less than significant.</p>
<p><i>m. Landscaping in Open Spaces and Parking Lots. Provide and maintain landscaping in open spaces and parking lots.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Project Site is divided into two major use areas, the commercial center and residential tract, with separate landscape plans provided for each use area. The commercial center provides perimeter landscaping around the site and landscape island interspersed through the parking lot area. The residential tract provides individual private yards as well as incorporates common landscaped open space areas for residents, including a central community park with a shade structure, tot lot and walking paths. Maintenance of landscaping will be incorporated into the COA and will be the</p>

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				responsibility of the developer for the commercial center and the HOA for the residential tract. The project complies with this policy.
<b>n. Drought Tolerant Landscaping.</b> <i>As feasible, maximize landscape coverage with an emphasis on drought-tolerant landscaping.</i>	<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.
<b>o. Preservation of Natural Features.</b> <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project Site consists of vacant, undeveloped land that is flat and devoid of natural vegetative communities. There are no natural features, such as arroyos or drainage ways, that require preservation on the site. The Project complies with this policy.
<b>p. Pedestrian Activity.</b> <i>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.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Proposed Project is for a residential tract and a small commercial development located within an existing community. The Proposed Project is located near an existing Riverside Transit Authority Bus Stop. Sidewalks will be provided along the western and southern boundaries of the Project Site which includes landscaped pedestrian walkways into the interior of the commercial and residential areas of the Project Site. This sidewalk will extend to the corner of Mt. Vernon Avenue and Center Street which will provide access to an active bus stop which is located across the street on Center Street. The Project complies with this policy.</p> <p>The Project site is not within an area to connect to a local trail system. Figure 7 –</p>

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
				“Highgrove Area Plan Trails and Bikeway System” shows the nearest existing trails as urban/suburban trails located to the west and south of the Project Site. The Proposed Project would result in nominal increases to the residents of the County and would not include the modification to the existing trail system, nor construct any additional trail systems.
<b>q. Integration of Parking Lots.</b> Design parking lots and structures to be functionally and visually integrated and connected.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The ADA compliant parking spaces are provided adjacent to the main entries of the proposed commercial buildings with direct path of travel. Each residential unit has an individual garage integrated into the floor plan of each model. Additional guest parking spaces are provided at the entrance to the community, adjacent to the central community park. The project complies with this policy.
<b>r. Building Access Points.</b> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed commercial buildings and gas station are located at the southwest corner of the project site, adjacent to the intersection of Mt. Vernon Avenue and Center Street. Sidewalks will be provided along the western and southern boundaries of the Project Site which includes landscaped pedestrian walkways into the interior of the commercial and residential areas of the Project Site. The project complies with this policy.
<b>s. Pedestrian Crossings.</b> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for a residential tract and a small commercial development located within an existing community. The Proposed Project is

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<p><b>t. Human Scale.</b> 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.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>located near an existing Riverside Transit Authority Bus Stop. Sidewalks will be provided along the western and southern boundaries of the Project Site which includes landscaped pedestrian walkways into the interior of the commercial and residential areas of the Project Site. This sidewalk will extend to the corner of Mt. Vernon Avenue and Center Street which will provide access to an active bus stop which is located across the street on Center Street. The Project complies with this policy.</p> <p>The proposed architectural style is contemporary commercial, with primarily stucco walls and parapet roofs. Off-set wall planes and differential parapet heights will break up the façade and reduce the scale of the building. The residential homes shall include three elevation styles: Spanish, prairie, and farmhouse, alternated down each street. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood and metal railing, stone veneer, wood posts, and decorative clay pipes, which provide additional visual variation. Residential homes are further designed with the second floor set back from the front elevation to reduce the mass of the buildings as viewed from the street. The Project complies with this policy.</p>

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<b>u. Recognition of Open Space.</b> 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"/>	The Project Site does not include these features. The Proposed Project would also be subject to the Land Dedication and Fee Requirements of Section 16.20.020(F) of the Code of Ordinances, which requires developers of tentative maps to either dedicate or pay in lieu fees, or a combination thereof, for park and recreational purposes.
<b>v. Fire Hazards.</b> 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.
<b>HC 18.12 – Safe Affordable Housing and Displacement.</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	The Proposed Project is for a residential tract and a small commercial development located within an existing community. Since the Project Site is currently vacant, undeveloped land, the Proposed Project will not displace existing residents of the Highgrove area. For-sale single-family residential housing shall be offered at market rate.

Physical Activity Policies

	Mitigation Measure or	Compatible through	Policy Not Applicable	Notes (250-word max per response)
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	Condition of Approval	Project Design Feature	
<b>HC 19.2 – Outdoor Recreation.</b> <i>Develop of high-quality parks, green space, hiking trails, recreational facilities and natural environments in areas where such facilities are lacking.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			The Proposed Project includes a residential tract that incorporates common open space areas for residents, including a central community park with a shade structure, tot lot and walking paths. The Proposed Project would also be subject to the Land Dedication and Fee Requirements of Section 16.20.020(F) of the Code of Ordinances, which requires developers of tentative maps to either dedicate or pay in lieu fees, or a combination thereof, for park and recreational purposes.
<b>HC 19.6 – Local Trails.</b> <i>Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			The Project site is not within an area to connect to a local trail system. Figure 7 – “Highgrove Area Plan Trails and Bikeway System” shows the nearest existing trails as urban/suburban trails located to the west and south of the Project Site. The Proposed Project would result in nominal increases to the residents of the County and would not include the modification to the existing trail system, nor construct any additional trail systems.
<b>HC 19.7 – Incorporate Recreation Opportunities.</b> <i>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.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			The Proposed Project includes a residential tract that incorporates common open space areas for residents, including a central community park with a shade structure, tot lot, and walking paths and pedestrian sidewalk connection to Center Street.

## Public Facilities

	Mitigation Measure or Condition of Approval	Project Design Feature	Policy Not Applicable	Notes (250-word max per response)
<b>HC 20.1 – Public Facilities and Supporting Infrastructure.</b> <i>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.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Proposed Project will provide the following public facilities and supporting infrastructure:</p> <ul style="list-style-type: none"> <li>• Sidewalk connectivity</li> <li>• Slurry coat on community center parking lot.</li> <li>• Bus shelters.</li> </ul>
<b>HC 20.2 – Development and Internal Pedestrian Circulation.</b> <i>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.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Proposed Project is for a residential tract and a small commercial development located within an existing community. The Proposed Project is located one block from an existing Riverside Transit Authority Bus Stop. Sidewalks will be provided along the western and southern boundaries of the Project Site which includes landscaped pedestrian walkways into the interior of the commercial and residential areas of the Project Site. This sidewalk will extend to the corner of Mt. Vernon Avenue and Center Street which will provide access to an active bus stop which is located across the street on Center Street. The Project complies with this policy.</p>
<b>HC 20.4 -</b> <i>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.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Proposed Project is not located on property zoned for or containing 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. Payment of</p>

			Development Impact Fees (DIF) is required and will help fund the installation of needed facilities within the Highgrove area. The project complies with this policy.
--	--	--	--

# Letters of Support

**From:** Logan Nabors <lbnabors@gmail.com>  
**Sent:** Friday, September 15, 2023 3:48 PM  
**To:** Fussel, Damian; Merlan, Jose  
**Subject:** Comments on PPT 200016-017 - Highgrove Condominiums and Mixed Use 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,

I am reaching out as a resident of Highgrove in the Spring Mountain Ranch subdivision in support of the proposed project. Highgrove is in desperate need of retail space to capture the tax dollars being lost to the retail area just over the border in Grand Terrace. Additionally, our area is rife with abandoned warehouses that have completely wasted valuable land in our area. This has completely blocked the ability for our area to experience any sort of retail growth. Any remaining development space should be utilized in pursuit of projects that enhance our ability to shop local and conveniently right here in Riverside county. This development could be a positive first step toward reviving our area.

I know there has been a lot of uproar from NIMBY residents in opposition of the proposed development and I believe their reasoning to be devoid of merit or support from any of the facts at hand. Fear mongering with misinformation should not be a viable way to block progress and development in Highgrove. I hope the committee will take careful consideration and support the proposed development.

I appreciate your consideration,  
Logan Nabors  
Resident of Spring Mountain Ranch, Highgrove

**From:** MARK ROBERTS <mbkaroberts@aol.com>  
**Sent:** Thursday, September 14, 2023 2:37 PM  
**To:** Merlan, Jose  
**Subject:** Highgrove Rezoning

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

Unfortunately Spring Mountain Ranch is a food desert. This project as proposed would help that situation help slightly but what we really need is a grocery store with fresh food.

Mark Roberts  
Spring Mountain Ranch Resident

Sent from my iPhone

**From:** Fussel, Damian  
**Sent:** Wednesday, September 13, 2023 9:59 AM  
**To:** Merlan, Jose  
**Subject:** FW: High Grove Development

Another one

---

**From:** franziska46@gmail.com.com <franziskawills46@gmail.com>  
**Sent:** Wednesday, September 13, 2023 4:28 AM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** High Grove Development

**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 morning and thank you for the opportunity to give feedback regarding rezoning at the corner of Center and Mt, Vernon in High Grove.

Our family bought our home in Spring Mountain Ranch in January 2019 and we are thrilled at the thought to have some stores, etc., closer to home. Please consider this email as a positive for the development.

Best,

Heidi and Steve Wills  
20958 Walking Beam Drive  
Riverside, CA 92507

**From:** Fussel, Damian  
**Sent:** Wednesday, September 13, 2023 9:59 AM  
**To:** Merlan, Jose  
**Subject:** FW: Rezoning

Another one

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

From: Dionisio Umali <dumali555@gmail.com>  
Sent: **Wednesday, September 13, 2023 7:35 AM**  
To: Fussel, Damian <DFussel@Rivco.org>  
Subject: Rezoning

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

Hi. I am a resident of SMR for a year now. I am not against rezoning of that parcel of land. There are a lot of houses here already but not enough stores. Don't put cheap stores or it may attract low petty criminals. Build good grocery store and gas station.

Thank you  
Sent from my iPhone



**From:** Fussel, Damian  
**Sent:** Wednesday, September 13, 2023 10:00 AM  
**To:** Merlan, Jose  
**Subject:** FW: Rezoning

FYI

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**From:** M MOORE <rinlynn5@yahoo.com>  
**Sent:** Tuesday, September 12, 2023 8:58 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** Rezoning

**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.

I support the rezoning on center and mt. Vernon. This would be a welcome addition to the community.  
Kindly, Monica

[Sent from Yahoo Mail for iPad](#)

**From:** Dan Ross <ross.dan@me.com>  
**Sent:** Tuesday, August 1, 2023 2:41 PM  
**To:** Merlan, Jose  
**Cc:** sberzansky@stevenwalker.com  
**Subject:** RE: Mount Vernon & E Center Street Retail Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Jose Merlan,

I am a home owner in the Spring Mountain Ranch community and I have heard of the proposed retail development at Mount Vernon & E Center Street. I wanted to express my support of this development plan as we are in need of additional retail in our neighborhood. It will be nice to have retail services in closer proximity to our homes.

Regards,

Dan Ross

July 24, 2023

RE: CUP200030

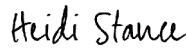
To the Riverside County Board of Supervisors and the Riverside County Planning Commission:

We are residents in the area and live at 20643 Spring Street. We are aware that Highgrove INV is bringing forward a residential/commercial project located at the corner of Center St and Mt Vernon. As local residents we believe that this project would be a great asset to the community. The project is well designed and will provide much needed housing in the area through the development of a private gated community. A community which will provide some great amenities to its residents through its open space.

Most importantly the project is providing much needed neighborhood commercial/retail space. Our community is located quite a distance from the freeway and there is no commercial space in the near vicinity. This project will be a great addition as it will provide the opportunity for potential businesses like a drycleaner, dentist, insurance agent, gym, small restaurant and others to be conveniently located within our neighborhood. These services being able to be located nearby would be very convenient for the neighborhood. Additionally, the potential of a 7-Eleven with convenient access to fuel as well as an enlarged grocery area for those last-minute needs on the way home will be an asset to the community.

Unfortunately, we are unable to attend the Planning Commission meeting but we are fully in support of the project and would urge the Planning Commission and the Board of Supervisors to approve the project and allow the developer to provide these much-needed services to the community.

Sincerely,

DocuSigned by:  
  
3A3B65508469438...

Heidi Stance, Ed. D

# Letters in Opposition

**From:** [Donald Farley](#)  
**To:** [Supervisor Jeffries - 1st District](#); [Office of 2nd District Supervisor](#); [District3](#); [District 4 Supervisor V. Manuel Perez](#); [District 5](#); [Clerk of the Board](#); [Merlan, Jose](#); [Planning](#)  
**Subject:** Comments to Board of Supervisors on September 12, 2023 Regarding Proposed Zone Change in Highgrove, NE Corner Mt. Vernon and Center  
**Date:** Monday, October 23, 2023 2:29:54 PM

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**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.

**Sorry, but by mistake, instead of sending these actual comments that were made, I resent a letter that I had e-mailed to you earlier.**

My name is Don Farley on Carlin Lane in Highgrove

Thank you for this opportunity to express my opinion (and that of many neighbors) on the proposed zone change, from residential to commercial, for the NE corner of Mt Vernon and Center streets in Highgrove, CA to allow construction of a 7/11 convenience store with 12 space gas station and strip mall. I have sent a letter with some comments and suggestions to each of you and trust that you have read it.

The proposed zone change from residential to commercial has no place in an exclusively residential neighborhood. It would allow the introduction of undesirable elements (e.g., crime, congestion, noise, pollution, loitering, etc.) that have no place in a residential community. Commercial development should be limited to the business area of Highgrove.

It should be noted that once zoning is changed, there is no assurance of what would actually be built at the site.

This would seem an example of a developer purchasing relatively inexpensive residential property, and attempting, to turn it into more valuable commercial property, in this case at the expense of the community.

If, as some have said, it is desirable to place a grocery store, and eatery, in the area, a, 24 hour, 7/11 with gas station (unsustainable according to California) is not the answer. A 7/11 is not a grocery store. It is basically a source of junk food and a last resort for real food. Furthermore, grocery stores don't have gas stations.

A grocery store could be integrated into the large apartment complex proposed for the SE corner of Mt Vernon and Center (similar to the Redlands example that I included in my earlier letter to each of you).

With the completion of current and planned apartment complexes, Highgrove will have done its part, and more, to meet the high-density housing goals promoted in the State of California Strategic Plan.

You, the Board of Supervisors, can build community trust by supporting issues embraced by the community. The community is clearly against the zone change and will appreciate your support. Vote **"No"** on the proposed zone change.

**From:** [Donald Farley](#)  
**To:** [Supervisor Jeffries - 1st District](#); [Office of 2nd District Supervisor](#); [District3](#); [District 4 Supervisor V. Manuel Perez](#); [District 5](#); [Clerk of the Board](#); [Merlan, Jose](#); [Planning](#)  
**Subject:** Proposed Zone Change from Residential to Commercial in Highgrove on the Corner of Mt. Vernon and Center Streets  
**Date:** Monday, October 23, 2023 1:46:54 PM

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## **This is to document comments made at the Board of Supervisors meeting on September 12, 2023**

Members of the Riverside County Board of Supervisors,

The proposed zone change from residential to commercial should be rejected on the basis that it would allow the insertion of highly objectionable commercial businesses (e.g., 24 hour, 12 space, gas station; alcohol sales; drive through; and who knows what else.) into an otherwise residential neighborhood. Such development, in Highgrove, should be limited to the business section of Highgrove.

The proposed commercial development would bring traffic; crime; noise, air, and light pollution; encourage loitering; etc., none of which is compatible with a residential environment.

Even any proposed residential housing should be designed to integrate with the existing housing on Teresa St. such that residents there are not looking at a concrete wall, versus homes facing Teresa.

If it is desirable to have a local grocery store and eatery, it should be tastefully incorporated into the large apartment complex that is apparently being planned for the SE corner of Mt. Vernon and Center streets. A good example of what might be appropriate, is the unobtrusive "Goodwins Market" located in the large apartment complex on W. Lugonia Ave. at Nevada St. in Redlands (See Attachment I).

This proposed project appears to be a simply tactic of the developer to convert relatively inexpensive lower density residential property to much more valuable commercial property and higher density residential property.

I trust that you will vote "NO" on this extremely undesirable proposal.

If you have questions or comments, please contact me at 909-228-6970 and/or [dvarley@att.net](mailto:dvarley@att.net)

Thank you for your consideration.

Donald Farley

c. Kimberly Rector, Clerk of the Board, [cob@rivco.org](mailto:cob@rivco.org)  
Jose Merlan, Project Planner, [jmerlan@rivco.org](mailto:jmerlan@rivco.org)  
Riverside County Planning Department, [planning@rivco.org](mailto:planning@rivco.org)

October 19, 2023

County of Riverside Board of Supervisors

Kevin Jeffries, [district1@rivco.org](mailto:district1@rivco.org)

Karen Spiegel, [district2@rivco.org](mailto:district2@rivco.org)

Chuck Washington, [district3@rivco.org](mailto:district3@rivco.org)

Manuel Perez, [district4@rivco.org](mailto:district4@rivco.org)

Yxstain Gutierrez, [district5@rivco.org](mailto:district5@rivco.org)

RE: Proposed Zone Change for NE Corner of Mt Vernon and Center Streets in Highgrove

Members of the Riverside County Board of Supervisors

We desperately need your help in preventing a zone change on the corner of Mt Vernon and Center Streets in Highgrove that essentially would destroy the existing residential community that surrounds the proposed zone change site from residential to commercial.

We have made our voices heard at Public Hearings and expressed our concerns about the endless and legitimate negative issues related to this proposal. I will address one more that I have not heard discussed but maybe missed, STUDENT FOOT TRAFFIC SAFETY.

Please recognize that currently there are public schools on Center Street, Mt Vernon, and Main Streets with a proposed school development in the vicinity of the SE corner of Center St and Mt Vernon. There is heavy student foot traffic on these streets daily during school months. We simply do not want the added traffic of gas tankers, delivery trucks and service trucks for our youth to contend with along these roadways whether they are in Grand Terrace or Highgrove (occasionally we see high school students jogging in uniform across these streets). Once the zoning is changed, we have no guarantee that businesses requiring these delivery systems will not be instituted. Please consider this important safety factor in addition to all other concerns directed to you.

Board of Supervisors, we have one request. Please vote No on the proposed zone change or any commercial project on that corner! Thank you.

Beverly Farley  
139 Carlin Lane  
Riverside, CA 92507

**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Opposed zoning of property located on Center St and Mt Vernon Ave in Highgrove CA.  
**Date:** Wednesday, October 11, 2023 8:53:04 AM

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fyi

## Thomas C. Ketcham

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

## Supervisor Karen Spiegel – District #2

Office | 951.955.1020

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**From:** Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Sent:** Wednesday, October 11, 2023 8:32 AM  
**To:** Greene, Jeffrey <JTGreene@RIVCO.ORG>; Fussel, Damian <DFussel@Rivco.org>; Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Subject:** FW: Opposed zoning of property located on Center St and Mt Vernon Ave in Highgrove CA.

Forwarding the below to you Jeff, Damian, and Tom. I have printed for the Boss.  
Thanks,

Lynn

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**From:** Rosie Middleton <[crmiddleton98@yahoo.com](mailto:crmiddleton98@yahoo.com)>  
**Sent:** Tuesday, October 10, 2023 8:49 PM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@rivco.org](mailto:District2@rivco.org)>; District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District 5 <[District5@rivco.org](mailto:District5@rivco.org)>  
**Subject:** Opposed zoning of property located on Center St and Mt Vernon Ave in Highgrove CA.

**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.

To whom it may concern,

I am opposing the re-zoning of the property located on the corner of Center St and Mt Vernon Ave in Highgrove CA.

As the homeowner of the adjacent lot, the proposed amendment would have a direct and negative impact



on my property value and privacy. When I purchased my home, I was aware that new homes would eventually be built. Per the current plans, the homes would be similar in lot size and have a similar orientation. The current zoning conforms to all the surrounding homes in the area. The proposed zoning would subdivide and reduce lot sizes to 3,000 sqft, and then a 3,000+ sqft home would be built on these tiny lots. The homes are to be two-story with setbacks of only five to 10ft.

Two homes are proposed to be built adjacent to my property. Due to the height and 10 ft setbacks of these homes, I will lose privacy. I will no longer be able to leave my blinds open and feel comfortable in my own backyard. The height, orientation, and density of the homes will cause visual pollution, block any natural sunlight from entering my home, and obstruct the hillside breeze that we currently enjoy. This will heavily impact my quiet enjoyment and use of my property. Furthermore, the nonconforming buildings will lower property values for all homes adjacent, if the new zoning is approved. The majority of homes are single story with a handful of two-story homes that DO NOT pry over other lots.

The proposal of RHNA is to build more homes that meet all income levels. A 3000+ sqft home is a luxury, and only a few will be able to afford a home of that price. A smaller lot does not equate to an affordable home, but a larger home will command an increase in pricing.

My needs are not unreasonable. I have an emotional and financial investment in my home and neighborhood, with hopes to retire comfortably in my current location. Similar to me, the current owner(s) of the vacant lot purchased their property with knowledge of the current zoning. It would not be a loss for them if the property remained the same or if their request to amend was closer to the current surroundings. I am asking that the request to amend the zoning from R1 to "Medium Density Residential" and General/ Retail Commercial be denied until a plan can be drafted that confirms more to the existing neighborhood.

Thank you in advance for your consideration.

Rosie Middleton

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: Center Street & Mt. Vernon resident opinion  
**Date:** Monday, October 2, 2023 2:07:53 PM

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FYI

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**From:** Eddie Cooke <ecooke1234@charter.net>  
**Sent:** Sunday, October 1, 2023 8:10 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** Center Street & Mt. Vernon resident opinion

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Hello Mr. Fossel,

I wasn't able to make this past Wednesday's meet with Supervisor Jeffries, but I just wanted to say that I am not a fan of having an apartment complex or just another gas station (7-11, by itself) in the area of Center & Mt. Vernon, totally unnecessary. I think many would rather see a supermarket, food, or other small businesses that many Highgrove residents would love to support w/their families & tax dollars, something similar to the Canyon Crest area (Vons, multiple places to eat, or other little shops) is what I think would be more beneficial to our community and be another positive light for the city of Riverside, If this is not possible, others in the community have suggested half-acre homes to fit this area, which I would also support.

Thank you and Supervisor Jeffries for listening to the community concerns about our neighborhood. We appreciate it!

Ed Cooke  
20889 Center St  
Riverside, Ca92507  
Resident

Sent from my iPhone

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: Highgrove Townhall Zone Change  
**Date:** Monday, October 2, 2023 2:06:59 PM

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FYI

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

From: MARK ROBERTS <mbkaroberts@aol.com>  
Sent: Wednesday, September 27, 2023 10:32 AM  
To: Fussel, Damian <DFussel@Rivco.org>  
Subject: Highgrove Townhall Zone Change

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

I for one wish the zone change would be modified to provide a larger area that would allow for a future grocery store. For better or worse the Spring Mountain Ranch Specific Plan is a food desert.

What we need is a grocery store not a fast food drive thru with more Happy Meal nonsense.

Mark Roberts  
Spring Mountain Ranch Resident

Sent from my iPhone

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: Re zoning  
**Date:** Monday, October 2, 2023 2:06:15 PM

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FYI

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**From:** stephanie calvillo <stephcalvillo@gmail.com>  
**Sent:** Wednesday, September 27, 2023 5:44 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** Re zoning

**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.

Please do not respond the land on center and mt Vernon . I have lived here since 2002 and have seen the community grow and change. I do not want to see it change in this way with the possibility of more traffic and homeless in the area.

Thank you for hearing my point of view.

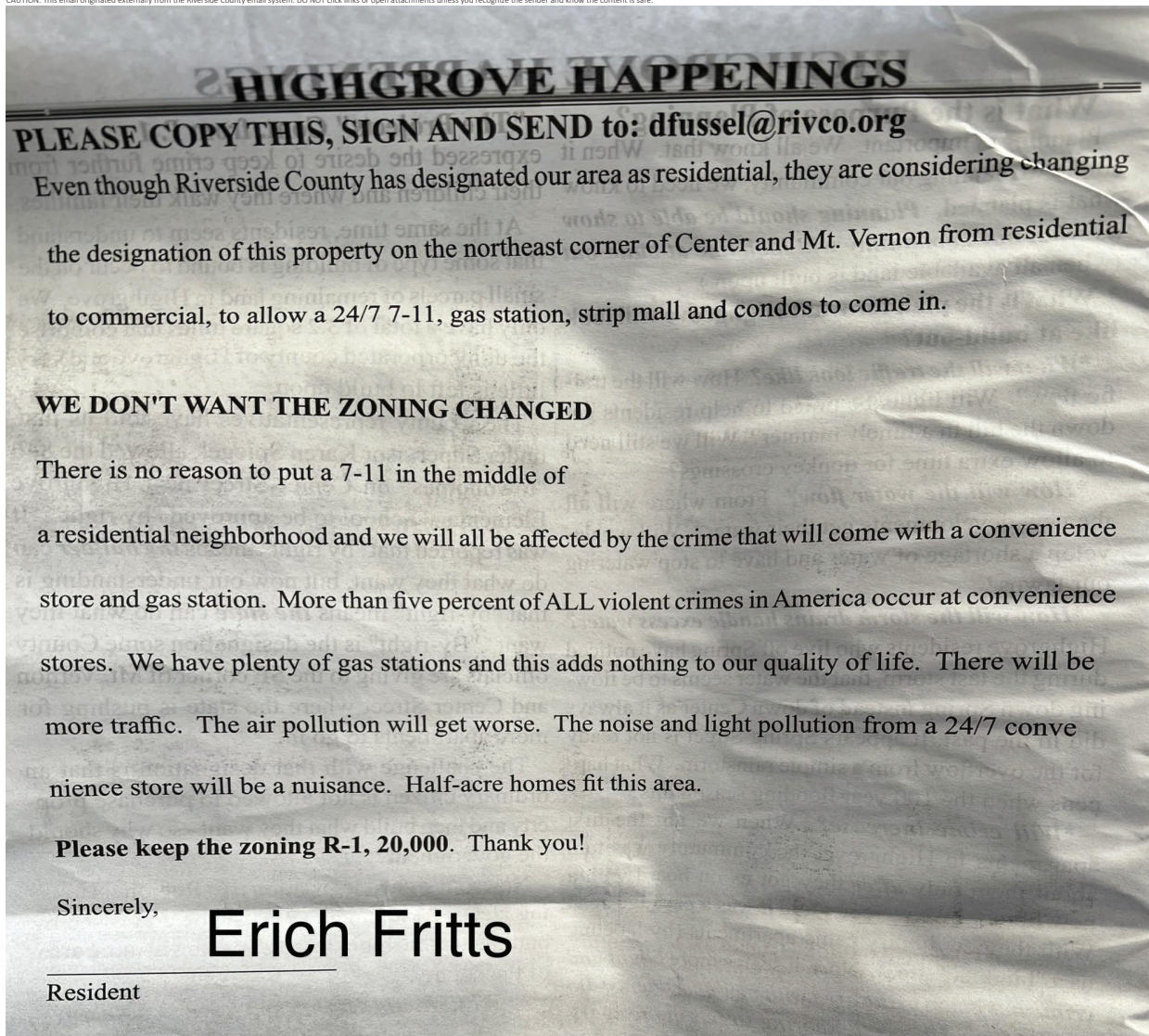
Stephanie Calvillo  
909-809-0244

From: [Erich Fritts](#)  
To: [Michael Ross](#)  
Cc: [Michael Ross](#)  
Subject: [FW: No 7-11 or Gas Station](#)  
Date: [Monday, October 2, 2023 11:29 AM](#)

FYI

From: EMF <emfritts@gmail.com>  
Sent: Monday, October 2, 2023 11:29 AM  
To: Füssel, Damian <DFussel@rivco.org>  
Subject: No 7-11 or Gas Station

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**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: We don't want the coming changed  
**Date:** Monday, October 2, 2023 2:01:15 PM

---

FYI

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**From:** Frank Ayala <frankayala22@gmail.com>  
**Sent:** Monday, October 2, 2023 11:41 AM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** We don't want the coming changed

**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.

Even though Riverside County has designated our area as residential, they are considering changing the designation of this property on the northeast corner of Center and Mt. Vernon from residential to commercial, to allow a 24/7 7-11, gas station, strip mall and condos to come in. WE DON'T WANT THE ZONING CHANGED There is no reason to put a 7-11 in the middle of a residential neighborhood and we will all be affected by the crime that will come with a convenience store and gas station. More than five percent of ALL violent crimes in America occur at convenience stores. We have plenty of gas stations and this adds nothing to our quality of life. There will be more traffic. The air pollution will get worse. The noise and light pollution from a 24/7 convenience store will be a nuisance. Half-acre homes fit this area. Please keep the zoning R-1, 20,000.

I have worked hard my entire life, to include military service at home and abroad in the Middle East, to provide a lifestyle to my family that this community currently offers. I'm a senior law enforcement officer with a background in construction engineering. This community is quiet, peaceful and safe; which is why it's appealing to others like myself seeking a safe place to raise our family. We don't need a gas station or convenience store of any kind that will afford nefarious persons to loiter and engage in criminality at the door step of our homes and schools. It would be a disservice to everyone.

Sincerely,

Francisco Ayala

**From:** [Cristina Tejeda](#)  
**To:** [josemerlan@rivco.org](mailto:josemerlan@rivco.org); [Clerk of the Board](#); [Fussel, Damian](#); [Merlan, Jose](#); [Ketcham, Thomas](#)  
**Subject:** Re: Notice of Intent to Adopt an MND for GPA190009, CZ1900026, TTM37743, PPT200016, PPT200017, and CUP200030  
**Date:** Sunday, September 17, 2023 11:42:42 AM

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**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

Just wanted to follow up on my email below. It was not attached to the September 12 agenda item. I noted that I sent it to the wrong email for Jose however the [cob@rivco.org](mailto:cob@rivco.org) email should have worked. Second, please review your list of letters in opposition and in favor. I found at least one in the opposition group that was in favor. Factored with the fact that mine was never included it leads me to believe that your just going through the motions. Please ensure due diligence moving forward and accuracy when presenting this item to a vote.

On Wed, Aug 23, 2023, 9:48 AM Cristina Tejeda <[ctejed2224@gmail.com](mailto:ctejed2224@gmail.com)> wrote:

Please accept this email as a response to the proposed general plan change for the location on Center Ave and MT Vernon in Highgrove. As I understand the proposed change will change the zoning from R-1 (One Family Dwellings) and MDR (Medium Family Residential) to HDR (High-Density Residential) and C-1/C-P (General Commercial).

I oppose this zoning change for the following reasons:

1. Riverside County Sheriff staff shortage - Chad Bianco has said several times that the Sheriff's office has a shortage of officers. Highgrove is no stranger to this shortage. Residents have made it known during several Highgrove MAC meetings that we are experiencing theft, break-ins, and traffic violations with little to no enforcement. Adding another commercial property within an area that already has very little law enforcement will further strain the Sheriff's capacity in this area.

2. Homeless Population - This area of Riverside County has a significant homeless population. An establishment with 24/7 operation of wine and beer will become a magnet for this population. This will increase crime, and drug and alcohol use next to a proposed park, less than a mile from an existing elementary school, a proposed elementary school, two community parks, and a proposed sports park. Due to the shortage of law enforcement, the community is consistently contending with crime, vandalism, graffiti, and drug/alcohol use at local parks, I would expect the issue to get worse if another commercial property is added in this area.

3. Lack of Code Enforcement - Due to County shortages, Code Enforcement in this area has struggled to maintain code enforcement issues on public and private property. Reported violations take months to resolve. One example is <https://abc7.com/highgrove-abandoned-property-riverside-county/5770118/>

4. Existing Gas Stations/liquor stores - There are at least 5 gas stations and 4 liquor stores within 1.5 miles of the proposed location all of which sell beer and wine. This area is Center/Iowa and is currently inundated with crime, trash, homelessness, and drug use.

Unless the County can improve existing living conditions for its residents it makes no sense

to add to the problem. Adding a commercial property makes no sense given that the County has admitted that they have staffing shortages and a lack of enforcement in law enforcement and code compliance in this area.

Should the County Supervisors choose to go against the many residents who oppose this zone change I propose the following mitigations:

1. Commit the County Sheriff to maintain daily patrols for enforcement of criminal, civil, and traffic violations throughout the community.
2. Commit the County Code Enforcement to proactively enforce trash, debris, and homeless encampments throughout the community.
3. Commit County resources to deal with existing and potential problems around the community as it pertains to the homeless population.
4. Prohibit the sale of single cans of beer.
5. Limit the hours that alcohol can be sold.
6. Prohibit the sale of alcohol during any activities that may be held at the proposed park in the future.
7. Mandate 24/7 security on site to deal with loitering, panhandling, and open drug/alcohol use.
8. Enforce/establish the prohibition of long-term parking, RV parking, in and around the commercial establishment.

Please ensure that my communication in OPPOSITION is presented to the Board of Supervisors, Planning Commissioners and any other parties that may be involved in making this zoning change.

Sincerely,  
Cristina Tejada  
Highgrove Resident  
Previous MAC Board Member



**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** Fwd: Opposition to the building of a 7/11 in Highgrove  
**Date:** Friday, September 15, 2023 5:56:42 PM

---

FYI

Begin forwarded message:

**From:** Supervisor Jeffries - 1st District <district1@rivco.org>  
**Date:** September 15, 2023 at 17:17:38 PDT  
**To:** "Fussel, Damian" <DFussel@rivco.org>, "Ketcham, Thomas" <TKetcham@rivco.org>, "Greene, Jeffrey" <JTGreene@rivco.org>  
**Subject:** FW: **Opposition to the building of a 7/11 in Highgrove**

Please see the below and I am printing for the Boss.

Thanks,

Lynn

---

**From:** Katherine Koh <kkoh@lasierra.edu>  
**Sent:** Friday, September 15, 2023 5:12 PM  
**To:** Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Subject:** Opposition to the building of a 7/11 in Highgrove

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

Dear Mr. Jeffries,

I am writing to oppose the putting of a 7/11, gas station, and strip mall in my neighborhood of Highgrove. I live on Silverspot Road, which is at the edge of the KB Homes Spring Mountain Ranch development. My back yard directly overlooks the area where the proposed convenience store will be built.

Due to high rates of violent crime, light pollution, noise pollution, as well as increased traffic, and the potential for a reduction in property value, I strongly oppose the building of a convenience store, gas station, and strip mall. None of these businesses are needed in our neighborhood, nor are they desired.

I am a teacher and a mother, and the safety of my family is paramount to me--this project presents a direct threat to that safety. This is a neighborhood that attracts middle income families with children. Please keep this area zoned for residential

purposes only.

Thank you for your time.

Sincerely,  
Katherine A. Koh

--

Katherine A. Koh, Ph.D.  
Associate Professor of History  
Chair, Department of History, Politics, and Sociology  
La Sierra University

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: Rezoning and a mixed use project at Mt. Vernon Ave. and Center Street (Highgrove)  
**Date:** Thursday, September 14, 2023 3:57:06 PM

---

Another one.

---

**From:** Trevor Taylor <luv4brooklyn@yahoo.com>  
**Sent:** Thursday, September 14, 2023 1:52 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** Rezoning and a mixed use project at Mt. Vernon Ave. and Center Street (Highgrove)

**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.

Sir, I am firmly opposed to the idea of putting an establishment that sells alcohol at this location. I live in Spring Mountain Ranch and the only reason I purchased a home in this part of Highgrove is there are no liquor stores, marijuana dispensaries, homelessness, or fast food restaurants near our front doors. I am sick and tired of crime and people loitering in some areas of Riverside County and now some businesses want to bring it into my community. Don't we deserve to have a quiet neighborhood to live? Convenience stores do not have our best interest at heart. I am praying that the Board of Supervisors do the right thing. I don't even think we have a full time dedicated Riverside County Deputy Sheriff that patrols our community yet others want to bring alcohol, vagrancy, and crime to it. Respectfully, Trevor Taylor.

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Ketcham, Thomas](#)  
**Subject:** FW: Rezoning and a mixed use project at Mt. Vernon Ave. and Center Street (Highgrove)  
**Date:** Thursday, September 14, 2023 3:57:06 PM

---

Another one.

---

**From:** Trevor Taylor <luv4brooklyn@yahoo.com>  
**Sent:** Thursday, September 14, 2023 1:52 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Subject:** Rezoning and a mixed use project at Mt. Vernon Ave. and Center Street (Highgrove)

**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.

Sir, I am firmly opposed to the idea of putting an establishment that sells alcohol at this location. I live in Spring Mountain Ranch and the only reason I purchased a home in this part of Highgrove is there are no liquor stores, marijuana dispensaries, homelessness, or fast food restaurants near our front doors. I am sick and tired of crime and people loitering in some areas of Riverside County and now some businesses want to bring it into my community. Don't we deserve to have a quiet neighborhood to live? Convenience stores do not have our best interest at heart. I am praying that the Board of Supervisors do the right thing. I don't even think we have a full time dedicated Riverside County Deputy Sheriff that patrols our community yet others want to bring alcohol, vagrancy, and crime to it. Respectfully, Trevor Taylor.

**From:** [Donald Farley](#)  
**To:** [Supervisor Jeffries - 1st District](#); [Office of 2nd District Supervisor](#); [District3](#); [District 4 Supervisor V. Manuel Perez](#); [District 5](#)  
**Cc:** [Clerk of the Board](#); [Merlan, Jose](#); [Planning](#)  
**Subject:** September 12, 2023 Board of Supervisors Agenda Item: Proposed Zone Change from Residential to Commercial in Highgrove, NE corner Mt. Vernon and Center  
**Date:** Friday, September 1, 2023 7:07:35 AM  
**Attachments:** [Riv Board of Supervisors, NE corner dev, 8-31-23.doc](#)

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**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.

Members of the Riverside County Board of Supervisors (Kevin Jeffries, Karen Spiegel, Chuck Washington, V. Manuel Perez, Yxstian Gutierrez)

The proposed zone change from residential to commercial should be rejected on the basis that it would allow the insertion of highly objectionable commercial businesses (e.g., 24 hour, 12 space, gas station; alcohol sales; drive through; and who knows what else.) into an otherwise residential neighborhood. Such development, in Highgrove, should be limited to the business section of Highgrove.

The proposed commercial development would bring traffic; crime; noise, air, and light pollution; encourage loitering; etc., none of which is compatible with a residential environment.

Even residential housing should be designed to integrate with the existing housing on Teresa St. such that residents there are not looking at a concrete wall, versus homes facing Teresa.

If it is desirable to have a local grocery store and eatery, it should be tastefully incorporated into the large apartment complex that is apparently being planned for the SE corner of Mt. Vernon and Center streets. A good example of what might be appropriate, is the unobtrusive "Goodwins Market" located in the large apartment complex on W. Lugonia Ave. at Nevada St. in Redlands (See Attachment I).

This proposed project appears to be a simply tactic of the developer to convert relatively inexpensive lower density residential property to much more valuable commercial property and higher density residential property.

I trust that you will vote **"NO"** on this extremely undesirable proposal.

If you have questions or comments, please contact me at 909-228-6970 and/or [dvfarley@att.net](mailto:dvfarley@att.net)

Thank you for your consideration.

Donald Farley  
139 Carlin Lane  
Riverside, CA 92507

#### **Attachment I**

Goodwins Market and eatery integrated into a large apartment complex on the corner of Lugonia Ave. and Nevada St. in Redlands



**From:** [Lq101](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Highgrove - Northeast corner of Mt Vernon/Center St GPA NO. 200016 & 200017  
**Date:** Tuesday, September 12, 2023 10:15:44 AM

---

**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.

I would like to express my strong opposition to the project for medium density residential condominiums and gas station with a convenience store. I have been a Highgrove resident since 1975. I currently live on Chickadee Cir. There is no reason to have commercial development in this area. Numerous gas stations and convenience stores are within a couple of miles down by Center/Iowa intersections and in Grand Terrace at Barton/Mt Vernon intersection.

The traffic in the proposed area is already excessive and I have witnessed accidents at the Center/Mt Vernon intersection due to the traffic. Through the use of the RING platform, it is widely known that the residential medium density single family homes community developed very nearby has higher reports of crime such as car break ins, porch pirates, trespassers, etc, According to CEDS, each gas PUMP generates 100-130 trips per day. The convenience store would generate 800-1200 trips per day. That is a large number of people, cars, commercial trucks that do not need to be there as services are already within a couple miles away.

This project does not support the rural lifestyle of this neighborhood. Many of the residents of this area have 1/2 acre lots where they raise livestock or have hobby farm lifestyles. The light pollution from the proposed gas/convenience would detract from the calmness of our nighttime sky. The additional car/people traffic would create noise pollution that would disturb the tranquil atmosphere we enjoy as residents. The odors and other substances would affect our air quality. The proximity of this project to these homes in the area would decrease the property values of the neighborhood.

I am against this project. I am against the plan to change zoning to allow commercial development. I am against allowing denser housing.

Thank you for the opportunity to provide my position and comments on this project via email

Regards,  
Leonard Galvan

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Rezoning for Mt. Vernon/Center Street  
**Date:** Wednesday, September 13, 2023 9:59:54 AM

---

Another one

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

From: Jeffrey Lawrence <[jeff@jefflawrencelaw.com](mailto:jeff@jefflawrencelaw.com)>  
Sent: Tuesday, September 12, 2023 9:38 PM  
To: Fussel, Damian <[DFussel@Rivco.org](mailto:DFussel@Rivco.org)>; Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>  
Subject: Rezoning for Mt. Vernon/Center Street

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.

Gentlemen,

My wife and I purchased a new home at 20959 Center Street in 2017 and have watched as the neighborhood has grown up around us. We pay an incredible amount of property taxes and Mello Roos to live here, and you haven't even built the promised school yet. We are 100% against the rezoning of the land at the corner of Mt. Vernon/Center street. This will only bring more crime and homeless wanderers to our neighborhood which is barely patrolled by the police as it is. There are already plenty of options down on Iowa/Center and Mt. Vernon/Barton for convenience and gas. We do not want this near our home.

Additionally, plopping a bunch of lower priced condos down in the middle of all these expensive homes will also only bring more crime and devalue our properties, so please reject this proposal and just finish off the neighborhood with houses. If you want a project, why don't you work on cleaning up the rest of Center street, rather than destroying the beautiful part we live on.

Thank you,

Jeffrey R Lawrence  
Attorney at Law  
(909) 963-0143

This email may contain privileged or confidential information, and is for the sole use of the intended recipient(s). If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you



**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Rezoning impact on our community  
**Date:** Wednesday, September 13, 2023 10:00:14 AM

---

See below please

---

**From:** Janice Kirksey <janizblessed@verizon.net>  
**Sent:** Tuesday, September 12, 2023 9:31 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>; janice Kirksey <janizblessed@verizon.net>  
**Subject:** Rezoning impact on our community

**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.

To Whom It May Concern,

Our family has recently become abreast of the information about the possibility of rezoning on the parcel on the corner of Mt Vernon and Center in Highgrove. We are very disturbed, and disappointed that people who DO NOT live in our community are attempting to make decisions that will impact the safety, and quality of our community.

There are enough gas stations AND convenience stores located in less than two miles from the one you are proposing. The addition of another liquor store and gas station will add to an even higher volume of traffic, jeopardizing the safety of our children that live in the community who are walking home after school and/or venture out to play in the community. If the proposal should go through, our most valuable asset; the children, elementary and high schoolers, will be sandwiched in the middle of toxic influences, needless to say, we are also inundated with three marijuana dispensaries in our community, which have increased traffic and potential negative impacts in this tiny town. The increase in traffic will also affect the donkeys who have already been impacted by the growth in the area, and although "protected", are losing their habitat. ENOUGH IS ENOUGH! Let the developers take the liquor store and gas station into their communities. If something is to be built, what about a larger community park, with a pool and activities for our area to positively impact young and old alike.

[Sent from the all new AOL app for iOS](#)

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Highgrove  
**Date:** Wednesday, September 13, 2023 10:00:44 AM

---

FYI

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

From: Leo Borja <leoborja1925@gmail.com>  
Sent: Tuesday, September 12, 2023 8:47 PM  
To: Fussel, Damian <DFussel@Rivco.org>  
Subject: Highgrove

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 in a longtime Highgrove resident . I oppose the building of any stores or apartments in the area. This will bring crime to the area with homeless. Highgrove already has a homeless problem and multiple marijuana dispensaries. We do not need more of any low income places . Thank you

Sent from my iPhone

**From:** Merlan, Jose  
**To:** Stacey Aldstadt; Füssel, Damian  
**Cc:** Ketcham, Thomas; gtranquillo@myyahoo.com; Jennifer Shephardson; Supervisor Jeffries - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5  
**Subject:** RE: Highgrove Community Meeting about Change of Zone  
**Date:** Thursday, September 14, 2023 3:04:00 PM  
**Attachments:** image005.png  
image006.png  
image007.png

---

Thank you Stacey. Your comment has been received and will be considered.

Jose L. Merlan  
Principal Planner  
COUNTY OF RIVERSIDE  
TLMA | Planning Department  
Office: (951) 955-3200  
Direct: (951) 955-0314  
jmerlan@rivco.org



---

**From:** Stacey Aldstadt <stacey@saikilawgroup.com>  
**Sent:** Thursday, September 14, 2023 1:37 PM  
**To:** Füssel, Damian <DFussel@Rivco.org>  
**Cc:** Merlan, Jose <jmerlan@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; gtranquillo@myyahoo.com; Jennifer Shephardson <jshepardson@yahoo.com>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>  
**Subject:** Re: Highgrove Community Meeting about Change of Zone

**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.

Thank you for your presentations.

As I believe was made quite clear by the community, we are very much in opposition to this project and no mitigation measures are sufficient to remedy the many impositions and nuisances that will result from putting a 7-11, a gas station and a fast food joint in the middle of a middle-class residential neighborhood. It defies common sense and, for that reason alone, the applicant should be told to go back to the drawing board and bring back a project that is consistent with the current, already-modified residential uses.

In addition to introducing a crime vector into our neighborhood, the project's environmental review is inadequate. I am preparing a letter for submission to the Board of Supervisors outlining all of the various cumulative impacts that were not considered in the applicant's submission and outlining the reasons that the environmental review will fail if challenged under CEQA.

A review of the County's own environmental justice checklist reflects that the scope of the review of impacts was so artificially limited as to be useless. For example, in assessing the potential for health risks for air quality impacts, the only impacts considered were the emissions from the gas station (which were deemed less than significant or mitigatable), but there was no consideration for the increased air pollution from traffic created by the change in use designation. Traffic circulation was considered in a silo away from the other large multi-family housing units just approved or starting construction in the immediate area. In other words, there is zero consideration of cumulative impacts to an environmentally disadvantaged community. Riverside County just lost a case based on a faulty environmental document; do you want to repeat that disaster?

Based on the comments delivered by Mr. Merlan and Mr. Ketcham, it appears that Supervisor Jeffries office has, to date, simply attempted to get the developer to agree to mitigation measures. Both Mr. Merlan and Mr. Ketcham seemed resigned to the notion that there was nothing they could do to stop the forward progress of the developer. That may or may not be true. What is true, however, is the fact that the Board of Supervisors is the discretionary body that will make a significant decision that can either support a growing and thriving community or ruin it. On that basis, we want the Board of Supervisors to hear very clearly that we do not want mitigation measures. We do not support a change of use. Make the developer propose a project that is consistent with the general plan and with the use.

We are preparing for a very large public presence at the November hearing and we will be submitting comments and emails to all of the Supervisors, so that they may understand that this battle is worth fighting. Prior to the public hearing, I will submit our comments challenging the environmental review.

Thank you all for taking the time to talk to the community. It would be most beneficial to everyone if you began to listen to them as well.

*Stacey R. Aldstadt*

Saiki Law Group  
21515 Hawthorne Blvd., Suite 200  
Torrance, CA 90503

Telephone: 310.698.0600

Mobile: 909.283.2194

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: We are AGAINST rezoning.  
**Date:** Wednesday, September 13, 2023 9:58:51 AM

---

Good morning Jose,

Thank you for coming to the Highgrove Meeting last night. Please see the comment below.

Best,  
Damian

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

From: Claudia Valvaneda Avila <cvalvanedaa@gmail.com>  
Sent: Wednesday, September 13, 2023 7:50 AM  
To: Fussel, Damian <DFussel@Rivco.org>  
Subject: We are AGAINST rezoning.

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,

I live in Spring Mountain Ranch, my family and I are completely against rezoning our area. This will only bring unwanted crowds and homelessness to our area bringing our property value down and exposing our area and children to increase in crime and drugs. We are a law enforcement family who knows what comes with mixing commercial and residential areas. We stand firm in our disapproval of this rezoning.

Claudia Avila,  
Spring Mountain Ranch Resident

Sent from my iPhone

**From:** [Janice Kirksey](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Rezoning concerns  
**Date:** Tuesday, September 12, 2023 9:34:44 PM

---

**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.

To Whom It May Concern,

Our family has lived in Spring Mountain Ranch development for the past eight years, and have recently become abreast of the information about the possibility of rezoning on the parcel on the corner of Mt Vernon and Center in Highgrove. We are very disturbed, and disappointed that people who DO NOT live in our community are attempting to make decisions that will impact the safety, and quality of our community.

There are enough gas stations AND convenience stores located in less than two miles from the one you are proposing. The addition of another liquor store and gas station will add to an even higher volume of traffic, jeopardizing the safety of our children that live in the community who are walking home after school and/or venture out to play in the community. If the proposal should go through, our most valuable asset; the children, elementary and high schoolers, will be sandwiched in the middle of toxic influences, needless to say, we are also inundated with three marijuana dispensaries in our community, which have increased traffic and potential negative impacts in this tiny town. The increase in traffic will also affect the donkeys who have already been impacted by the growth in the area, and although “protected”, are losing their habitat. ENOUGH IS ENOUGH! Let the developers take the liquor store and gas station into their communities. If something is to be built, what about a larger community park, with a pool and activities for our area to positively impact young and old alike.

Janice Kirksey

[Sent from the all new AOL app for iOS](#)

**From:** [Leo Borja](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Fwd: Highgrove  
**Date:** Tuesday, September 12, 2023 8:48:21 PM

---

**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 in a longtime Highgrove resident . I oppose the building of any stores or apartments in the area. This will bring crime to the area with homeless. Highgrove already has a homeless problem and multiple marijuana dispensaries. We do not need more of any low income places . Thank you

Sent from my iPhone

Begin forwarded message:

**From:** Leo Borja <leoborja1925@gmail.com>  
**Date:** September 12, 2023 at 8:46:57 PM PDT  
**To:** dfussel@rivco.org  
**Subject:** Highgrove

Hello in a longtime Highgrove resident . I oppose the building of any stores or apartments in the area. This will bring crime to the area with homeless. Highgrove already has a homeless problem and multiple marijuana dispensaries. We do not need more of any low income places . Thank you

**From:** [Ketcham, Thomas](#)  
**To:** [jmlamom@aol.com](mailto:jmlamom@aol.com)  
**Subject:** FW: Riverside County District 3: Contact Form submission: 7/11 and condo units on My Vernon / Center - Highgrove  
**Date:** Tuesday, September 12, 2023 1:34:12 PM  
**Attachments:** [image001.png](#)

---

Thank you Mickey for your email. Highgrove is in District #1, so District#3 forwarded to me.

If there are any concerns I can help answer, please let me know. If not I will enter your email into the public record.

### **Thomas C. Ketcham**

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

### **Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

### **Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

---

**From:** District3 Information <D3Email@RIVCO.ORG>  
**Sent:** Tuesday, September 12, 2023 10:13 AM  
**To:** Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Subject:** FW: Riverside County District 3: Contact Form submission: 7/11 and condo units on My Vernon / Center - Highgrove

Good morning,

Just forwarding over the District 1 resident's concern below.

With Gratitude,

***Xavieria Terry***

*Board Assistant to*

**Supervisor Chuck Washington**

Third District, Riverside County

**Phone:**(951) 955-1041



---

**From:** Aquia Mail <[acquia-mail@rivco.org](mailto:acquia-mail@rivco.org)>

**Sent:** Monday, September 11, 2023 7:06 PM

**To:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>

**Subject:** Riverside County District 3: Contact Form submission: 7/11 and condo units on My Vernon / Center - Highgrove

Submitted on September 11, 2023

Submitted values are:

**Your Name**

Mickey Mcdonald

**Address**

140 Goldfinch Lane  
Riverside, California. 92507

**Your Email**

[jmlamom@aol.com](mailto:jmlamom@aol.com)

**Phone**

[9513178695](tel:9513178695)

**Subject**

7/11 and condo units on My Vernon / Center - Highgrove

**Message**

I want to formally oppose this type of construction in our residential neighborhood.

The traffic at this corner would increase, at all hours of the night and day. The lights and noise from this type of construction is detrimental to neighborhood activities- Highgrove already has 2 fueling stations at Iowa and center. Highgrove has always been somewhat a rural idyllic setting with the history of the orange packing industry- to spoil this history with a 7/11 in the heart of Highgrove is unconscionable.

As a 34 year resident of Highgrove, I respectfully request that you vote no on this project.



Best regards,  
Mickey McDonald  
951-317-8695

-- This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County  
District 3 Supervisor (<http://supervisorchuckwashington.com>)

**From:** [crazygrandma2000@juno.com](mailto:crazygrandma2000@juno.com)  
**To:** [Merlan, Jose](#)  
**Subject:** My Letter sent on 8-1-23 @11:54:50 AM  
**Date:** Friday, September 8, 2023 3:11:12 PM

---

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

Dear Mr. Merlan:

I was just looking at the letters that were posted and the only thing that is showing is a cover like this with no attachment showing.

I am requesting that you go back and post the whole correspondence that was received from me, on August 1, 2023 at 11:54:50 am.

If you for some reason there is a problem with that, please get in touch with me and I will resent it. Otherwise, I will expect to see it posted.

Sincerely,

Gayle Tranquillo  
103 Carlin Lane  
Riverside, Ca. 92507  
(951) 788-0736

**From:** [crazygrandma2000@juno.com](mailto:crazygrandma2000@juno.com)  
**To:** [Merlan, Jose](#)  
**Subject:** My Letter sent on 8-1-23 @11:54:50 AM  
**Date:** Friday, September 8, 2023 3:11:12 PM

---

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

Dear Mr. Merlan:

I was just looking at the letters that were posted and the only thing that is showing is a cover like this with no attachment showing.

I am requesting that you go back and post the whole correspondence that was received from me, on August 1, 2023 at 11:54:50 am.

If you for some reason there is a problem with that, please get in touch with me and I will resent it. Otherwise, I will expect to see it posted.

Sincerely,

Gayle Tranquillo  
103 Carlin Lane  
Riverside, Ca. 92507  
(951) 788-0736

**From:** [riad tashman](#)  
**To:** [Clerk of the Board](#)  
**Subject:** URGENT: Zone Change Rejection, Highgrove  
**Date:** Thursday, September 7, 2023 3:28:16 PM

---

**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 to the Board,

My name is Riad Tashman and I have raised my family here in Highgrove for nearly 4 decades. We came across a proposal to build a convenience store and 52 unit apartment complex on Center St. and Mt Vernon and **STRONGLY REJECT** this proposal. My family talked to other residents who **ALL** feel the same way. No one in our community wants any commercial land in our town. For 4 decades we have done our best to be clean, peaceful, and a nice quiet town to reside and raise families. We do not want a convenience store or anything of that sort. Everything is already nearby. This proposal strikes our community as very odd and disrespectful as no one here or in our Highgrove community has made mention of wanting these changes. For nearly 40 years it has been a great town that has been quiet and peaceful. We **strongly REJECT** these changes and would like our thoughts and opinions shared and **strongly** considered as we are the ones living here. We have signed petitions and spoke with the community. All together no one here wants this change. Please respect our wishes.

Thank you to the members of the board,

Riad Tashman and Family  
156 Seely Ct.  
Highgrove, Riverside, CA  
92507

**From:** [Majdi Tashman](#)  
**To:** [Clerk of the Board](#)  
**Subject:** URGENT: Zone Change Rejection, Highgrove  
**Date:** Thursday, September 7, 2023 3:20:48 PM

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To Whom It May Concern:

My family has been in the Highgrove neighborhood since 1985 off Center St. My family and neighbors have seen a proposal to change a residential area, the North East lot of Center St. and Mt. Vernon to commercial to open a convenience store and 52 unit apartment complex. We strongly urge the board to REJECT this proposal as I have not come across 1 resident who approves or wants this. My family and my neighborhood strongly REJECT this proposal and do not want it. Our community has lost a lot and we do not want, increased noise, traffic, or crime because of this. This is a RESIDENTIAL AREA and always will be and we would appreciate the boards support of the residents as we all(talked to our community and not 1 person approves) REJECT this proposal for our community.

Thank you,

The Tashman Family, Residents of Highgrove

**From:** [Fussel, Damian](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Planning a 7-11  
**Date:** Wednesday, September 6, 2023 3:57:23 PM

---

Please see below Jose.

---

**From:** Shar Garcia <[gshar46@yahoo.com](mailto:gshar46@yahoo.com)>  
**Sent:** Wednesday, September 6, 2023 9:47 AM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>  
**Subject:** Planning a 7-11

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To Whom It May Concern

My name is Sharon Cherry, I live in Spring Mountain Ranch with my husband, we've been in the neighborhood for 6 months.

Due to some of my friends that know about the area from growing up in Colton and Grand Terrace, I've become very familiar with High Grove

. I just wanted to give my input on the plans for 7-11 and retail stores.

Also, the 58 condos and the 800 Apartments. REALLY !!!, think about that, that is the Worst thing you can do, that will bring the neighborhood down, have you noticed.

the homeless people already around? now you want to give them a place to move to so they can panhandle and sleep in our parks where our children and grandchildren will play.

Surely this will reduce High Grove back to the old Grove, when it was drug infested if I may say, at least that's what I've heard. Now we have expensive homes.

being built which will increase the property value, you want to put condos, apartments. That no one can afford isn't there enough apartments that people cannot afford.

to live in around different cities.

I'm speaking for myself as I did read the Highgrove Happenings and I read it each time I received it I would like to see a Post office, Gas stations,

Costco, Sams club. Home Depot, Lowes, Grocery stores some restaurants, etc. some businesses that will bring good to this gorgeous area we have the wildlife.

that is nice to see I would like to comment on that people speeding and driving drunk and hitting the burro's that's so sad. I just want to see a nice area called Highgrove.

prosper again. and become a gorgeous neighborhood for people that will live here or retire here for life. thank you for your time but once again think about what you bring when!

you put a 7-11 and apartments, condos in an expensive area. let's keep Spring Mountain Ranch Safe to live in and keep the bad negative things away to keep.

our neighborhood safe and free for our children and grandchildren to feel safe while out playing.

**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Zone Changes in Highgrove  
**Date:** Thursday, August 31, 2023 3:14:52 PM

---

For Highgrove project.

## Thomas C. Ketcham

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

## Supervisor Karen Spiegel – District #2

Office | 951.955.1020

---

**From:** Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Sent:** Thursday, August 31, 2023 9:52 AM  
**To:** Greene, Jeffrey <JGreene@RIVCO.ORG>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Fussel, Damian <DFussel@Rivco.org>  
**Subject:** FW: Zone Changes in Highgrove

Forwarding the below. I have printed for the Boss.  
Thanks,

## Lynn Anderson

Supervisor Kevin Jeffries

Riverside County Board of Supervisors, 1<sup>st</sup> District

4080 Lemon Street, 5<sup>th</sup> Floor

Riverside, CA 92501

951-955-1010 (Micro 51010)

[LAnderson@RivCo.org](mailto:LAnderson@RivCo.org)

---

**From:** Clerk of the Board <COB@RIVCO.ORG>  
**Sent:** Thursday, August 31, 2023 9:50 AM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>  
**Subject:** FW: Zone Changes in Highgrove

Good morning,

Forwarding you this COB email to your attention.

Best regards,

**Riverside County Clerk of the Board of Supervisors**

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

[cob@rivco.org](mailto:cob@rivco.org)

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



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**From:** Debbie Walsh <[debnbob88@att.net](mailto:debnbob88@att.net)>

**Sent:** Thursday, August 31, 2023 7:47 AM

**To:** Clerk of the Board <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>

**Subject:** Zone Changes in Highgrove

**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.

To whom it may concern,

I have been a Highgrove resident for 35 years. The changes that the planning commission are requesting for the North East corner of Mount Vernon and Center are preposterous! It is not appropriate for the area. There are plenty of other convenience store/gas station set ups within a mile of the area. There is no need for another one. As far as the condo units being proposed, Highgrove has more than enough new housing. I feel our neighborhood is being exploited and it's time to stop.

Sincerely,  
Debra Walsh  
331 Murphy Ave  
Riverside, CA 92507



Cell/Voice mail  
(909) 228-6970

Donald Farley  
139 Carlin Lane  
Riverside, CA 92507  
e-mail : [dvfarley@att.net](mailto:dvfarley@att.net)

Phone/Fax  
(951) 683-1050

Riverside County Board of Supervisors  
P.O. Box 1409  
Riverside, CA 92502-1409

Attn: Kevin Jeffries, [district1@rivco.org](mailto:district1@rivco.org); Karen Spiegel, [district2@rivco.org](mailto:district2@rivco.org); Chuck Washington, [district3@rivco.org](mailto:district3@rivco.org); V. Manuel Perez, [district4@rivco.org](mailto:district4@rivco.org); Yxstian Gutierrez, [district5@rivco.org](mailto:district5@rivco.org)

August 31, 2023

**COMMENTS REGARDING: Proposed Zone Change from Residential to Commercial in “Notice of Intent to Adopt a Mitigated Negative Declaration” CEQ190048 for Tentative Project on Mt. Vernon St.**

Members of the Riverside County Board of Supervisors,

The proposed zone change from residential to commercial should be rejected on the basis that it would allow the insertion of highly objectionable commercial businesses (e.g., 24 hour, 12 space, gas station; alcohol sales; drive through; and who knows what else.) into an otherwise residential neighborhood. Such development, in Highgrove, should be limited to the business section of Highgrove.

The proposed commercial development would bring traffic; crime; noise, air, and light pollution; encourage loitering; etc., none of which is compatible with a residential environment.

Even residential housing should be designed to integrate with the existing housing on Teresa St. such that residents there are not looking at a concrete wall, versus homes facing Teresa.

If it is desirable to have a local grocery store and eatery, it should be tastefully incorporated into the large apartment complex that is apparently being planned for the SE corner of Mt. Vernon and Center streets. A good example of what might be appropriate, is the unobtrusive “Goodwins Market” located in the large apartment complex on W. Lugonia Ave. at Nevada St. in Redlands (See Attachment I).

This proposed project appears to be a simply tactic of the developer to convert relatively inexpensive lower density residential property to much more valuable commercial property and higher density residential property.

I trust that you will vote “**NO**” on this extremely undesirable proposal.

If you have questions or comments, please contact me at 909-228-6970 and/or [dvfarley@att.net](mailto:dvfarley@att.net)

Thank you for your consideration.



Donald Farley

- c. Kimberly Rector, Clerk of the Board, [cob@rivco.org](mailto:cob@rivco.org)  
Jose Merlan, Project Planner, [jmerlan@rivco.org](mailto:jmerlan@rivco.org)  
Riverside County Planning Department, [planning@rivco.org](mailto:planning@rivco.org)

**From:** [Hildebrand, John](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Corner of Center St. and Mt. Vernon, Highgrove, Ca.  
**Date:** Monday, August 28, 2023 3:12:44 PM  
**Attachments:** [Board of Supervisors Center St. and Iowa Original Draft.docx](#)

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## Forwarding

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**From:** Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Sent:** Monday, August 28, 2023 3:10 PM  
**To:** Hildebrand, John <JHildebr@RIVCO.ORG>  
**Cc:** Medina, Esmeralda <ESmedina@RIVCO.ORG>  
**Subject:** FW: Corner of Center St. and Mt. Vernon, Highgrove, Ca.

Please see below and attached.  
Respectfully,

## Lynn Anderson

Supervisor Kevin Jeffries  
Riverside County Board of Supervisors, 1<sup>st</sup> District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-1010 (Micro 51010)  
[LAnderson@RivCo.org](mailto:LAnderson@RivCo.org)

---

**From:** Gayle Tranquillo <[gtranquillo@myyahoo.com](mailto:gtranquillo@myyahoo.com)>  
**Sent:** Saturday, August 26, 2023 9:48 PM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>  
**Subject:** Corner of Center St. and Mt. Vernon, Highgrove, Ca.

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

Dear Supervisor Kevin Jeffries:

Attached is my letter for your consideration in denying the proposed zone change from R-1. So far the neighborhood objections have fallen on deaf ears.

Please listen to the residents of Highgrove and vote in favor of our neighborhood. I am expecting to hear from you once you have reviewed my objections to moving ahead with this project.

Sincerely,

Gayle Tranquillo  
103 Carlin Lane

Riverside, Ca. 92507  
(951) 788-0736



**From:** [Ketcham, Thomas](#)  
**To:** [Madan, Jose](#)  
**Subject:** FW: GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.  
**Date:** [Thursday, August 17, 2023 4:50:17 PM](#)  
**Attachments:** [Video.mpeg](#)  
[img001.png](#)

**Thomas C. Ketcham**  
Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

**Supervisor Kevin Jeffries – District #1**  
Office | 951.955.1010

**Supervisor Karen Spiegel – District #2**  
Office | 951.955.1020

**From:** Torres, Madelyn <MadTorres@Rivco.org>  
**Sent:** Thursday, August 17, 2023 4:49 PM  
**To:** Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Subject:** FW: GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.

Fyi... RE: The High Grove GPA and project.

With Appreciation,

**Madelyn Torres** | Board Assistant  
Second District Supervisor **Karen Spiegel**

Phone: (951) 955-9159 | Email: [MadTorres@rivco.org](mailto:MadTorres@rivco.org)  
4080 Lemon Street, 5th floor, Riverside, CA 92501  
[rivcodistrict2.org](http://rivcodistrict2.org)



**From:** Lorina <[lorina88@yahoo.com](mailto:lorina88@yahoo.com)>  
**Sent:** Thursday, August 17, 2023 4:41 PM  
**To:** Supervisor Jeffries - 1st District <[sdistrict1@RIVCO.ORG](mailto:sdistrict1@RIVCO.ORG)>; Office of 2nd District Supervisor <[sdistrict2@rivco.org](mailto:sdistrict2@rivco.org)>; District3 <[sdistrict3@Rivco.org](mailto:sdistrict3@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[sdistrict4@RIVCO.ORG](mailto:sdistrict4@RIVCO.ORG)>; District 5 <[sdistrict5@rivco.org](mailto:sdistrict5@rivco.org)>  
**Subject:** GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.

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

Dear Board of Supervisors,

I am writing in regards to an item that will be on your agenda for September 12th. The lot is currently a RESIDENTIAL parcel on Center and Mt. Vernon. The Planning Commissioners were split with a tie vote of 2-2, so now you get to decide the outcome.

I realize you have all the plans, proposals, slides from the presentations, previous public comments as well as can review the public comments and events from the meeting on August 2nd.

I tuned in to watch the Planning Commissioners meeting all the way from Jamaica. I screen recorded the public comment and some of the commenting right before the vote. There were only a hand full of in-person comments that day, as time after time this meeting was canceled and rescheduled. First the meeting was in March, then May, and finally in August it happened. Although, people like myself were away on vacation or couldn't take off work "again" to be at the meeting, we still stand united on this. I am humbly asking you to please review all of the community letters and public comments from the meeting, so as to hear the desire of our surrounding community.

If you allow a 24 hour 7-11 convenience store/gas station that sells alcohol so close to a Riverside County approved drug and alcohol rehabilitation center, forgive me but it seems like a confusing conflict of interests. How can the County of Riverside both permit and allow a sober living establishment in our neighborhood, yet be willing to also allow the purchase of alcohol sales within feet of each other?

Not only is it a huge temptation for the participants of Saving Grace Home Sober Living (168 Carlin Lane-public comment at 8/2 meeting for reference), but giving them a place to buy liquor so close to their residence could potentially put "our community" at risk. Please consider how you would feel if you lived here seeing folks walk by with ankle bracelets & knowing that the county was considering this amendment for a zone change that allowed the sales of alcohol? We have to consider that the residents in this rehab could decide to take a quick walk to purchase alcohol and relapse causing one to fall back into a life abuse. That does NOT make my family or my community feel safe.

7-11 and most gas station/convenience stores like this already have bad statistics that include drawing in the homeless population, robberies, and drawing crime into its surrounding areas. We don't want this in our community!

We ask that you would please oppose this zone change to commercial. Please keep this community a residential zoned area. We would be most grateful.

Sincerely,  
The Nicols Family





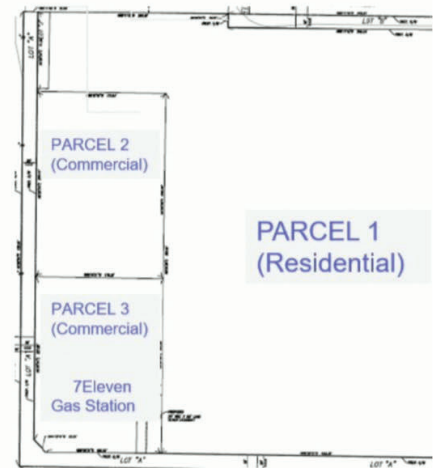
**HIGHGROVE  
MIXED USE**

## Project Proposal – Plot Plans

- 9.17 gross acres (8.45 net acres)
- **Plot Plan 200017**
- Parcel 1
- 52 Single Family Condominium Units (6.40 acres)
  - Three (3) different floor plans
  - Floor plans range from 3,055 sq. ft. to 3,893 sq. ft.

### **Plot Plan 200016**

- Parcel 2 and 3
- Gasoline Station and Convenience Store (7Eleven).
  - 4,088 sq. ft. (convenience store)
  - 3,096 sq. ft. 6 pump (12-space) fueling station and canopy
- One (1) – Drive-thru/take-out restaurant
  - 8,373 sq. ft. retail building



## Conditional Use Permit

### **CUP 200030**

Allow for off-site selling of beer and wine.

- 5 allowed for the census tract
- 8 licenses existing, would bring total licenses to 9
- Public hearing notice was mailed to adjacent property owners.
- COAs have been included to address any potential impacts.
- Public Convenience or Necessity Finding





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**County of Riverside California**

**Sent:** Thursday, August 17, 2023 5:04 PM

**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor <[District2@rivco.org](mailto:District2@rivco.org)>; District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District 5 <[District5@rivco.org](mailto:District5@rivco.org)>

**Subject:** No to the proposed zoning change in Highgrove

**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.

I oppose the money grabbing attempt to ruin a very peaceful neighborhood.  
Please vote no to this.

Thank you  
Rick Darter  
192 Carlin Ln, Riverside, CA 92507

August 26, 2023

First District  
Supervisor Kevin Jeffries  
Riverside County Board of Supervisors  
4080 Lemon St. 5<sup>th</sup> Floor  
Riverside, Ca. 92501

RE: Intent to Adopt a Mitigated Negative Declaration – CEQ190048

**Strongly object to this project and change of Zoning from R1**

Dear Supervisor Jeffries:

**I have lived here for eighteen years in my current house, and since 1976 in Highgrove.** My four children have all attended Highgrove Elementary, University Heights Middle School and North High School. I just didn't land in Highgrove but established our roots within this community. In my letter, I have tried to give you some history and background of our community since I know and realize that unless you lived here, you would have any knowledge of.

All Riverside County agencies should have our best interest at the heart of the decisions that are being made. The majority of us have the feeling that our county is **no longer for the people nor by the people but for the tax dollars that can be generated by decisions that are made.** This is one of those situations in the making. Many have become disgusted with the Highgrove MAC meetings and the politics so have stopped attending since no one is listening to the residents. I am among them.

Most residents in Highgrove feel like this is a lost cause and a waste of time because the decision to proceed with this project has already been made and the county departments involved are just fulfilling the requirements by law that they need to. **Please be for the people, the residents who live here in Highgrove and who you represent. This is our "Mission Impossible." Do we need Tom Cruise?**

In the years 2000-2005, there were three tracts built 29168, 28170 and 29768 which at that time the county's requirement was ½ acre per lot. Highgrove was and still is a neighborhood of rural properties. The businesses located on Center St. are down by the railroad tracks and Transit. Here are some of them along with their hours of operation.

1. Toy Tech (auto repair shop), Monday to Friday 8:00 am to 5:00 pm. Closed Saturday & Sunday
2. Fair Price Carpets (Flooring), Tuesday to Saturday 8:00 am to 4:30 pm. Closed Sunday & Monday
3. My Barber Shop (Barber), Tuesday to Saturday 9:00 am to 6:00 pm. Closed Sunday & Monday
4. Danny's Glass (Repair's, etc.), Tuesday to Saturday 9:00 am to 5:00 pm. Closed Sunday & Monday

A little pass them on Center St. are two more businesses:

1. Washburn & Sons (Pest Control) Monday to Friday 6:30 am to 3:30 pm Saturday 6:30 am to 11:00 pm  
Sunday closed.
2. Villa Park (Sunkist) Monday to Friday 7:00 am to 8:30 pm Saturday 7:00 am to 2:00 pm  
Sunday closed.

As you can see, there is nothing opened in Highgrove on Center St. 24 hrs. a day. This is out of place and alignment with the community of Highgrove. This lot is not zoned for businesses nor should it be. This project does not fit into our neighborhood.

I drive down Center street all the time and it's apparent that from Garfield and Center St. on up into Spring Mountain Ranch there is Highgrove Elementary School, Highgrove Library, Riverside County Fire Station 19, and the Norton Younglove Community Center. **These are county services and everything else is residential housing.**

Mt. Vernon runs from Palmyrite "T" intersection in front of Sandals Church and on up to Barton Rd. there are no businesses. On Mt. Vernon from Palmyrita to Barton Rd. there is only residential housing. On the corner of Barton Rd. and Mt. Vernon is where the business area starts.

**Now Riverside County is going to allow 52 housing units, a 24 hr. 7-11 with a gas station, five other businesses and a fast-food place to open in an area that is totally in a housing neighborhood. I fail to understand why this is a good idea for this corner. It should remain R-1 zoning with ½ acre lots since the other four corners consist of these size lots since that is what the County of Riverside required at the time they were built. Consistency.**

When I purchased my home in March 2007, it was going to be my forever home as it was for many of my neighbors. I researched the empty lots around the area and especially the empty ones right by Carlin Lane and Center St. The corner of Center St. and Mt. Vernon was to have twenty-seven (27) homes built on it, the Tract No. was 32989. Across from Carlin Lane there was to be a park built for the residents, which I think is still being done.

This is why I and my neighbors purchased homes on Carlin Lane and on Oriole. We love the rural area that Highgrove has always been and that there are **NO business's** in our immediate area. This is a family-oriented housing neighborhood. If I had wanted businesses in my backyard I wouldn't have chosen to live on Carlin Lane.

I realized that there were going to be homes built up the hill from us but I thought again that they would be on half-acre lots. Of course, money speaks the loudest and smaller lots meant more houses for the developer, which converts into more property tax dollars for the county. This also means more traffic, more mail deliveries, more students and still all with one sheriff.

Below is a list as to why this project is not needed in Highgrove and the problems that it will bring or enhance.

- 1. Gas Stations** There are two gas stations located on Iowa and Center St. One is a Chevron with an ExtraMile store and a Subway. The homeless have been known to live behind this building. The other one is a new 76 station, also with a convenience store. These stations are three minutes, 1.5 miles from the corner of Center and Mt. Vernon.

At Stephens Way and La Cadena, at the entrance to the 215 Frwy going to Riverside, there is an Arco and a Shell gas stations with convenience stores. This is five minutes, 1.9 miles from the corner of Center and Mt. Vernon. Highgrove has put two new additional gas stations within the last year (76 on Iowa and Center and the Arco on Stephens and La Cadena). These gas stations are convenient for anyone in the Highgrove area and Riverside County is reaping the benefit in taxes. **There are no housing complex's directly affected by these since their locations are in the business areas of Highgrove.** Anyone who drives a car and needs gas can get to these stations. Why do we need one built on Mt. Vernon and Center?

I spoke with Steve Berzansky who is the president of Steven Walker Communities after the Planning Department meeting on August 3<sup>rd</sup>, and he shared with me "that he wouldn't even allow his wife to stop for gas on Iowa and Center. It's way too dangerous." Why is this project going to be any different?

2. **Crime and Homeless** While robberies may be the crime most often associated with convenience stores, shoplifting is also very common. The stores attract groups of minors who find that the opportunity is there with only one or maybe two people working. And again, with one sheriff.

The type of people who linger at convenience stores and gas stations are the homeless population but not limited to them. The homeless are dealing with health conditions, mental and substance abuse disorders, emotional and behavioral problems, some on probation who haven't checked in with their probation officers, most chose this lifestyle and aren't interested in obtaining help. This project will provide a place to either purchase or steal food. They will harass the clerks, customers, beg for money for food or whatever. They will set up illegal camping, loitering not only on the 7-11 property but within the neighborhood, leaving their trash and possessions all over, lack of sanitation and they have been known to openly urinate and leave their feces wherever. Isn't that what everyone wants to live with in their neighborhood?

**Mt. Vernon between Center St. and Spring St. will be the perfect place to set up their tents and be right by restrooms and food.** On that section of Mt. Vernon there is the road, then a dirt area and then a block wall of the backyards of the people's homes on Whipporwill. How nice for those residents.

There are also plans for a park to go in across from this project. The "Planning Department **"doesn't think" that this will be an added problem to our neighborhood?** Parks attract homeless people and with this project you'd be giving them a place to get food, right across from it and they can sleep in the park. What are your thoughts as our Riverside County Supervisors?

Crime is a regular occurrence at gas stations and convenience stores. This project will become a hotspot for crime in Highgrove. This will not only attract the homeless but drug dealers, prostitute's, purse snatchers, carjackers, etc. This will also increase our home crimes in this area. We may be burglarized, home invasions, or we'll be robbed while walking or in our yards or driveways.

Again, Riverside County Sheriff's Dept. only has **one officer** assigned to our area, **sharing that officer with Jurupa Valley.**

3. **168 Carlin Lane** This home sold on June 28, 2022, to a rehabilitation program, "SAVING GRACE HOMES," for drug and alcohol offenders. Hopefully, they all want to work at improving their lives and they've come into the program because they have realized that they need the help, support and guidance that a rehabilitation program can give them.

I am sure when this home was purchased, the area was looked at to meet the needs of the residents. Many of them don't have vehicles to get to their appointments, so there are buses that run down Center St. and Iowa that they can take. They would have to walk by this to get to the bus stop. This is a crucial factor when they are tempted to stumble.

Putting a 7-11, that is open 24 hrs. a day, selling alcohol from 6:00 am until 2:00 am the following day undermines these men's lives and their families, who desperately want them to recover and be able to function as upright family members and citizens. Currently there are no close liquor stores that make the temptation easy and convenient to fall into their old habits. All of the departments of Riverside County need to be supportive to each other and to the residents of Highgrove. If this project is approved, I can't see how or why that would happen, it wouldn't just be undermining the residents of Highgrove by the County of Riverside Court System, the Sheriff's Dept. and the County Probation Department but these programs who are trying to help these men get their lives together to reunite with families and society.

4. **Spring Mountain Ranch Homes** Highgrove has added the Spring Mountain Ranch homes which is numbering somewhere around 1,400 plus new homes. There are at least two residents in each home

(2,800 people), who both drive (2,800 vehicles). I am being very conservative on these numbers, as you and I both know. The streets in Highgrove have become like freeways, Palmyrite, Columbia, Marlborough, Spring, Center, and Mt. Vernon. Cars have passed me going 60 to 80 miles an hour and most have gone up into Spring Mountain and a very small portion have turned onto Mt. Vernon down towards Barton Rd. People who used to walk down Center St. and Mt. Vernon aren't anymore since speeding cars have become the norm. **All these new residents, increased traffic and we still have only have one sheriff that we share with Jurupa Valley. Now putting in this project open 24 hours, 7 days a week with nothing being done to increase law enforcement? Another great idea for our area with no environmental impact says Kevin from the Transportation Department. And this is based on an old traffic study. This is not just jeopardizing our community but also our Deputy Sheriff's.**

5. **CSA #126** We voted for CSA #126 to add another sheriff deputy to Highgrove. We are paying \$120.00 per parcel on our property tax bill. Those funds have been put elsewhere. Another great plan the County of Riverside has for the Highgrove residents. How are our property tax dollars benefiting the residents in Highgrove? I have been told that Spring Mountain residents are paying in the thousands for this and with these additional residents still we only have one shared deputy.

I know that all of our County Board of Supervisors are committed to doing what is right for our communities but sometimes I have to wonder what is going on. Where is the common sense? **I just want to express how moved I was in watching the January 24, 2023, meeting where Deputy Darnell Calhoun Memorial took place with his family. The support from Riverside County has been outstanding towards his family as they grieve their loss. The Riverside County Sheriff's Department will always be by their side but it was refreshing to see that the County Board of Supervisors is also standing by their side and supporting them.**

Let's continue to support our Law Enforcement by your denial of this project and zone change. We have lost too many officers in the County of Riverside recently, not to mention the innocent people who have been in the wrong place at the wrong time. **It's not a question if these businesses will bring in crime, the question is when and how bad.** We all know that small businesses and convenience stores get robbed, people harmed or killed, along with their customers who just happen to be in there at the wrong time. This is going to fall on the shoulders of our **one deputy.**

6. **Carlin Lane** The increased traffic that races down our street is ridiculous. Carlin Lane is one block long, coming into a "T" intersection at both Center St. and Main St. Cars coming down from Spring Mountain Ranch turn right from Center St., onto Carlin Lane, then turn left onto Main Street and then vice versa when they're returning home. AND why are they doing this? The only thing that I can figure out is that they're avoiding the signal at Center St. and Mt. Vernon. Carlin Lane is going to be the "shortcut" for the residents of Spring Mountain more than it is now if this property zone is changed from R1. Nobody will want to deal with the traffic going in and out of the 7-11 gas station. Cars are going way over the speed limit, like from 50 miles per hour on up. The other night about 10:00- 10:30 pm a huge red truck, made a right-hand turn onto Carlin Lane from Main Street, going at least 60-70 miles per hour and made a left turn onto Center St., to the Spring Mountain homes. I am sure that the "Transportation Department" thought that this added traffic from these 1400 plus new homes would have no environmental impact on our street. Again, there's no law enforcement to catch them. I respect and support our deputies and I realize that this situation isn't their fault. **How can we correct the CSA #126 funds to be re-directed to the Sheriff's Department for more officers in Highgrove? This is another issue that Highgrove has been trying to rectify with the county.** Steven Walker Communities are putting improvements in by widening Center and Mt. Vernon, adding in turn lanes, putting in sidewalks

up to the library and repaving the parking lot of the Norton Younglove Center. I asked Mr. Berzansky why these improvements were going in if there's no impact on our traffic, according to the County Transportation Dept. His reply was because their putting in 52 homes on that corner. Let's see, 52 homes with two (2) cars equals maybe another 104 cars? These improvements aren't for 104 additional cars but for the traffic that this project will create. **The traffic report that is being used is not a current one with the upcoming traffic that this will generate.**

- 7. Cannabis Dispensaries** I know that cannabis dispensaries are now legal in California but we have two on Iowa and Center, Plant Galaxy, and The Artist Tree, with more being planned to open. People who are using are addicted and drive under the influence in our neighborhoods or get on the freeways. I worked with people who started on cannabis and ended up on hard drugs. I never, ever worked with anyone trying to get their lives together who did not start out this way. I know, not a politically correct thing to say. Just because it is legal, **doesn't make it right**. Of course, Riverside County is getting the tax dollars from these "legal and legit" businesses, which is tearing down the lives of many. What is this creating for our law enforcement?

These are only some of my objections to this project. **We have added numerous new homes and residents, and still have only one sheriff on duty, which we share with the Jurupa area with no added services.** Not to mention the fire department or any other emergency service that is needed. Now, you want to add to the above problems by adding in another **24-hr. gas station, 7-11 convenience store**, which will sell liquor from 6:00 am to the following day at 2:00 am, take-out/drive through food establishment, and 52 new single- detached condominium units? This is going to enhance whose life's. Not the residents.

I do not expect Riverside County Planning Department nor the Board of Supervisors to know what we are dealing with here in Highgrove. Unless you are living here and dealing with these problems you would have no way of actually knowing what is going on. I challenge the "Riverside County Board of Supervisors" to actually look at our neighborhood by driving down our streets. Don't just look on "MapQuest" or the internet. Come out, drive around our neighborhood and see what we are talking about. Go down each of the blocks within three blocks of this corner. Put your eyes out here, not just on a computer and think that you understand our neighborhood or our needs.

I have talked to many people about this project and have yet to meet anyone who is for this. **Everyone feels like the "County Departments" could care less, it is a done deal** and there is nothing that anyone can do and we're wasting our time and energy on this. **The Planning Dept. along with the Board of Supervisors needs to listen to the people who live here.** **Our homes are for the majority of us, the biggest financial investment that we will make, as yours is to you.** **Please help us to protect our peace of mind, the lifestyles that we have chosen by living here, our livestock, our neighborhoods, schools, families, safety that we currently feel and the financial investments that we have made into Highgrove.**

I hope that you will have open, listening ear's and will be concerned about the consequences that this will be bring into our neighborhood. We are basically on our own if we need law enforcement. **The officers are overwhelmed with the area that they have to cover between Highgrove and Jurupa Valley.**

Each and every Riverside County office should be supporting each other to serve our communities and not making decisions against one another. Honestly, I wish I could say that the tax dollars I pay are working for me and the community, but I do not see it. This project is not for the good or as you say the "convenience" of our community.

I have not been in a 711 nor any store similar to them for at least the last thirty years or more and don't go to any gas station except Costco. Why??? Because they get robbed, homeless harass customers, carjackings, drug dealers, prostitutes and the list goes on and on.

**The County of Riverside should never have wasted their time and energy on this project.** My tax dollars have paid for the time involved that the county employees have put on this, along with the costs incurred "checking" this project out and it should have been shut down long ago. Never, never should have gotten this far. **If only this money could have been directed into paying for Highgrove's own 24-hour law enforcement deputy.**

If you would only see our community as the residents who choose to live here do then you would understand our concerns. **This project is going to affect our property values when we go to sell. Would you "want" this project in your backyard? If you do, I'd be happy to help you made the arrangements.**

I apologize that this is so lengthy but come on and let's do what's right for our residents and the other Riverside County Departments that will be affected by your decision. Let's not just focus on the tax dollars that this project will generate.

**This project and zone change cannot go through, PERIOD. "We" should be sticking to R-1 zoning, homes with half acre lots as this is fitting for our neighborhood on this corner. These points all needed to be communicate to everyone on the Board of Supervisors and in the Planning Dept. since you will all be voting on this.**

There are empty lots on the other side of Garfield on Center St. where this project can be built and also over on Palmyrita. Let's keep this project out of a residential area and away from the single-family housing that is already here. Keep this lot zoned as R-1 and built homes there, built to fit in with the existing neighborhoods. But again, anywhere in Highgrove that this project is constructed we **DO NOT HAVE THE LAW ENFORCEMENT FOR THIS TYPE OF BUSINESS, 24 HOURS PER DAY. WE SHARE ONE SHERIFF'S DEPUTY WITH JURUPA VALLEY. IF SOMETHING HAPPENS IN HIGHGROVE WE BASICALLY ARE ON OWN TO HANDLE IT. Remember CSA126?**

I know that I sound like a broken record on the subject of our law enforcement but this has been a major concern for years. The residents agreed to pay for CSA126 for additional protection and we have gotten nothing for it. The funds are still being collected on our property taxes but the county has diverted those funds and we don't have any additional deputy's. This hasn't changed since I moved into Highgrove in 1976. Riverside County needs to respect and service the property taxpayers who live in Highgrove. Let us all make reasonable efforts to respect and support our residents in Highgrove.

Sincerely,

Gayle Tranquillo  
103 Carlin Lane  
Riverside, Ca. 92507  
(951) 788-0736



## Attachment I

Goodwins Market and eatery integrated into a large apartment complex on the corner of Lugonia Ave. and Nevada St. in Redlands



**From:** [Anthony Tate](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Concerns Regarding Rezoning Proposal for Spring Mountain Ranch  
**Date:** Tuesday, August 1, 2023 7:35:12 PM

---

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

Dear J Merlan,

I hope this email finds you well. My name is Anthony Tate, and I am a resident of Spring Mountain Ranch. I am writing to express my strong opposition to the rezoning proposal that has been put forth.

As a long-time resident of this community, I have cherished the peaceful and family-friendly environment that Spring Mountain Ranch has offered us. The current zoning regulations have played a vital role in maintaining the tranquility and security of our neighborhood. However, I fear that the proposed rezoning could have adverse effects on our community.

One of my primary concerns is the potential negative activity that the rezoning might attract from the unhoused population. While I am empathetic towards the unhoused and believe in offering them support and assistance, I am worried that the proposed changes might inadvertently encourage loitering, trespassing, and other disruptive behaviors in our area.

The safety and well-being of our community members, especially the children and elderly, are of paramount importance to me and many other residents. The introduction of new zoning regulations could potentially lead to challenges in maintaining the peaceful environment that we currently enjoy.

I kindly urge you to consider the concerns of the Spring Mountain Ranch residents and take them into account when making your final decision on this rezoning proposal. I encourage open dialogue and community engagement to ensure that the best interests of all parties involved are considered.

Thank you for taking the time to read my message. I trust that you will carefully weigh the implications of the rezoning proposal and work towards preserving the harmony and safety of Spring Mountain Ranch.

Sincerely,

Anthony Tate

Sent from my iPhone

**From:** [karen gonzalez](#)  
**To:** [Merlan, Jose](#)  
**Subject:** General Plan Amendment No. 190009, change of zone No. 1900026 (CEQ190048)  
**Date:** Tuesday, August 1, 2023 8:25:30 PM

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**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.

RE: Change of Zone.

I reside on Teresa St and will be directly impacted by this proposed zone change. I purchased my property in 1999 and have seen many changes that have affected my community in a negative way. This includes over development of medium density housing near by, traffic back-ups, litter, and increased noise level. With a zone change so close to my neighborhood and my home, its likely that more negative activity will continue and get worse. The commercial development and sale of beer and wine seven days a week is not welcomed. I am in strong disagreement with it, please reconsider.

Karen Gonzalez  
951-522-2742 Cell

**From:** [Anthony Tate](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Concerns Regarding Rezoning Proposal for Spring Mountain Ranch  
**Date:** Tuesday, August 1, 2023 7:35:12 PM

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As a long-time resident of this community, I have cherished the peaceful and family-friendly environment that Spring Mountain Ranch has offered us. The current zoning regulations have played a vital role in maintaining the tranquility and security of our neighborhood. However, I fear that the proposed rezoning could have adverse effects on our community.

One of my primary concerns is the potential negative activity that the rezoning might attract from the unhoused population. While I am empathetic towards the unhoused and believe in offering them support and assistance, I am worried that the proposed changes might inadvertently encourage loitering, trespassing, and other disruptive behaviors in our area.

The safety and well-being of our community members, especially the children and elderly, are of paramount importance to me and many other residents. The introduction of new zoning regulations could potentially lead to challenges in maintaining the peaceful environment that we currently enjoy.

I kindly urge you to consider the concerns of the Spring Mountain Ranch residents and take them into account when making your final decision on this rezoning proposal. I encourage open dialogue and community engagement to ensure that the best interests of all parties involved are considered.

Thank you for taking the time to read my message. I trust that you will carefully weigh the implications of the rezoning proposal and work towards preserving the harmony and safety of Spring Mountain Ranch.

Sincerely,

Anthony Tate

Sent from my iPhone

**From:** [Dao Pitcher](#)  
**To:** [Merlan, Jose](#)  
**Subject:** I Oppose the Construction of Convenience Store  
**Date:** Tuesday, August 1, 2023 10:09:05 PM

---

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

Dear Mr. Merlan,

I am from the Spring Mountain Ranch community, and I would like to oppose the construction of the gas station on the corner of Mt. Vernon and Center Street.

I do not believe this fueling station is necessary because there is already a gas station on Mt. Vernon Avenue and Barton Road. There are other gas stations nearby that are easy to access for our community. There are also plenty of retail stores where we can do our grocery or retail shopping.

Also, the increase of business nearby our neighborhood will increase crime and petty thefts affecting our neighborhood. We have had issues with mailbox theft recently, and we want to not increase chances of this happening. Also, the increase of business will likely drive the natural wildlife away from our community, and we would like to preserve their wellbeing.

Thank you.

Sincerely,

Dao Pitcher

**From:** [Naomi Chow](#)  
**To:** [Merlan, Jose](#)  
**Subject:** center/mt vernon development  
**Date:** Tuesday, August 1, 2023 10:09:15 PM

---

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Hello,

I am a resident in the SMR community. I wanted to express my disapproval of the proposal for a gas station and 24/7 convenience store near center st and mt. vernon. These establishments are already present in close enough proximity along Iowa st and adding more would only attract unsavory characters closer to residential and school zones. I would appreciate retail spaces favoring grocery markets, fine eateries, tea/coffee houses and the like. Please do not support fast food and convenience type stores near our community.

Thank you,  
Naomi Chow  
Resident  
Spring Mountain Ranch

**From:** [Stephen](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: 190009 Change of zone at corner of Center & Mt. Vernon Ave in Highgrove  
**Date:** Tuesday, August 1, 2023 10:28:39 PM

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Dear Mr. Merlan,

As residents adjacent from the vacant 10 acre field, we have been increasingly troubled and agitated by the possibility of this property being re-zoned to allow condos and a gas station/convenience store. The surrounding community is residential, it always has been and any changes I feel would ruin peace, harmony, feel and livability of the local neighborhood. Please Please Please do not rezone this property. I have lived here since 1977, it was always a peaceful and quiet neighborhood, I realize progress must take place, but it's a community of home owners, the changes that have been proposed would radically shift the overall appearance and tone of the community, obviously we fear an increase in constant noise, vandalism, crime etc etc that would not dramatically increase should the original zoning for 1/3 acre parcels remain. Please advocate for our neighborhood and quality of life by opposing this zone change.

Thank you,  
Eva Weesner

Sent from [Mail](#) for Windows

**From:** [karen gonzalez](#)  
**To:** [Merlan, Jose](#)  
**Subject:** General Plan Amendment No. 190009, change of zone No. 1900026 (CEQ190048)  
**Date:** Tuesday, August 1, 2023 8:25:30 PM

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RE: Change of Zone.

I reside on Teresa St and will be directly impacted by this proposed zone change. I purchased my property in 1999 and have seen many changes that have affected my community in a negative way. This includes over development of medium density housing near by, traffic back-ups, litter, and increased noise level. With a zone change so close to my neighborhood and my home, its likely that more negative activity will continue and get worse. The commercial development and sale of beer and wine seven days a week is not welcomed. I am in strong disagreement with it, please reconsider.

Karen Gonzalez  
951-522-2742 Cell



**From:** [Heather Franco](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Regarding CEQ190048  
**Date:** Tuesday, August 1, 2023 9:29:25 PM

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**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.

As a resident on Teresa Street, I am concern about the proposal of “Change of Zone” having negative impacts by building businesses across the street from our neighborhood. Please consider the implications this will have in our everyday lives. One of many concerns of these plans is the arise in traffic, and congestion especially in a small area with an elementary school already nearby. This will lead to an arise in more cars, and pedestrians creating a disruptive traffic flow, and parking challenges. Furthermore, noise pollution will increase especially if businesses are going to operate late at night, and disrupt the peaceful atmosphere of our neighborhood. The increase in commercial activity could alter, and change the residential area of Highgrove. These new businesses with one of them being a convenient store that will sell alcohol, can contribute to the raise of crime by not only attracting rowdier, but also criminal clientele. This will create the opportunities of public disruptions, fights, theft, vandalism, and other criminal activities that can be brought onto our neighborhood. With these being dangerous risks, I would not feel safe with my family in the comfort of our neighborhood, and home anymore. It is important to reconsider the impacts of these new businesses next to our neighborhood.

- Heather Franco  
(951)218-9049

**From:** [Walt C](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning development comment for Highgrove/SMR...  
**Date:** Tuesday, August 1, 2023 9:33:47 PM

---

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

Hi,

Sharing my comment that a group of investors have told me (also posted on Facebook)

"On the intersection of Iowa Ave. and Main St. (next to 215 freeway), a group of investors from Irvine, CA told me they want to build a new Riverside Chinatown Plaza there as a tourist attraction (where RDO Equipment Co. is now at), plus a new hotel building, a pagoda statue, one temple, and one research building operated by UC Riverside. This dream proposal will dramatically transform and reshape the Highgrove and SMR area, boost excellent tax revenues for the county, draw tourists all over from Southern California, while uniting closer to the UC Riverside campus community. Looking to hear inputs..."

Thanks for bringing this to the planning commission, if accepted.

Walter Chan

**From:** [Brett Bird](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Rezoning of Lot on Center and Mt Vernon NO 190009  
**Date:** Tuesday, August 1, 2023 7:45:35 PM

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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.

To whom it may concern,

I am a current Riverside Highland area resident and would like to voice my concern for the reassigning of a residential area to include any commercial buildings including gas station, liquor store or drive through businesses. The highland area already has many of the same types of businesses that attract homelessness and crime and would be a step in the WRONG DIRECTION for an area that desperately needs the county's help to attract family oriented businesses to help reestablish the area as a top destination for families. Additionally, the area close to the zoning is proposed to be a school premise. Alcohol, fast food, and gas stations should NOT be close to a vulnerable student population and has no place so close to residential properties. Families need access to healthy foods, entertainment, and safe spaces free of homelessness and crime. I am afraid resigning to commercial will cause the county to DRIVE AFFLUENT FAMILIES AWAYS and hurt our community much more than it could ever help. I hope you faithfully do all you can to take into consideration the concerns of myself and hundreds of other families concerns in the area to do right by your residents and oppose the commercial zoning of the area. Thank you for all you do for us and for taking the time to consider this citizens concerns.

Sincerely,  
Brett Bird  
949-292-0334

**From:** [MARC](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Highgrove planning changes  
**Date:** Tuesday, August 1, 2023 2:52:04 PM

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**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, I am a resident of the Spring Mountain community in Highgrove. I strongly oppose the change of the lot on center and Mount Vernon to commercial. The area is home to many species of wildlife. It would put them in danger with the traffic and business so close to the area that they roam. The area is all residential and would have a negative impact on our residents. Please consider us in your decision. Thank you, Marc Morelli

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Supervisor Jeffries:

I know I copied you on my comment letter regarding the above-mentioned project already. I just want to stress to you why I feel so strongly against the proposed General Plan Amendment and zoning change from residential to general commercial. I do not believe the air quality analysis performed on the proposed development site takes into consideration the cumulative impacts that a 24-hour, 7 day a week gas station/convenience market will have on the surrounding neighborhood. The entire area surrounding this propose site is residential. I ask you and your colleagues, as well as the Planning Commission, to reject the proposed development and keep the area zoned residential for the good of the Highgrove neighborhoods. Thank you for your time and consideration. It is appreciated.

Respectfully,

Jennifer Shepardson

**From:** [Dao Pitcher](#)  
**To:** [Merlan, Jose](#)  
**Subject:** I Oppose the Construction of Convenience Store  
**Date:** Tuesday, August 1, 2023 10:09:05 PM

---

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

Dear Mr. Merlan,

I am from the Spring Mountain Ranch community, and I would like to oppose the construction of the gas station on the corner of Mt. Vernon and Center Street.

I do not believe this fueling station is necessary because there is already a gas station on Mt. Vernon Avenue and Barton Road. There are other gas stations nearby that are easy to access for our community. There are also plenty of retail stores where we can do our grocery or retail shopping.

Also, the increase of business nearby our neighborhood will increase crime and petty thefts affecting our neighborhood. We have had issues with mailbox theft recently, and we want to not increase chances of this happening. Also, the increase of business will likely drive the natural wildlife away from our community, and we would like to preserve their wellbeing.

Thank you.

Sincerely,

Dao Pitcher

**From:** [crazygrandma2000@juno.com](mailto:crazygrandma2000@juno.com)  
**To:** [Merlan, Jose](#)  
**Subject:** Intent to Adopt a Mitigated Negative Declaration - Center & Mt. Vernon , Highgrove  
**Date:** Tuesday, August 1, 2023 11:54:50 AM  
**Attachments:** [Jose Merlan Center St. and Iowa August 1, 2023.docx](#)

---

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

Dear Mr. Merlan:

Attached is a letter in objection to the planned project for Highgrove located at Center St. and Mt. Vernon.

I can't express in words how strongly I and others in our neighborhood are against this going in.

If I had wanted something like this in my backyard, I would have looked in an area that had this type of "convenience". No, I purchased my house in an area that didn't have this nor was zoned for it. Now we have this thrown in our face, like we are going to benefit from it.

I know that this letter is long but all points that need to be considered and how our "interests" are being handled. I may come off as a hostile person but I am not. Just totally fed up with the nonsense that is being sold to us.

Thank you

**From:** [Phillip Pitcher](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Opposition to Construction of Convenience Store and Fueling Station  
**Date:** Tuesday, August 1, 2023 10:08:53 PM

---

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Mr. Merlan,

I live in the Spring Mountain Ranch community, and I wish to express my opposition to the construction of the Convenience Store and Fueling Station on the Northeast corner of Mt. Vernon Avenue and Center Street. It has been my experience that having direct access to drugs and alcohol near a neighborhood with young children would be an unwanted increase in risk of alcohol-related deaths and drug problems in our peaceful neighborhood. I wish to not increase this risk to us and our community. Please consider the future ramifications of this decision and how many parents in the surrounding neighborhoods would want to maintain a pure environment for raising children.

Thank you.

Sincerely,

Phillip Pitcher



**From:** [Walt C](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning development comment for Highgrove/SMR...  
**Date:** Tuesday, August 1, 2023 9:33:47 PM

---

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Hi,

Sharing my comment that a group of investors have told me (also posted on Facebook)

"On the intersection of Iowa Ave. and Main St. (next to 215 freeway), a group of investors from Irvine, CA told me they want to build a new Riverside Chinatown Plaza there as a tourist attraction (where RDO Equipment Co. is now at), plus a new hotel building, a pagoda statue, one temple, and one research building operated by UC Riverside. This dream proposal will dramatically transform and reshape the Highgrove and SMR area, boost excellent tax revenues for the county, draw tourists all over from Southern California, while uniting closer to the UC Riverside campus community. Looking to hear inputs..."

Thanks for bringing this to the planning commission, if accepted.

Walter Chan

**From:** [Dana Denton](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning Meeting 8/2/23  
**Date:** Tuesday, August 1, 2023 5:48:04 PM

---

**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 evening,

I will not be able to attend the meeting on the 2nd. However I would like to voice my opposition to the property on Center and Mt Vernon becoming commercial. Most of us feel that this development will impact the area negatively.

Thank you for your attention to this matter.

Dana Denton  
909-936-7383

**From:** [April Fe](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning meeting 8/2/23  
**Date:** Tuesday, August 1, 2023 5:57:17 PM

---

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

Hi,

My name is April Denton. I am a resident at Spring Mountain Ranch. I am not able to attend the planning meeting scheduled for 8/2/2023 regarding the commercial zoning on Mt. Vernon and Center.

I would like to voice my opinion and OPPOSE the commercial zoning between Mt. Vernon and Center St. I believe that the commercial zoning will have a negative impact on the area. I would like to keep the area to be residential zoning.

Thank you for your time and consideration.

April Denton

Cell: 951.385.1770

Email: [april.icare@gmail.com](mailto:april.icare@gmail.com)

Smile! Jesus Loves You!

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**From:** [Dan Ross](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [sberzansky@stevenwalker.com](mailto:sberzansky@stevenwalker.com)  
**Subject:** RE: Mount Vernon & E Center Street Retail Development  
**Date:** Tuesday, August 1, 2023 2:41:29 PM

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Dear Jose Merlan,

I am a home owner in the Spring Mountain Ranch community and I have heard of the proposed retail development at Mount Vernon & E Center Street. I wanted to express my support of this development plan as we are in need of additional retail in our neighborhood. It will be nice to have retail services in closer proximity to our homes.

Regards,

Dan Ross

**From:** [Stephen](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: 190009 Change of zone at corner of Center & Mt. Vernon Ave in Highgrove  
**Date:** Tuesday, August 1, 2023 10:28:39 PM

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Dear Mr. Merlan,

As residents adjacent from the vacant 10 acre field, we have been increasingly troubled and agitated by the possibility of this property being re-zoned to allow condos and a gas station/convenience store. The surrounding community is residential, it always has been and any changes I feel would ruin peace, harmony, feel and livability of the local neighborhood. Please Please Please do not rezone this property. I have lived here since 1977, it was always a peaceful and quiet neighborhood, I realize progress must take place, but it's a community of home owners, the changes that have been proposed would radically shift the overall appearance and tone of the community, obviously we fear an increase in constant noise, vandalism, crime etc etc that would not dramatically increase should the original zoning for 1/3 acre parcels remain. Please advocate for our neighborhood and quality of life by opposing this zone change.

Thank you,  
Eva Weesner

Sent from [Mail](#) for Windows

**From:** [Jee Lee](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: Opposition of Re-zoning: Northeast lot at Center St. & Mt. Vernon Ave.  
**Date:** Tuesday, August 1, 2023 7:26:16 PM

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

Dear Mr. Jose Merlan,

My name is Jee Lee, and I'm a resident of Riverside County living in a community near the Northeast lot between Center St. and Mt. Vernon Avenue. I learned that there will be a hearing on 8/2/2023 at 9am on the proposed re-zoning of this lot from single-family zoning to commercial-retail zoning.

Please accept this email as my comment in opposition of this re-zoning.

This lot is located near a school and is surrounded by densely populated single-family communities. Since the proposal includes building of a 24/7 gas station and a convenience store permitted to sell alcohol 7 days a week, I'm concerned for both traffic congestion and possible drunk drivers near an area with a large concentration of commuters and children.

Thank you for your consideration of my input in your decision-making process.

Sincerely,  
Jee Lee

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**From:** [Brenda Lee](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: Opposition of Re-zoning: Northeast lot at Center St. & Mt. Vernon Ave.  
**Date:** Tuesday, August 1, 2023 7:27:54 PM

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

Dear Mr. Jose Merlan,

My name is Brenda Lee, and I'm a resident of Riverside County living in a community near the Northeast lot between Center St. and Mt. Vernon Avenue. I learned that there will be a hearing on 8/2/2023 at 9am on the proposed re-zoning of this lot from single-family zoning to commercial-retail zoning.

Please accept this email as my comment in opposition of this re-zoning.

This lot is located near a school and is surrounded by densely populated single-family communities. Since the proposal includes building of a 24/7 gas station and a convenience store permitted to sell alcohol 7 days a week, I'm concerned for both traffic congestion and possible drunk drivers near an area with a large concentration of commuters and children.

Thank you for your consideration of my input in your decision-making process.

Sincerely,  
Brenda Lee

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**From:** [Lorina](#)  
**To:** [Camacho, Maria](#)  
**Cc:** [Merlan, Jose](#); [Svitek, Andrew](#); [Baez, Ken](#); [Lopez, Jennifer](#)  
**Subject:** Re: Planning Commission Meeting Agenda for August 2, 2023  
**Date:** Tuesday, August 1, 2023 1:38:06 PM

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**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.

My family of 5 and I are out of the country so we cannot be there at the meeting to oppose the some change on Center and Mt. Vernon . I would like to submit this letter as my public comment. I am hopeful that someone will be able to read it aloud? Is this possible?

Dear Planning Commissioners,

I'd like to ask for your consideration in the matter of the project going up on Center and Mt. Vernon. When my husband and I purchased our first home, we looked forward to raising our 3 children in a small, safe and quiet neighborhood nestled between Blue Mountain and Sugar Loaf. We've been blessed to reside here in Riverside for nearly 18 years. Even in the changes and growth of hundreds of new homes going in where there was only open land, we've welcomed the changes. However, with this proposal of changing zones from residential to commercial we would like express our concerns. We live on Carlin Lane which is just within feet of this proposal and we are NOT excited for the follow reasons:

The proposal of a 24 hour fueling station & convenience store will obviously bring in traffic, pollution, lights, and noise nonstop. Even the thought of the drive-thru restaurant is not appealing as this will create MORE traffic, congestion, pollution and noise. The plan to sell alcohol at this site is also a bad idea for two reasons. First, we have a half way home just feet away from this site on Carlin. These men are trying to stay on the straight and narrow path to rehabilitation but putting a place that sells alcohol so close to their residence just seems like a relapse waiting to happen. Also, having a fueling station/convenience store/ fast food place and serving alcohol just makes me think we have a perfect storm to draw in the homeless population. This is our neighborhood and we want to feel safe in it. We want to allow our kids to enjoy the quiet community we've had for 2 decades. We want to provide a safe place for our men in the half way home to rebuild and restore themselves, not allow a risky build like this proposed build to set them up for failure by tempting them with alcohol and relapse. The way we do this is simple. We OPPOSE the zoning change from residential to commercial. We ASK that you help by not compromising our community but keeping it safe. We ask that you vote against this zoning change. We will be forever grateful to you for keeping our community RESIDENTIAL!

Thank you,  
The Nicols Family

On Jul 27, 2023, at 8:22 PM, Camacho, Maria <MCamacho@rivco.org> wrote:

Attached is the Planning Commission Meeting Agenda and packet link for August 2, 2023. Please feel free to contact me if you have any questions.



**From:** [Heather Franco](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Regarding CEQ190048  
**Date:** Tuesday, August 1, 2023 9:29:25 PM

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As a resident on Teresa Street, I am concern about the proposal of “Change of Zone” having negative impacts by building businesses across the street from our neighborhood. Please consider the implications this will have in our everyday lives. One of many concerns of these plans is the arise in traffic, and congestion especially in a small area with an elementary school already nearby. This will lead to an arise in more cars, and pedestrians creating a disruptive traffic flow, and parking challenges. Furthermore, noise pollution will increase especially if businesses are going to operate late at night, and disrupt the peaceful atmosphere of our neighborhood. The increase in commercial activity could alter, and change the residential area of Highgrove. These new businesses with one of them being a convenient store that will sell alcohol, can contribute to the raise of crime by not only attracting rowdier, but also criminal clientele. This will create the opportunities of public disruptions, fights, theft, vandalism, and other criminal activities that can be brought onto our neighborhood. With these being dangerous risks, I would not feel safe with my family in the comfort of our neighborhood, and home anymore. It is important to reconsider the impacts of these new businesses next to our neighborhood.

- Heather Franco  
(951)218-9049

**From:** [Brett Bird](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Rezoning of Lot on Center and Mt Vernon NO 190009  
**Date:** Tuesday, August 1, 2023 7:45:35 PM

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To whom it may concern,

I am a current Riverside Highland area resident and would like to voice my concern for the reassigning of a residential area to include any commercial buildings including gas station, liquor store or drive through businesses. The highland area already has many of the same types of businesses that attract homelessness and crime and would be a step in the WRONG DIRECTION for an area that desperately needs the county's help to attract family oriented businesses to help reestablish the area as a top destination for families. Additionally, the area close to the zoning is proposed to be a school premise. Alcohol, fast food, and gas stations should NOT be close to a vulnerable student population and has no place so close to residential properties. Families need access to healthy foods, entertainment, and safe spaces free of homelessness and crime. I am afraid resigning to commercial will cause the county to DRIVE AFFLUENT FAMILIES AWAYS and hurt our community much more than it could ever help. I hope you faithfully do all you can to take into consideration the concerns of myself and hundreds of other families concerns in the area to do right by your residents and oppose the commercial zoning of the area. Thank you for all you do for us and for taking the time to consider this citizens concerns.

Sincerely,  
Brett Bird  
949-292-0334

**From:** [crazygrandma2000@juno.com](mailto:crazygrandma2000@juno.com)  
**To:** [Merlan, Jose](#)  
**Subject:** Intent to Adopt a Mitigated Negative Declaration - Center & Mt. Vernon , Highgrove  
**Date:** Tuesday, August 1, 2023 11:54:50 AM  
**Attachments:** [Jose Merlan Center St. and Iowa August 1, 2023.docx](#)

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

Dear Mr. Merlan:

Attached is a letter in objection to the planned project for Highgrove located at Center St. and Mt. Vernon.

I can't express in words how strongly I and others in our neighborhood are against this going in.

If I had wanted something like this in my backyard, I would have looked in an area that had this type of "convenience". No, I purchased my house in an area that didn't have this nor was zoned for it. Now we have this thrown in our face, like we are going to benefit from it.

I know that this letter is long but all points that need to be considered and how our "interests" are being handled. I may come off as a hostile person but I am not. Just totally fed up with the nonsense that is being sold to us.

Thank you

am to the following day at 2:00 am, take-out/drive through food establishment, and 52 new single-family detached condominium units? This is going to enhance whose life's? Oh, I forgot, Riverside County's tax dollars will benefit from this project, not the tax paying resident's.

I do not expect Riverside County workers to know what we are dealing with here in Highgrove. Unless you are living here and dealing with these problems you would have no way of actually knowing what is going on. I challenged the "Planning Department" to actually look at our neighborhood. Not just on "MapQuest" or the internet. **But to come out, drive around and see what we are talking about. Put your eyes out here, not just on a computer and think that you understand our neighborhood or our needs.**

I have talked to many people about this project and have yet to meet anyone who is for this. **Everyone feels like the "Planning Department" could care less, it is a done deal** and there is nothing that anyone can do and we're wasting our time and energy on this.

I feel that way too. The "Planning Department" has done the bare minimum that is required by law to notify residents but when has the "Planning Department" listened to the people. It is all about the tax dollars, not about the people.

I hope that you will have open, listening ear's and be concerned about the consequences that this will bring to the neighborhood. We are basically on our own if we need law enforcement. They are overwhelmed with the area that they have to cover and the disrespect that is directed their way.

Each and every Riverside County office should be supporting each other to serve our communities and not making decisions based on the tax dollars. Honestly, I wish I could say that the tax dollars I pay are working for me and the community, but I do not see it. What I do see is a greedy county who just wants more, more and more taxes. These projects are not for the good or as you say the "convenience" of our community.

I have not been in a 711 nor any store similar to them for at least the last thirty years or more and don't go to any gas station except Costco. Why??? Because they get robbed, homeless harass customers, carjackings, drug dealers, prostitutes and the list goes on and on.

**The "Planning Department" should have never wasted their time and energy on this project. My tax dollars have paid for the time involved for the county employees on their paychecks, along with the costs incurred "checking" this project out and it should have been shut down long ago. Never should have gotten this far.**

If you would only see our community as the residents who choose to live here do then you would understand our concerns. **This project is going to affect our property values when we go to sell. Would you "want" this project in your backyard? Maybe I can help you to arrange this for your neighborhood.**

This is a lengthy letter but come on and do what's right for our residents and the other Riverside County Departments. Don't just focus on the tax dollars that this project will generate.

**This project and zone change cannot go through. PERIOD** Thank you for reading this. I know it's long but all noteworthy.

Sincerely,

Gayle Tranquillo  
103 Carlin Lane  
Riverside, Ca. 92507  
(951) 788-0736

**From:** [Lorina](#)  
**To:** [Camacho, Maria](#)  
**Cc:** [Merlan, Jose](#); [Svitek, Andrew](#); [Baez, Ken](#); [Lopez, Jennifer](#)  
**Subject:** Re: Planning Commission Meeting Agenda for August 2, 2023  
**Date:** Tuesday, August 1, 2023 1:38:06 PM

---

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My family of 5 and I are out of the country so we cannot be there at the meeting to oppose the some change on Center and Mt. Vernon . I would like to submit this letter as my public comment. I am hopeful that someone will be able to read it aloud? Is this possible?

Dear Planning Commissioners,

I'd like to ask for your consideration in the matter of the project going up on Center and Mt. Vernon. When my husband and I purchased our first home, we looked forward to raising our 3 children in a small, safe and quiet neighborhood nestled between Blue Mountain and Sugar Loaf. We've been blessed to reside here in Riverside for nearly 18 years. Even in the changes and growth of hundreds of new homes going in where there was only open land, we've welcomed the changes. However, with this proposal of changing zones from residential to commercial we would like express our concerns. We live on Carlin Lane which is just within feet of this proposal and we are NOT excited for the follow reasons:

The proposal of a 24 hour fueling station & convenience store will obviously bring in traffic, pollution, lights, and noise nonstop. Even the thought of the drive-thru restaurant is not appealing as this will create MORE traffic, congestion, pollution and noise. The plan to sell alcohol at this site is also a bad idea for two reasons. First, we have a half way home just feet away from this site on Carlin. These men are trying to stay on the straight and narrow path to rehabilitation but putting a place that sells alcohol so close to their residence just seems like a relapse waiting to happen. Also, having a fueling station/convenience store/ fast food place and serving alcohol just makes me think we have a perfect storm to draw in the homeless population. This is our neighborhood and we want to feel safe in it. We want to allow our kids to enjoy the quiet community we've had for 2 decades. We want to provide a safe place for our men in the half way home to rebuild and restore themselves, not allow a risky build like this proposed build to set them up for failure by tempting them with alcohol and relapse. The way we do this is simple. We OPPOSE the zoning change from residential to commercial. We ASK that you help by not compromising our community but keeping it safe. We ask that you vote against this zoning change. We will be forever grateful to you for keeping our community RESIDENTIAL!

Thank you,  
The Nicols Family

On Jul 27, 2023, at 8:22 PM, Camacho, Maria <MCamacho@rivco.org> wrote:

Attached is the Planning Commission Meeting Agenda and packet link for August 2, 2023. Please feel free to contact me if you have any questions.

[2023/08/02 09:00 AM Riverside County Planning Commission Regular Meeting - Web Outline - Riverside County, California \(iqm2.com\)](#)

*Best Regards,*

**Maria Camacho, TLMA Commission Secretary**

TLMA - Planning Department | County of Riverside  
P.O. Box 1409  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501-1409  
Phone: (951) 955-7436 | Information Line: (951) 955-3200  
Mail Stop 1070

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[County of Riverside California](#)

<8-2-2023 PC MT- Agenda.pdf>

**From:** [Phillip Pitcher](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Opposition to Construction of Convenience Store and Fueling Station  
**Date:** Tuesday, August 1, 2023 10:08:53 PM

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Mr. Merlan,

I live in the Spring Mountain Ranch community, and I wish to express my opposition to the construction of the Convenience Store and Fueling Station on the Northeast corner of Mt. Vernon Avenue and Center Street. It has been my experience that having direct access to drugs and alcohol near a neighborhood with young children would be an unwanted increase in risk of alcohol-related deaths and drug problems in our peaceful neighborhood. I wish to not increase this risk to us and our community. Please consider the future ramifications of this decision and how many parents in the surrounding neighborhoods would want to maintain a pure environment for raising children.

Thank you.

Sincerely,

Phillip Pitcher

**From:** [MARC](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Highgrove planning changes  
**Date:** Tuesday, August 1, 2023 2:52:04 PM

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Hello, I am a resident of the Spring Mountain community in Highgrove. I strongly oppose the change of the lot on center and Mount Vernon to commercial. The area is home to many species of wildlife. It would put them in danger with the traffic and business so close to the area that they roam. The area is all residential and would have a negative impact on us residents. Please consider us in your decision. Thank you, Marc Morelli

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**From:** [Rick Darter](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Center and Mt Vernon zoning change.  
**Date:** Tuesday, August 1, 2023 3:49:42 PM

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Hi

I live on Carlin Street. Less than a block from this proposed nightmare. Please do not subject our quiet little neighborhood with the crime and noise associated with every convenience store ever.

Thanks  
Rick Darter  
192 Carlin Ln, Riverside, CA 92507

**From:** [Dana Denton](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning Meeting 8/2/23  
**Date:** Tuesday, August 1, 2023 5:48:04 PM

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Good evening,

I will not be able to attend the meeting on the 2nd. However I would like to voice my opposition to the property on Center and Mt Vernon becoming commercial. Most of us feel that this development will impact the area negatively.

Thank you for your attention to this matter.

Dana Denton  
909-936-7383

**From:** [April Fe](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Planning meeting 8/2/23  
**Date:** Tuesday, August 1, 2023 5:57:17 PM

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Hi,

My name is April Denton. I am a resident at Spring Mountain Ranch. I am not able to attend the planning meeting scheduled for 8/2/2023 regarding the commercial zoning on Mt. Vernon and Center.

I would like to voice my opinion and OPPOSE the commercial zoning between Mt. Vernon and Center St. I believe that the commercial zoning will have a negative impact on the area. I would like to keep the area to be residential zoning.

Thank you for your time and consideration.

April Denton

Cell: 951.385.1770

Email: [april.icare@gmail.com](mailto:april.icare@gmail.com)

Smile! Jesus Loves You!

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**From:** [Jee Lee](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: Opposition of Re-zoning: Northeast lot at Center St. & Mt. Vernon Ave.  
**Date:** Tuesday, August 1, 2023 7:26:16 PM

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Dear Mr. Jose Merlan,

My name is Jee Lee, and I'm a resident of Riverside County living in a community near the Northeast lot between Center St. and Mt. Vernon Avenue. I learned that there will be a hearing on 8/2/2023 at 9am on the proposed re-zoning of this lot from single-family zoning to commercial-retail zoning.

Please accept this email as my comment in opposition of this re-zoning.

This lot is located near a school and is surrounded by densely populated single-family communities. Since the proposal includes building of a 24/7 gas station and a convenience store permitted to sell alcohol 7 days a week, I'm concerned for both traffic congestion and possible drunk drivers near an area with a large concentration of commuters and children.

Thank you for your consideration of my input in your decision-making process.

Sincerely,  
Jee Lee

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**From:** [Brenda Lee](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Re: Opposition of Re-zoning: Northeast lot at Center St. & Mt. Vernon Ave.  
**Date:** Tuesday, August 1, 2023 7:27:54 PM

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Dear Mr. Jose Merlan,

My name is Brenda Lee, and I'm a resident of Riverside County living in a community near the Northeast lot between Center St. and Mt. Vernon Avenue. I learned that there will be a hearing on 8/2/2023 at 9am on the proposed re-zoning of this lot from single-family zoning to commercial-retail zoning.

Please accept this email as my comment in opposition of this re-zoning.

This lot is located near a school and is surrounded by densely populated single-family communities. Since the proposal includes building of a 24/7 gas station and a convenience store permitted to sell alcohol 7 days a week, I'm concerned for both traffic congestion and possible drunk drivers near an area with a large concentration of commuters and children.

Thank you for your consideration of my input in your decision-making process.

Sincerely,  
Brenda Lee

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**From:** [Naomi Chow](#)  
**To:** [Merlan, Jose](#)  
**Subject:** center/mt vernon development  
**Date:** Tuesday, August 1, 2023 10:09:15 PM

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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,

I am a resident in the SMR community. I wanted to express my disapproval of the proposal for a gas station and 24/7 convenience store near center st and mt. vernon. These establishments are already present in close enough proximity along Iowa st and adding more would only attract unsavory characters closer to residential and school zones. I would appreciate retail spaces favoring grocery markets, fine eateries, tea/coffee houses and the like. Please do not support fast food and convenience type stores near our community.

Thank you,  
Naomi Chow  
Resident  
Spring Mountain Ranch

August 1, 2023

Riverside County Planning Commission  
Attn: Jose Merlan  
P. O. Box 1409  
Riverside, Ca. 92502-1409

RE: Intent to Adopt a Mitigated Negative Declaration – CEQ190048

**Strongly object to this project and change of Zoning from R1**

Dear Mr. Merlan:

First off, let me express how saddened I am with the changes that are being “planned” and the lack of consideration for our neighborhood that make no difference to the “Planning Dept.,” who **should** have our best interests in the decisions that are being made. It is very plain to see that any government agency, federal, state, county or city is **no longer for the people, by the people but for the businesses and tax dollars that it generates**. Every homeowner also pays taxes that supports the services that we have or should have. Ever wonder why everyone is so disgusted with California and all the lack of common sense that every government agency seems to be doing to it’s citizens who have made this their home and have supported their communities? This is one of those situations in the making.

Most residents in Highgrove feel like this is a lost cause and a waste of time because the decision to proceed with this project has already been made and the “Planning Department” is just fulfilling the requirements by law that they need to. I know that the decision has been made but **please be for the people, the residents who live here in Highgrove and who you represent. This is our “Mission Impossible.” Do we need Tom Cruise?**

In the years 2000-2005, there were three tracts built 29168, 28170 and 29768 which at that time the county requirement was ½ acre per lot. Highgrove was and still is a neighborhood of rural properties. I drive down Center street all the time and it’s apparent that from Garfield and on up into Spring Mountain Ranch there are only residential housing, Highgrove Elementary School, Highgrove Library, Riverside County Fire Station 19, and the Norton Younglove Community Center. No commercial businesses past Garfield. Now the “Planning Department” is going to allow 24 hr. businesses to open in an area that is totally housing. I fail to understand why this is a good idea for our area. No residents want this to go in.

When I purchased my home in March 2007, it was going to be my forever home as it was for many of my neighbors. I researched the empty lots around the area and especially the empty ones right by Carlin Lane and Center St. The corner of Center St. and Mt. Vernon was to have twenty-seven homes built on it, the Tract No. was 32989. Across from Carlin Lane there was to be a park built for the residents, which I think is still being done.

This is why I and many of my neighbors purchased homes on Carlin Lane and on Oriole. We love the rural area that Highgrove has always been and that there is **NO business’s** in our immediate area. This is a family-oriented housing neighborhood.

I realized that there were going to be homes built up the hill from us but I thought again that they would be on half-acre lots. Of course, money speaks the loudest and smaller lots meant more houses for the developer, which

converts into more property tax dollars for the county. This also means more traffic, more mail deliveries, more students and still all with one sheriff.

I am going to list some of my major concerns regarding situations that are already affecting the Highgrove area.

1. **Riverside County Probation Dept.** is located at the corner of Iowa and Palmyrite. From there just go up Palmyrite and it will take you to the new housing that has been built just past Sandal's Church, known as Spring Mountain Ranch. There are three streets that take you up the hill, Palmyrite, Spring St and Center. These new homes have experienced a lot of crime but whose to say where it is coming from?? The Probation Department, the homeless or just criminals who have seen this new housing tract.
2. **Gas Stations** There are two gas stations located on Iowa and Center St. One is a Chevron with an ExtraMile store and a Subway. The homeless have been known to live behind this building. The other one is a new 76 station, also with a convenience store. These stations are three minutes, 1.5 miles from the corner of Center and Mt. Vernon. At Stephens Way and La Cadena, at the entrance to the 215 Frwy going to Riverside, there is an Arco and a Shell gas stations with convenience stores. This is five minutes, 1.9 miles from the corner of Center and Mt. Vernon. Highgrove has put two new additional gas stations within the last year (76 on Iowa and Center and the Arco on Stephens and La Cadena). These gas stations are convenient for anyone in the Highgrove area and Riverside County is reaping the benefit in taxes. There are no housing complex's directly affected by these since their locations are in the business areas of Highgrove.

Anyone who needs gas can get to these stations in a timely manner. Why do we need one built on Mt. Vernon and Center, when by 2035 we are all supposed to have electric cars??

3. **Cannabis Dispensaries** I know that cannabis dispensaries are now legal in California but we have two on Iowa and Center, Plant Galaxy, and The Artist Tree, with more being planned to open. People who are using are addicted and drive under the influence in our neighborhoods or get on the freeways. I worked with people who started on cannabis and ended up on hard drugs. I never, ever worked with anyone trying to get their lives together who did not start out this way. I know, not a politically correct thing to say. Just because it is legal, doesn't make it right. Of course, Riverside County is getting the tax dollars from these "legal and legit" businesses, which is tearing down the lives of many.
4. **168 Carlin Lane** This home sold on June 28, 2022, to supposedly a retired couple. It wasn't long before we all became aware that it was a rehabilitation program, "SAVING GRACE HOMES," for drug and alcohol offenders. I worked for a "safe house" (for 10 yrs.) for victims of domestic violence, women, and their children, so I am well aware of the fact that some want to work at improving their lives and others have no choice and have nowhere else to go. They've burned their bridges with families who don't want to open up their homes to them or the court system has ordered them into a rehabilitation program. I am sure, that some come into the program because they have realized that they need the help and support a rehabilitation program can give them. When some of these men are brought into this program often it's by county workers, maybe probation officers or from court system. These men, their families and county workers need our support in placing them into this rehabilitation home.

I am sure when this home was purchased, the area was looked at to meet the needs of the residents who were coming into their program. Many of them don't have vehicles to get to their appointments, so there are buses that run down Center St. and Iowa that they can take. Another crucial factor is that



when they are tempted to stumble, there are no close liquor stores that make the temptation easy and convenient to fall into their old habits.

Putting a 711, that is open 24 hrs. a day selling alcohol undermines these men's lives and their families, who desperately want them to recover and be able to function as upright family members and citizens. These types of businesses also draw in drug dealers. Not only is the "Planning Department" undermining the County of Riverside Court System and the County Probation Department but these programs who are trying to help these men reunite with families and society.

There is also another rehabilitation home on the corner of Main and Mt. Vernon, 12887 Mt. Vernon, which is just on the border of Highgrove and Grand Terrace. This project is doing the same thing for them.

**5. Homeless** We've had problems with the homeless in the Spring Mountain Ranch homes, parking their cars in their neighborhood and living in them. The homeless are living in the hills and law enforcement has been called out to deal with the situations as they have occurred. Homeless have parked mobile homes, cars, tents or whatever in the vicinity of Marlborough/Palmyrite area over by the warehouses. Now, we want to give them a gas station to hang out around and a convenience store and fast food to either steal from or purchase food from. They can also harass the workers and the customers. Let's not forget the park that's going in. Now they have a place to purchase food, harass customers, rob the gas station and sleep in the park. The "Planning Department" doesn't think that this will be an added problem to our neighborhood? Parks attract homeless people but with a place to get food across from it, what do you think it will become.? And again, directly affecting Carlin Lane and Oriole, as well as the surrounding area on all sides of this project, these people will become part of the foot traffic or "living" here. Again, Riverside County Sheriff's Dept. only has one officer assigned to our area, sharing that officer with Jurupa Valley.

**6. Spring Mountain Ranch Homes** Highgrove has added the Spring Mountain Ranch homes which is numbering somewhere around 1,400 plus new homes. There are at least two residents in each home (2,800 people), who both drive (2,800 vehicles). I am being very conservative on these numbers, as you and I both know. The streets in Highgrove have become like freeways, Palmyrite, Columbia, Marlborough, Spring, Center, and Mt. Vernon. Cars have passed me going 60 to 80 miles an hour and most have gone up into Spring Mountain and a smaller portion have turned onto Mt. Vernon down towards Barton Rd. People who used to walk down Center St. and Mt. Vernon aren't anymore since speeding cars have become the normal. They also have a couple of sorority / student houses where parties go on, trash all over the place and speeding cars have affected our area.

All these new residents, increased traffic and we still have only have one sheriff that we share with Jurupa Valley. Now putting in this project open 24 hours, 7 days a week with nothing being done to increase law enforcement? Another great idea for our area with no environmental impact says the "Planning Department."

**7. CSA #126** We voted for CSA #126 to add another sheriff deputy to Highgrove. We are paying \$120.00 per parcel on our property tax bill. Those funds have been put elsewhere. Another great plan the County of Riverside has for our residents. How are our property tax dollars benefiting the residents in Highgrove?

- 8. Carlin Lane** Carlin Lane used to be a quiet residential street with very little traffic on it. Kids could ride their bikes, scooters, skates, walk their dogs, with absolutely no problem. Neighbors would sit out in front of their homes in the evening, kids playing, neighbors visiting each other and just enjoying our neighborhood. That doesn't happen like it used to.

The increased traffic that races down our street is ridiculous. Carlin Lane is one block long, going from Center St. to Main St. Cars coming down from Spring Mountain turn right from Center St., onto Carlin Lane, then turns left onto Main Street and then vice versa. Cars are going way over the speed limit, like from 50 miles per hour on up. The other night about 10:00- 10:30 pm a huge red truck, made a right-hand turn from Main Street and was flying down to Center St., going about 60-70 miles per hour, made a left turn and up to the Spring Mountain homes. I am sure that the "Planning Department" thought that this added traffic had no environmental impact on our community. Again, no law enforcement to catch them. They didn't just speed down Carlin but were driving throughout our community too. Were they under the influence of something?

- 9. Center St. and Mt. Vernon** The owners of this project property did a weed clean up and piled up a lot of dirt and debris back towards the back of the fencing (not against it) to the Carlin's properties. They didn't clear it out properly. Now we have a mother coyote with four young cubs who has established their den there. They have killed one dog in their own backyard on Carlin, they jump into our yards anytime of the day or night, can't let our dogs out without us being with them and they on a leash. These coyotes have been in my backyard almost on a daily basis's. I encounter two of them in my front yard and immediately put my dog back in the house. They were coming after us. I have lived here for seventeen years and have never experienced coyote's to this extent. I think up to this point, I've seen maybe four or five of them since I've lived here until the property owner's clear a lot of weeds and didn't do it in a responsible manner.

Animal control has been called and we were told to set out traps and catch them. These coyote's are making their den on private property. Animal control should have contact the owner's to trap them but it's become the neighborhood's problem with our pets being killed, our backyard's taken over and them walking down our streets day and night. I don't go outside without a whistle around my neck, an air horn, and a big flashlight, with my dog on a leash in my front yard or back yard.

**Don't even think that this project will alleviate this problem.** What these coyote's are teaching us is that this project will bring to our neighborhood. More traffic, people buying alcohol, parties that are going on and can just go to Center St. and Mt. Vernon to get more alcohol, bring more homeless encamping around Highgrove where it's convenient for them, harass people for money and go to the parks to sleep. 711's and gas stations get robbed all the time and sometimes with violence involved, with only one sheriff to respond. **I totally see this as good for Riverside County to generate more tax dollars, bow down to businesses and ignore the needs of the residents that have made this their home.**

These are only some of my objections to this project. We have added numerous new homes and residents, and still have only one sheriff on duty, which we share with the Jurupa area with no added services. Now, you want to add to the above problems by adding in a 24-hr. gas station, convenience store, which will sell liquor from 6:00

**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023  
**Date:** Tuesday, August 1, 2023 7:28:40 PM  
**Attachments:** [Highgrove Letter 7-29-2023.pdf](#)

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For tomorrow.

## Thomas C. Ketcham

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

## Supervisor Karen Spiegel – District #2

Office | 951.955.1020

---

**From:** Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Sent:** Tuesday, August 1, 2023 1:47 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>; Ketcham, Thomas <TKetcham@RIVCO.ORG>; Greene, Jeffrey <JTGreene@RIVCO.ORG>  
**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Please see below and attached. I have printed for the Boss.  
Thank you,

## Lynn Anderson

Supervisor Kevin Jeffries  
Riverside County Board of Supervisors, 1<sup>st</sup> District  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-1010 (Micro 51010)  
[LAnderson@RivCo.org](mailto:LAnderson@RivCo.org)

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**From:** Jennifer Shepardson <[jshpardson@yahoo.com](mailto:jshpardson@yahoo.com)>  
**Sent:** Tuesday, August 1, 2023 1:28 PM  
**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>  
**Subject:** Fw: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

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Supervisor Jeffries:

I know I copied you on my comment letter regarding the above-mentioned project already. I just want to stress to you why I feel so strongly against the proposed General Plan Amendment and zoning change from residential to general commercial. I do not believe the air quality analysis performed on the proposed development site takes into consideration the cumulative impacts that a 24-hour, 7 day a week gas station/convenience market will have on the surrounding neighborhood. The entire area surrounding this propose site is residential. I ask you and your colleagues, as well as the Planning Commission, to reject the proposed development and keep the area zoned residential for the good of the Highgrove neighborhoods. Thank you for your time and consideration. It is appreciated.

Respectfully,

Jennifer Shepardson

**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** RE: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023  
**Date:** Tuesday, August 1, 2023 7:38:23 AM

---

Ok, thanks.

**Thomas C. Ketcham**

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

**Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

**Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

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**From:** Merlan, Jose <jmerlan@RIVCO.ORG>  
**Sent:** Monday, July 31, 2023 8:53 PM  
**To:** Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Subject:** Re: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Hi Tom,

The great majority were part of the MND comments, when it circulated for public review in January. But they were still part the project.

-Jose

---

**From:** Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>  
**Sent:** Monday, July 31, 2023 6:22 PM  
**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>  
**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Jose,

This one is for the 7/11 in Highgrove. (which you received) is this the only one you have on file or are there others?

## Thomas C. Ketcham

Deputy Chief of Staff – District#1

Director of Land Development – District#2

Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

## Supervisor Karen Spiegel – District #2

Office | 951.955.1020

---

**From:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>

**Sent:** Monday, July 31, 2023 3:54 PM

**To:** Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>; Fussel, Damian <[DFussel@Rivco.org](mailto:DFussel@Rivco.org)>

**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Hi Tom and Damian,

Please see the below and the attached.

Thanks,

## *Lynn Anderson*

Supervisor Kevin Jeffries

Riverside County Board of Supervisors, 1<sup>st</sup> District

4080 Lemon Street, 5<sup>th</sup> Floor

Riverside, CA 92501

951-955-1010 (Micro 51010)

[LAnderson@RivCo.org](mailto:LAnderson@RivCo.org)

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**From:** Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Sent:** Saturday, July 29, 2023 10:34 AM

**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>; Camacho, Maria <[MCamacho@Rivco.org](mailto:MCamacho@Rivco.org)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; [stacey@saikilawgroup.com](mailto:stacey@saikilawgroup.com); Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Subject:** General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Good Morning Mr. Merlan:

I have attached a comment letter regarding this project. I understand the Hearing Date is August 2, 2023, so I wanted to make sure you received it beforehand. I appreciate the opportunity to provide comments and urge the Riverside County Planning Section and Commission to require further health risk assessments for air quality purposes before considering allowing for a commercial gas station and drive

thru at the northeast corner of Mt. Vernon Avenue and Center Street in the unincorporated portion of Riverside County know as Highgrove. Thank you.

Jennifer Shepardson

On Monday, July 17, 2023 at 08:12:58 AM PDT, Merlan, Jose <[jmerlan@rivco.org](mailto:jmerlan@rivco.org)> wrote:

Hi Jennifer,

The information requested can be found here:

[Notice of Intent to Adopt an MND for GPA190009, CZ1900026, TTM37743, PPT200016, PPT200017, and CUP200030 | Planning Department Riverside County \(rcilma.org\)](#)

Thank you,

Jose L. Merlan

Principal Planner

COUNTY OF RIVERSIDE

TLMA | Planning Department

Office: (951) 955-3200

Direct: (951) 955-0314

[jmerlan@rivco.org](mailto:jmerlan@rivco.org)



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**From:** Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Sent:** Thursday, July 13, 2023 9:34 PM

**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>

**Cc:** Stacey Aldstadt <[stacey.r.aldstadt@gmail.com](mailto:stacey.r.aldstadt@gmail.com)>

**From:** [Cindy Griffiths](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Highgrove Project- Center St. and Mt. Vernon Ave.  
**Date:** Thursday, March 9, 2023 1:58:10 PM

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I will not be able to attend the March 22nd meeting regarding this project. I have only one question I'm hoping you will be able to answer for me.

Will Elena Ave. be cut off from this area or will it go through to Center St.?

Hope to hear an answer from you soon. Thank you very much for your time.

Cynthia Griffiths  
101 Elena Ave.  
Riverside, Ca 92507



**Subject:** General Plan Amendment No. 190009, Change of Zone No. 1900026...

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Hello Mr. Maran:

I understand there is a public hearing scheduled August 2, 2023 to discuss the following:

GENERAL PLAN AMENDMENT NO. 190009, CHANGE OF ZONE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, CONDITIONAL USE PERMIT NO. 200030, PLOT PLAN NO. 200016 AND PLOT PLAN 200017 - - Intent to Adopt a Mitigated Negative Declaration - (CEQ190048)  
- Applicant: Highgrove In. LLC., Steven Berzansky

Because this is within my neighborhood I am interested in reviewing any environmental impact report that addresses the risk assessments for air quality on the expected increase in traffic and the affects of air emissions on sensitive receptors. Also, can you please share how this proposal will mitigate, noise, trash, light pollution, etc? Were the type of commercial businesses proposed considered in an overall EIR? Was commercial zoning in this area factor.into a county habitat conservation and protection plan?

I look forward to reviewing these reports. Thank you.

Respectfully,

Jennifer Shepardson

Sent from my iPhone

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[County of Riverside California](#)

**From:** [Hildebrand, John](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: Highgrove - Northeast corner of Mt Vernon/Center St GPA NO. 200016 & 200017  
**Date:** Friday, February 3, 2023 7:53:22 AM

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More opposition

Hildebrand

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**From:** karen gonzalez <kgkgkg731@att.net>  
**Sent:** Friday, February 3, 2023 7:42 AM  
**To:** TLMA Planning Hearings <planninghearings@rivco.org>  
**Subject:** Highgrove - Northeast corner of Mt Vernon/Center St GPA NO. 200016 & 200017

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I would like to express my strong opposition to the project for medium density residential condominiums and gas station with a convenience store. Mt Vernon has been over developed with medium density housing from Center St to Palmyrita. This has caused an undesirable environment in our area. The traffic, noise and a general sense of aversion has taken over our area.

It is known that a near by residential medium density single family homes community developed very nearby is riddled with crime such as car break ins, porch pirates, trespassers, and I can go on and on. These do not get reported as we do not have a dedicated sheriffs deputy and most residents know that nothing will be done if they report it. I see it on my RING app all the time through the crime report in this area.

This project does not beautify Highgrove. I am a lifelong resident that has lived on Iowa Ave and Cannes Ave and now on Teresa St. It does not make Highgrove a desirable area to live in. Our local newspaper "Highgrove Happenings" reported on the lastest issue Feb 2023 that we have more high density housing. Gone are the days where orange groves lined Center and Mt Vernon Ave. and there was breathing room and very little crime. I am not for this project.

Karen Gonzalez

**From:** [gilbert rangel](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Comment to Highgrove Neg Declaration N/E Mt Vernon and Center Ave  
**Date:** Thursday, February 2, 2023 3:39:10 PM

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Dear Mr. Merlan”

Received County ltr addressing intent to adopt mitigated negative declaration at Mt Vernon and Center. My concerns are:

1. Increased traffic flow on Mt Vernon. This road has become a major travel route for daily commuters as well as business trucking concerns from warehousing activities on Palmyrita in Riverside. What is the County proposal for addressing this issue?
2. Convenience store and gas station at this location will only compound the traffic situation.
3. Condominiums and density. What is the square footage of these units and what is the parking ratio for these units, Is there enough space, including access drive alleys etc?

That’s it for now. Please confirm receipt of this email via return email or my land line 951.682-9235. Please include me on any future public correspondence on this matter. thank you. Gilbert Rangel.

.

**From:** [Lorina](#)  
**To:** [Merlan, Jose](#)  
**Subject:** GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.  
**Date:** Monday, January 30, 2023 5:51:09 PM

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

Dear Jose Merlan,

We are writing to voice our concern and objection to GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.

As residents for nearly 20 years, we have watched Orange Groves turn into hundreds of homes. Our peaceful quiet neighborhoods have turned into more homes, more people, more noise, and more traffic.

Your proposition of turning an area from a Single Family Residential area (homes only) into a Residential Condominium Complex with 52 units per APN is ridiculous. With building condominiums in that small area would come excessive population, traffic congestion, a potential strain of water on our already concerning drought conditions and more. And we absolutely oppose the zones changing from a residential zone to a commercial zone. We do NOT want or NEED a Convenience store or a Fueling Station in our residential area! It would create excessive noise, excessive traffic and bring in potential riffraff that none of us want for our neighborhood or our families' well being. We moved here for the quietness and safety of our children and these changes would be very hard on the neighborhood! We oppose them wholeheartedly and hope you will leave our community as a quiet residential area with homes only.

Thank you for your consideration.

Sincerely,

John and Lorina Nicols

**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** FW: No to the proposed zoning change in Highgrove  
**Date:** Friday, August 18, 2023 10:20:11 AM  
**Attachments:** [image001.png](#)

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Fyi...for the record.

## **Thomas C. Ketcham**

Deputy Chief of Staff – District#1  
Director of Land Development – District#2  
Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## **Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

## **Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

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**From:** Torres, Madelyn <MadTorres@Rivco.org>  
**Sent:** Friday, August 18, 2023 8:39 AM  
**To:** Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Subject:** FW: No to the proposed zoning change in Highgrove

fyi

With Appreciation,

**Madelyn Torres** | Board Assistant  
Second District Supervisor **Karen Spiegel**

---

Phone: (951) 955-9159 | Email: [Madtorres@rivco.org](mailto:Madtorres@rivco.org)  
4080 Lemon Street, 5th floor, Riverside, CA 92501  
[rivcodistrict2.org](http://rivcodistrict2.org)



---

**From:** Rick Darter <[rd1965@gmail.com](mailto:rd1965@gmail.com)>

**From:** [Mauricio Alvarez](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Highgrove Residential & Commercial Project  
**Date:** Tuesday, January 17, 2023 8:36:05 AM

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Good Morning Jose,

Thank you for including Riverside Transit Agency in the transmittal to review the proposed project on the northeast corner of Mt. Vernon & Center St. After reviewing the notice of intent and the plans on the county website, there are no comments to submit for this particular project at this time.

Thank you,

**Mauricio Alvarez, MBA**

Planning Analyst  
Riverside Transit Agency  
p: 951.565.5260 | e: [malvarez@riversidetransit.com](mailto:malvarez@riversidetransit.com)  
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)  
1825 Third Street, Riverside, CA 92507

**From:** [crazygrandma2000@juno.com](mailto:crazygrandma2000@juno.com)  
**To:** [Merlan, Jose](#)  
**Subject:** Intent to Adopt a Mitigated Negative Declaration - CEQ190048  
**Date:** Friday, February 3, 2023 10:16:04 AM  
**Attachments:** [Jose Merlan Rvs. Cty. Planning Dept..docx](#)

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Dear Mr. Merlan:

First off, I apologize for such a long letter but I could have gone on for another page or two. Several situations that I didn't bring up that I would have liked too.

I would certainly hope that the Planning Dept. would look at the surrounding areas that projects are being approved for. I would hope that the people making these decisions would drive into the area and see for themselves the actual communities, not just on the internet or on paper.

One of the main responsibilities of the Planning Dept., is to respect and represent the wishes of the people and their communities, not just to push projects through for developers.

Thank you for your consideration in this matter.

**From:** [Juan Sanchez](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Intent to Adopt a MND - CEQ190048  
**Date:** Thursday, February 2, 2023 9:54:08 PM

---

**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 Jose Merlan,

My name is Juan Sanchez and I am the homeowner at 144 Carlin Ln, Riverside, Ca 92507. I received a letter of intent to adopt a MND - CEQ190048, in the mail. I am very concerned about the county allowing the intent of building a gas station with a store and other commercial buildings in our neighborhood. I have lived here since the first build in 2005. I understand the growth of family homes around us but I am against the building of a gas station with a store and other commercial buildings that will attract the bad element. With the gas station being open for late, if not all hours of the night, this also brings noise. Our neighborhood is normally quiet. The traffic will be heavier than it already is on Mt. Vernon Ave and Center Street. The other big problem is that this 7-eleven that is said to be built, will probably be selling liquor as the rest of them do. This also is attractive to bring bad influence in our community. This area is surrounded by FAMILY homes. We pay a whole lot of money in taxes to live here in this great community of Highgrove. The bad part is we are supported by only one Riverside County Deputy to watch over us. There are already gas stations and liquor stores on Center St. and Mt. Vernon Ave. which are within two miles from this neighborhood. There is no reason why there should be commercial buildings in our community. I am against this intent to build in our neighborhood.

Thank you,

Juan Sanchez  
144 Carlin Ln. Riverside, CA. 92507



**From:** [Leo Borja](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Land use ordinance.48  
**Date:** Monday, March 13, 2023 9:35:56 PM

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We do not want any shopping center bringing crime , traffic, and other crime , pollution. A park would be nice .

Sent from my iPhone

**From:** [d. s.](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Mitigated Negative Declaration CEQ190048  
**Date:** Thursday, February 2, 2023 5:47:34 PM

---

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From Douglas Martin Simmons,

In response to Notice of Intent, Zone Change No. 1900026, Tract No. 37743. My property and residence is directly joined to this tract. My address 128 Mt. Vernon Ave. Highgrove. We have lived here for 60 Years, my father Tom Simmons maintained Orange Groves for 50 years from this home. My greatest concern at this point, is the amount of traffic into this new housing complex, the probability of widening Mt. Vernon Ave.; taking some of the front yard I own. The amount traffic and pollution created. The disturbance of peaceful habitation.

I request to be notified when a Public Hearing would occur in the near future.

Thank you, Douglas Martin Simmons.

**From:** [Walter Kurfurst](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Mitigated Negative Declaration CEQ190048  
**Date:** Wednesday, February 1, 2023 7:00:46 PM  
**Attachments:** [image770452.png](#)  
[image057091.png](#)  
[image237825.png](#)  
[image286325.png](#)  
[image942838.png](#)

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Att Riverside County Planning Department

Plan amendment 190009, zone change 1900026 and on.. Center and Mt Vernon

First, I am very disappointed that the planning department sent out only 25 notices. I am 3 houses away, kitty corner, on 115 Oriole Ave and sure am affected.

As a matter of fact, I can see the subject property from my back yard. Seems like it was supposed to be done quick, quiet, easy, without too many people knowing.

I am totally against zoning change to commercial. A gas station does not have a significant effect on the environment? Then why does it need to be constantly disclosed if in the neighborhood. There are enough stations within less than 2 minutes driving.

We really do not need a gas station with all the traffic and activities around in an area that 4 years ago still was single-family houses only. Neither is a retail necessary, unless it is open for donkeys to go shopping. We are already fighting for more security, only 1 sheriff appointed to us, and then we have to deal with all that??

I do understand that the subject property is only 1 block away from San Bernardino County, and Riverside county desperately wants to get some tax dollars, before they go in the next county, but that is no reason to treat the neighboring property owners who went to numerous changes already, like a total step child, all so a developer can make big profit.

So, again, absolutely NO to any zoning change.



**WALTER KURFURST**  
CFO

909-825-3000  
walter@springhillsdentistry.com  
www.SpringHillsDentistry.com

Follow us: [f](#) [t](#) [i](#) [p](#)

22737 Barton Rd #12 Grand Terrace, Ca 92313

**From:** [Lalisa Yaowarattana](#)  
**To:** [Merlan, Jose](#)  
**Subject:** NO Commercial Zoning in my backyard. Attn: Jose Merlan  
**Date:** Thursday, February 2, 2023 7:52:35 PM

---

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To Riverside County Planning Department,

I, Lalisa Yaowarattana, Resident of 115 Oriole Ave., Riverside, CA 92507 sending this email to you that I DO NOT SUPPORT AND AGAINST THE PLAN OF CHANGING ZONE FROM RESIDENTIAL AREA TO COMMERCIAL AREA. I do not want the zone to be changed to commercial.

I AM AGAINST THIS.

General Plan Amendment No. 190009, Zone change no. 1900026, Tentative Track Map No.37743 Plot Plan No. 200016 and 200017, and Conditional Use permit Number 200030

This project will have SIGNIFICANT EFFECT on Environment. There are herds of donkeys' that come and reside in this area. Building some commercial will affect their habitat badly.

Lalisa Yaowarattana, DDS  
115 Oriole Ave. Riverside, CA 92507

Sent from [Mail](#) for Windows

**From:** [Brenda Lamph](#)  
**To:** [Merlan, Jose](#)  
**Subject:** NO to Zoning Change in Highgrove at Mt. Vernon/Center  
**Date:** Thursday, February 2, 2023 9:17:50 AM

---

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To whom it may concern:

It is with great concern ,as a Highgrove resident for 59 years, that a change in zoning in our area is being considered to usher in condominiums, a convenience store, and a gas station which all are not needed and would greatly hinder our quiet little rural town. What's even more concerning is that notification of this change in zoning with the proposed housing/retail that is being proposed only went out to 25 homes. This zoning change affects many more residents than the 25 that got notification. My husband and I only learned of this shameful and shady maneuver due to a not slipped under our welcome mat by a concerned neighbor. Thank God for good neighbors and activists who care about the safety and preservation of Highgrove!

Mt. Vernon Avenue is already a highly traveled roadway where commuters opt to drive it as if it is an alternate freeway which it is not. We have cyclists, joggers, walkers, and many young people who travel this roadway to get to school, parks, etc. The proposed gas station and convenience store would provide additional dangers beyond the ones created by fast moving cars and higher amounts of traffic.. Moreover, they are not needed as there is a gas station just over a mile to the north and two others just over 2 miles to the west. This plan is absolutely not well thought out as to the negative impact it will have on the many families who live in the neighborhoods surrounding the Mt. Vernon/Center lot where proposed zoning changes are planned. This change will negatively affect quality of life for many residents.

Thank you for your time and consideration in this very serious matter.

Brenda Lamph

**From:** [Justyce Nicols](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Northeast Corner of Mt. Vernon and Center Street  
**Date:** Friday, February 3, 2023 6:47:35 PM

---

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Justyce Nicols

31 Carlin Lane

Riverside, CA 92507

Highgrove Resident

Dear Jose Merlan,

I am writing in regards to, GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030.

I am a high school student who enjoys running and spending time with my friends. I have grown up in this neighborhood and have lived here my entire life. I have watched the beautiful fields by the mountainside be transformed into hundreds of houses. This has brought in far more traffic than there was previously, which in return drove out the wildlife. With the addition of the new condominiums, gas station, and retail store you plan to add, traffic is going to increase significantly. Our once quiet and safe neighborhood will become even more flooded with noise and unnecessary busyness. Unfamiliar faces and potential dangers will be brought forth with these new additions. As a young girl, I will no longer feel safe to run around my neighborhood. Running has become very important for my mental health and is a primary way for me to relieve stress. Additionally, my friends and I love taking walks around the block and taking in the fresh air. We would not feel safe as a group of teenagers to take these walks anymore. I should be able to feel safe in my own

neighborhood without having to worry about the uncertainty of potential hazards lying around the corner. As a resident who has grown up here for the entirety of my life, I strongly oppose the proposal of the new buildings that you intend to put up in my neighborhood. You may see this as potential revenue, but I see it as my home and community being invaded. I hope you take into consideration my strong feelings towards this new zoning change, and understand the negative impact that it will have on mine, and many others everyday life. Thank you for your time and consideration.

Sincerely,

Justyce Nicols



**From:** [Donald Farley](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Notice of Intent for Highgrove Project  
**Date:** Thursday, February 2, 2023 2:07:35 PM

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Jose,

January 30, 2023

147 Teresa St  
Riverside, CA. 92507

ATTENTION: MR. JOSE MERLAN  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA. 92502-1409

*COPY*

I'm writing you today regarding the property on the northeast corner of Mt. Vernon Avenue and Center Street – 9.17 Gross Acres in Highgrove, CA.

My property is on the opposite side of the vacant lot at 147 Teresa Street. We are a very close knit residential neighborhood and I don't think it makes sense to have a zone change as I feel it would disrupt our quiet peaceful neighborhood.

Please don't consider changing the zoning but leave as is. Also please take in consideration the impact that 52 high residential condominiums would impact the traffic on Mt. Vernon Avenue besides the convenience store and gas station. This is a residential area and should remain so..

Should we be over ruled there are certain considerations those of us on Teresa Street would need, such as a 7-8 foot block wall instead of a 6 foot. The street would also need to be maintained.

Thank you for all your kindness in our regard.

*Eva F. Weesner*

Eva F. Weesner

**From:** [Donald Farley](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Medina, Esmeralda](#); [Planning](#)  
**Subject:** Notice of Intent for Northeast corner of Mt. Vernon and Center streets in Highgrove  
**Date:** Thursday, February 2, 2023 1:45:27 PM  
**Attachments:** [highgrove23.pdf](#)

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Beverly Farley  
139 Carlin Lane, Riverside, CA 92507

Riverside County Planning Department  
Attn: JOSE MERLAN  
PO Box 1409, Riverside, CA 92502-1409  
[jmerlan@rivco.com](mailto:jmerlan@rivco.com)

February 1, 2023

Mr. Merlan:

These comments are in response to your NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION regarding the property at the Northeast corner of Mt. Vernon and Center Street in Highgrove, Riverside County.

My understanding from your Notice is that the entire Project Site land use currently is designated as Community Development: MEDIUM DENSITY RESIDENTIAL, One Family Dwelling (R-1). The Proposed Project would not only change that designation to include (1) HIGH DENSITY RESIDENTIAL (composed of 52 High Density Condos) but also allow sections of (2) COMMERCIAL RETAIL (composed of a convenience store, 6/12 pump gas station and a retail building/strip mall).

It is astounding that the Riverside County Planning Department "has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration", as you noted. Whose environment has the Planning Department determined will not be affected? Certainly not theirs if they don't reside in the surrounding community. But to those of us who do, we have a very different outlook. THIS IS HOME TO US AND OUR FAMILIES. WE TAKE PRIDE IN OUR COMMUNITY AND STRIVE TO MAINTAIN THE INTEGRITY OF ITS APPEARANCE, ITS SAFENESS, ITS PROPERTY VALUE AND ITS PLAN FOR THE FUTURE.

We have known that this vacant spot would not remain vacant forever, but we looked forward to when ATTRACTIVE SINGLE FAMILY RESIDENTIAL homes would complete this section of our residential community in harmony with its current zoning and with the existing residential homes adjacent to it. We will never be convinced that changing the zoning from Medium Density Residential to accommodate High Density Residential will not have an environmental effect on the surrounding area, MUCH LESS allowing COMMERCIAL RETAIL TO INFECT the site as well.

It's difficult to know just where to start with specific objections to the proposed project. First, I must point out, that Notification of Intent appears to have been extremely limited, probably meeting only the minimum requirement. If a project has such overwhelming promise/popularity that the Planning Department adopts its proposal, there should be no fear of Widespread/Inclusive Transparent Notification. Now, issues/objections:

- 1) Change from Medium Density to High Density Residential adds significant congestion (More vehicles, more population and possible lower standard housing)
- 2) Change from Medium Density Residential to Commercial Retail can have endless significant effects to name only a few:
  - a. Overall Plan Is Out Of Character with current pleasant residential surrounding.

- b. Introduces additional pollution of all sorts (AIR POLLUTION-fuel fumes, vehicle exhaust, etc.; NOISE POLLUTION-vehicle/truck service, transport & delivery, human traffic/presence especially at late hours, etc.; LIGHT POLLUTION-night atmosphere changed with signage & overall commercial lighting)
- c. Increased crime potential (if project is allowed additional police protection is essential)
- d. Safety of our children impaired when walking sidewalks/riding bikes on Center St & Mt Vernon due to significant increase of vehicles entering/exiting commercial area
- e. Potential for Family Unfriendly Establishments (vape shops/liquor sales/dispensaries, pawn shops, etc.) Our City Council and Planning Department have already demonstrated their embracement of some of these controversial sites.

For these reasons, and numerous others expressed by neighbors, I adamantly oppose this Proposed Project requiring Zone and Land Use changes in order to implement. Please Defend for US and HELP RETAIN the CURRENT Zoning and Land Use status of Medium Density Residential, One-Family Dwelling (R-1).

If the Planning Department overrules community objections to this Proposed Project and determines that it proceed, we must be given opportunity for input regarding restrictions/requirements on that endeavor.

Thank you for your consideration of these comments.

Beverly Farley

**From:** [Donald Farley](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Medina, Esmeralda](#); [Planning](#)  
**Subject:** Notice of Intent for Tentative Plan for Project at NE corner of Mt. Vernon and Main in Highgrove  
**Date:** Thursday, February 2, 2023 8:31:19 AM  
**Attachments:** [Riv Plan Dept, NE corner dev, 1-30-23.pdf](#)

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Jose Merlan,

The tentative plan would divide the property into 3 parcels and allow the construction of 52 condos and a strip mall with convenience store and gas station on approximately 9 gross acres.

To accommodate this tentative plan, current land use designations and zoning would need to be changed. Proposed changes would require that the land use designations change from "Medium Density Residential" to "High Density Residential" for Parcel 1 and to "Commercial Retail" for Parcels 2 and 3. Zoning for Parcels 2 and 3 (Parcels 1 and 2 are specified in your "Notice of Intent", however, according to the map, that must be a mistake) would change from R1 to "General Commercial".

In my opinion, these changes are incompatible with current land uses in the surrounding area ("Medium Density Residential", with R-1 zoning). Furthermore, the proposed changes would introduce undesirable elements to the neighborhood (e.g., increased traffic/congestion, noise, crime, pollution, etc.).

Based, in part, on the above, I disagree with the determination of the Riverside County Planning Department "... that the above project will not have a significant effect on the environment ...".

While I totally oppose the tentative plan. If the Planning Department overrules community objections to this tentative plan, it should only be allowed to proceed with restrictions that include, but are not limited to:

1. Housing designed, and intended, to attract middle income families.
2. Guaranteed additional police protection assigned to the immediate, and surrounding areas.
3. Walls surrounding the project be at least 8 ft high.
4. Only family friendly establishments be allowed in the strip mall (e.g., no: pawn shops, smoke/vape shops, drug dispensaries, liquor/alcohol stores/distributors, etc.)
5. Substantial setbacks and landscaping on all right-of-way's, including Elena and Teresa streets.

If you have questions or comments, please contact me at 909-228-6970 and/or [dvfarley@att.net](mailto:dvfarley@att.net)

.

Thank you for your consideration.

Donald Farley

c. John Hildebrand, Planning Director, [esmedina@rivco.org](mailto:esmedina@rivco.org)  
Riverside County Planning Department, [planning@rivco.org](mailto:planning@rivco.org)

NOTE: Letter Attached

**From:** [vivnmanny@aol.com](mailto:vivnmanny@aol.com)  
**To:** [Merlan, Jose](#)  
**Subject:** proposed project  
**Date:** Thursday, February 2, 2023 10:21:16 AM

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Dear Mr Merlan,

In regards to General Plan Amendment No. 190009, Zone Change No. 1900026, Tentative Tract Map No. 37743, Plot Plan No. 200016 and 200017 and Conditional Use Permit No. 2000030, I am not in favor of this plan. We have way too much traffic already on Mt. Vernon Avenue in Highgrove which is the street we live on (address: 56 Mt. Vernon Ave, 92507). We already have multiple gas stations within a mile or two of this area. We have too many housing projects that have already gone up and no grocery store in this part of the Riverside area. We are in a draught and yet builders keep buying up more land in this area and building more housing units. I am in absolute opposition to this plan.

Vivian Hernandez  
56 Mt. Vernon Avenue  
Riverside, CA 92507  
(951) 283-6291

**From:** [Fussel, Damian](#)  
**To:** [Ketcham, Thomas](#)  
**Cc:** [Merlan, Jose](#)  
**Subject:** RE: Case Planner  
**Date:** Thursday, February 2, 2023 4:54:34 PM  
**Attachments:** [image001.png](#)

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Hi Jose,

I have gotten two calls about project 20016 both are opposed to the project. The constituents wanted me to convey their opposition. Both are residents of Highgrove. Neither said they need a call back but said they wanted to make sure I conveyed their opposition. Thus that is what I am doing now.

Constituents:  
Rebecca Robins  
Sally Lopez

I have a feeling I am going to be getting a bunch of calls so any information you may have on the project would be greatly appreciated. It sounds like a letter just went out?

Thank you, Tom, for the connection!

Thank you, Jose!

Best,  
Damian

---

**From:** Ketcham, Thomas <TKetcham@RIVCO.ORG>  
**Sent:** Thursday, February 2, 2023 4:49 PM  
**To:** Fussel, Damian <DFussel@Rivco.org>  
**Cc:** Merlan, Jose <jmerlan@RIVCO.ORG>  
**Subject:** Case Planner

Damian,  
The case planner for project 200016 in Highgrove is Jose Merlan.  
Please forward any correspondence to him directly, he is cc'd on this email.

Thx.

**Thomas C. Ketcham**

Director of Land Development  
Supervisory Districts #1 & #2  
Riverside County Board of Supervisors

County Administrative Center, 5<sup>th</sup> Floor  
4080 Lemon Street, Riverside, CA 92501

**Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

[www.rivcodistrict1.org](http://www.rivcodistrict1.org)

**Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

[www.rivcodistrict2.org](http://www.rivcodistrict2.org)



**From:** [Ketcham, Thomas](#)  
**To:** [Merlan, Jose](#)  
**Subject:** RE: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023  
**Date:** Tuesday, August 1, 2023 7:38:23 AM

---

Ok, thanks.

**Thomas C. Ketcham**

Deputy Chief of Staff – District#1

Director of Land Development – District#2

Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

**Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

**Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

---

**From:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>  
**Sent:** Monday, July 31, 2023 8:53 PM  
**To:** Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>  
**Subject:** Re: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Hi Tom,

The great majority were part of the MND comments, when it circulated for public review in January. But they were still part the project.

-Jose

---

**From:** Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>  
**Sent:** Monday, July 31, 2023 6:22 PM  
**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>  
**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Jose,

This one is for the 7/11 in Highgrove. (which you received) is this the only one you have on file or are there others?



## Thomas C. Ketcham

Deputy Chief of Staff – District#1

Director of Land Development – District#2

Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

## Supervisor Kevin Jeffries – District #1

Office | 951.955.1010

## Supervisor Karen Spiegel – District #2

Office | 951.955.1020

---

**From:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>

**Sent:** Monday, July 31, 2023 3:54 PM

**To:** Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>; Fussel, Damian <[DFussel@Rivco.org](mailto:DFussel@Rivco.org)>

**Subject:** FW: General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Hi Tom and Damian,

Please see the below and the attached.

Thanks,

## *Lynn Anderson*

Supervisor Kevin Jeffries

Riverside County Board of Supervisors, 1<sup>st</sup> District

4080 Lemon Street, 5<sup>th</sup> Floor

Riverside, CA 92501

951-955-1010 (Micro 51010)

[LAnderson@RivCo.org](mailto:LAnderson@RivCo.org)

---

**From:** Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Sent:** Saturday, July 29, 2023 10:34 AM

**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>; Camacho, Maria <[MCamacho@Rivco.org](mailto:MCamacho@Rivco.org)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; [stacey@saikilawgroup.com](mailto:stacey@saikilawgroup.com); Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Subject:** General Plan Amendment No. 190009, Change of Zone No. 1900026... - Hearing Date August 2, 2023

Good Morning Mr. Merlan:

I have attached a comment letter regarding this project. I understand the Hearing Date is August 2, 2023, so I wanted to make sure you received it beforehand. I appreciate the opportunity to provide comments and urge the Riverside County Planning Section and Commission to require further health risk assessments for air quality purposes before considering allowing for a commercial gas station and drive

thru at the northeast corner of Mt. Vernon Avenue and Center Street in the unincorporated portion of Riverside County know as Highgrove. Thank you.

Jennifer Shepardson

On Monday, July 17, 2023 at 08:12:58 AM PDT, Merlan, Jose <[jmerlan@rivco.org](mailto:jmerlan@rivco.org)> wrote:

Hi Jennifer,

The information requested can be found here:

[Notice of Intent to Adopt an MND for GPA190009, CZ1900026, TTM37743, PPT200016, PPT200017, and CUP200030 | Planning Department Riverside County \(rcilma.org\)](#)

Thank you,

Jose L. Merlan

Principal Planner

COUNTY OF RIVERSIDE

TLMA | Planning Department

Office: (951) 955-3200

Direct: (951) 955-0314

[jmerlan@rivco.org](mailto:jmerlan@rivco.org)



---

**From:** Jennifer Shepardson <[jshepardson@yahoo.com](mailto:jshepardson@yahoo.com)>

**Sent:** Thursday, July 13, 2023 9:34 PM

**To:** Merlan, Jose <[jmerlan@RIVCO.ORG](mailto:jmerlan@RIVCO.ORG)>

**Cc:** Stacey Aldstadt <[stacey.r.aldstadt@gmail.com](mailto:stacey.r.aldstadt@gmail.com)>

**Subject:** General Plan Amendment No. 190009, Change of Zone No. 1900026...

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Hello Mr. Maran:

I understand there is a public hearing scheduled August 2, 2023 to discuss the following:

GENERAL PLAN AMENDMENT NO. 190009, CHANGE OF ZONE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, CONDITIONAL USE PERMIT NO. 200030, PLOT PLAN NO. 200016 AND PLOT PLAN 200017 - - Intent to Adopt a Mitigated Negative Declaration - (CEQ190048)  
- Applicant: Highgrove In. LLC., Steven Berzansky

Because this is within my neighborhood I am interested in reviewing any environmental impact report that addresses the risk assessments for air quality on the expected increase in traffic and the affects of air emissions on sensitive receptors. Also, can you please share how this proposal will mitigate, noise, trash, light pollution, etc? Were the type of commercial businesses proposed considered in an overall EIR? Was commercial zoning in this area factor. into a county habitat conservation and protection plan?

I look forward to reviewing these reports. Thank you.

Respectfully,

Jennifer Shepardson

Sent from my iPhone

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**County of Riverside California**

**From:** [Alyssa Gray](#)  
**To:** [Kelly Ribuffo](#)  
**Cc:** [Merlan, Jose](#)  
**Subject:** RE: Notice of Intent - Highgrove Residential and Commercial Development Project - County of Riverside  
**Date:** Thursday, January 5, 2023 2:24:35 PM  
**Attachments:** [image001.png](#)

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No comment

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**From:** Kelly Ribuffo <KRibuffo@sagecrestplanning.com>  
**Sent:** Thursday, January 5, 2023 1:43 PM  
**Cc:** Merlan, Jose <jmerlan@RIVCO.ORG>  
**Subject:** Notice of Intent - Highgrove Residential and Commercial Development Project - County of Riverside

Good afternoon,

Please find attached a copy of the Notice of Intent to Adopt a Mitigated Negative Declaration (CEQ190048) for the Highgrove Residential and Commercial Project in the County of Riverside. You are receiving this email as a potentially interested party in the review of this project.

Should you have any questions, please contact Jose Merlan, Riverside County Planning Department, at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

~\*~\*~\*~

**Intent to Adopt a Mitigated Negative Declaration – CEQ190048** - Applicant: Highgrove INV, LLC - Representative: Sagecrest Planning, c/o Lindsay Ortega, AICP - First Supervisorial District - Highgrove - Location: Northeast corner of Mt Vernon Avenue and Center Street – 9.17 Gross Acres – Community Development: Medium Density Residential (CD: MDR) - Zoning: One-Family Dwelling (R-1)

**GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 190026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030** proposes subdividing the Project Site into three numbered lots, comprising 52 single family residential condominium units with five (5) community maintained lettered lots (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B). The Proposed Project would involve construction of a 4,088 square foot (SF) convenience store with a 3,096 sf, 6 pump (12 spaces) fueling station and canopy (Parcel 3) and an 8,373-sf retail building (Parcel 2) on the western portion of the Project Site. Amendments to the County's General Plan Land Use Map would amend the land use designation of the Project Site from Community Development: Medium Density Residential (CD:MDR) to Community Development: High Density Residential (CD: HDR) (Parcel 1) and Community Development: Commercial Retail (CD: CR) (Parcels 2 and 3). A Zone Change would amend only the parcels (Parcels 1 and 2) proposed for commercial use from the current zoning designation of One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for Parcel 1 will remain One-Family Dwelling (R-1). **APN: 255-150-001**

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative

Declaration. The Planning Commission and the County Board of Supervisors will consider the Proposed Project and the proposed Mitigated Negative Declaration at future noticed public hearings. The proposed Mitigated Negative Declaration is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under CEQA Environmental Noticing.

**The public review period to comment on the environmental document is from Thursday, January 5, 2023, to Friday, February 3, 2023.** Any person wishing to comment on the Proposed Project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the Proposed Project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

**Attn: JOSE MERLAN**

P.O. Box 1409, Riverside, CA 92502-1409

**Kelly Ribuffo**

Project Manager



**SAGECREST**  
PLANNING + ENVIRONMENTAL

27128 Paseo Espada, Suite #1524

San Juan Capistrano, CA 92675

Cell: 352-262-6323

Email: [kribuffo@sagecrestplanning.com](mailto:kribuffo@sagecrestplanning.com)

Web: [www.sagecrestplanning.com](http://www.sagecrestplanning.com)

July 29, 2023

Riverside County Planning Department  
Attention: Jose Merlan  
P.O. Box 1409, Riverside, CA 92502-1409

**SUBJECT: Notice of Intent to Adopt an MND for GPA190009, CZ1900026,  
TTM37743, PPT20016, PPT200017 and CUP 200030 – Public  
Hearing Date August 2, 2023**

Dear Mr. Merlan:

I am reaching out to you to express my sincere concern over Riverside County's Notice of Intent to Adopt an Mitigated Negative Declaration (MND) for GPA 190009, CZ1900026, TTM37743, PPT20016, PPT200017 and CUP 200030 concerning approximately 10 acres located at the northeast corner of Mt. Vernon Avenue and Center Street in the unincorporated area of Riverside County known as Highgrove. I do not believe that the proposed action is consistent with the Highgrove Area Plan. The Highgrove Area Plan identifies primarily residential and conservation land use zoning elements throughout this area, including adjacent to the proposed Conditional Use Permit (CUP) proposed commercial site. More specifically, the Initial Study associated with this project identifies the land use designations immediately adjacent to the project site as Medium Density or One-Family Dwelling unit residential for zoning purposes. The project proponent seeks to change zoning to high density residential for approximately 6.40 acres and General Commercial (C-1/C-P) for approximately 2.05 acres. This change does not follow the spirit of the Highgrove Area Plan. The Highgrove Plan takes into consideration the needs of its community by purposefully designating appropriate land use zoning parameters throughout Highgrove. According to this Plan, one of its primary purposes is to preserve the small-town nature of the Highgrove area. This community is unique in that the natural constraints of the surrounding geography (Blue Mountain, Box Spring Canyon and Spring Brook Wash) limit traffic circulation and growth opportunities. These constraints are integral in ensuring appropriate land use zoning is established in the area to meet the needs of the community but not at the expense of forfeiting the ideals and values identified in the long-term vision of this community plan. The vision statement for Highgrove identifies that land use planning here needs to be mindful of conserving habitat, existing communities and setting clear development guidelines for expansion and growth. These development guidelines should be sensible and congruent with surrounding uses to minimize inconsistencies in types of property use.

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The Area Plan recognizes that potential problems could arise from the unmitigated impacts of new commercial or industrial developments near existing residential uses. I understand that the proposed development area is limited and there will be areas where residential land use will blend into other land use designations to accommodate growth and redevelopment. However, those areas of mixed use typical are on the fringes of zoning areas, in redevelopment zones or near transportation corridors, where traffic circulation is not limited to residential streets. For the proposed project this is not the case. The project area, approximately 10 acres of vacant residentially zoned property located at the northeast corner of Mt. Vernon and Center Street is surrounded by existing residential neighborhoods in every direction, some as close as a few meters away. No mixed use, commercial or industrial designations are within 1000 meters of the project area. Blue Mountain is located approximately 500 yards east from the proposed project site, and thus limits any type of land use development in this area, so a conservation designation is appropriate here. Spring Brook Wash and Box Spring Canyon are to the south of the project and these areas also surround existing residential property. The overall neighborhood area is quiet, aesthetically pleasing and currently maintains the goal of the Highgrove Area Plan of preserving natural elements for habitat conservation and creating a sense of a small rural atmosphere. These elements are some of the reasons I chose to invest in this community. The proposed General Plan Amendment and zoning change to allow for the construction and operation of an infill commercial gas station that is expected to operate 24 hours a day, 7 days a week, convenience market and commercial building, which will include a drive thru, is not consistent with the surrounding uses. Additionally, the change in zoning will create a point source for toxic air contaminant emissions created by the construction, operation and usage of the proposed fueling station and drive-thru commercial building that surrounding residents will need to bear. The ingress and egress to the neighborhoods in the project area are already limited by the natural impediments of Blue Mountain, Spring Brook Wash, and Box Spring Canyon. Additionally, Center Street is the one main thoroughfare that leads directly to the freeway corridor and it is often blocked throughout the day by commuter and commercial rail traffic. Therefore, adding commercial facilities in the proposed location will increase traffic, noise and emissions from vehicle queues waiting at stop signals, train crossing and the proposed drive thru development. Additionally, Mt. Vernon has one traffic lane running southbound in this neighborhood, and Center Street heading east traverses through additional residential streets with no outlet through Box Spring Canyon since Pigeon Pass Road was blocked. Vehicles traveling this pathway would have to circulate through the residential streets and exit north of the site at Spring Street or Palmyrita, thus increasing the duration of emissions throughout the neighborhood.

The mix of the project-adjacent residences consists of older established neighborhoods, planned neighborhoods (e.g. Spring Mountain) less than 10 years old and homes still being constructed. There also is a planned school in the Spring Mountain Community approximately 500 meters from the proposed commercial development site. I feel it is a disservice to the residents that have invested into

---

this community to now piece meal zone changes within their neighborhoods that could lead to environmental degradation and long-term health issues associated with the inhalation of gasoline and diesel emissions. Additionally, it is not clear in the Initial Study for this project whether a needs assessment was performed to show that the need for these commercial developments adjacent to established and new residential neighborhoods outweighs the potential risks to the environment, habitat and human health. I understand that the project did review expected emissions from the construction, operation and reviewed estimated vehicle visits to the site, but those analyses are based on hypothetical fuel throughputs and site trip visits and can be skewed to minimize overall cumulative emission impacts to values that do not trigger additional analyses by regulatory agencies. A specific site risk assessment should be performed for the proposed site before concluding that a mitigated negative declaration is appropriate and sufficient for this project to account for the cumulative impacts on air quality for this community.

The Air Quality, Energy, and GHG Impact Analysis provided with the Initial Study for this proposed development acknowledges that the proposed zoning change is currently inconsistent with the Riverside County General Plan use designation and zoning for the project site and identifies this project as a mixed-use development site that is nominal in size and consist with the surrounding neighborhoods. The size of the development is irrelevant if it leads to negative environmental and health concerns for the adjacent community. Also, as mentioned earlier, all adjacent property in the project sphere is currently zoned for residential use. The proposed 2.05 commercial development is expected to include a 24-hr/ 7-day day a week commercial petroleum fueling station and a commercial building with a drive-thru service window. These facilities cannot be equated to single family residences in regard to pollutant loading, service trips or hours of operation. In addition, what is the point in having a specific Highgrove Area Plan that acknowledges and outlines specific zoning uses throughout the community if Riverside County's intention is to create silos of incompatible land use developments throughout its residential communities?

Furthermore, the air quality analysis supplied with the Initial Study utilized South Coast Air Quality Management District Mass Rate Look-Up Tables to identify whether a Local Significant Threshold (LST) exists that would trigger a more robust detailed analysis of the local air quality impacts. These LST are limited to projects that are 5 acres or smaller, limited to 8-hours of operation per day and only operations during daytime hours. Therefore, these LSTs should not be relied upon to determine whether a detailed air analyzes should be performed for the fueling station, convenience market or drive-thru commercial facility especially in an area already defined as a disadvantaged community by the Office of Environmental Health Hazard Assessment (OEHHA) in 2022 for Sente Bill 535 fund allocation. This designation allows for funding mechanisms to improve public health, quality of life and economic opportunity by reducing air pollution in California's most burdened communities. The addition of a



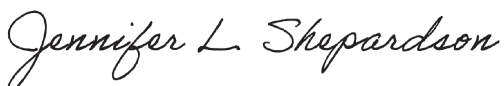
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commercial gas station and drive-thru facility adjacent to homes goes against the goal of reducing air pollution in Highgrove.

Not limited to air quality concerns, this proposed zoning change and subsequent development could also lead to an attractive nuisance for crime, vagrancy, trash and vectors, which is not ideal for residents adjacent to these developments. Also, the wild burros throughout the area utilize Mt. Vernon and Center Street at all hours to traverse through the County. Many are killed or injured by vehicle traffic throughout the area. Adding additional traffic will be more detrimental to these creatures' livelihood. We should do better at conserving and protecting this species.

I implore the Riverside County Planning Commission and Riverside County Board of Supervisors to not accept a Mitigated Negative Declaration (MND) for a General Plan Amendment (GPA), reject the proposed GPA 190009, CZ1900026, TTM37743, PPT20016, PPT200017 and CUP 200030 for this project and adhere to the land use designations as established in the Highgrove Area Plan. Unfortunately, due to work constraints, I will not be able to attend the Public Hearing on August 2, 2023 for this matter, but feel strongly about this development and what precedent Riverside County Planning Commission and the County Supervisors will set if they adopt a Mitigated Negative Declaration, GPA or Conditional Use Permit for this location. Please include my comments in the project record for the Public Hearing. If you would like to reach out to me regarding my comments, I can be contacted at (951) 275-1154. I thank you for this opportunity to comment on this project.

Respectfully Submitted,



Jennifer Shepardson

cc: Maria Camacho, TLMA Commission Secretary (via e-mail)  
Riverside County First District Supervisor – Kevin Jeffries (via e-mail)  
Stacey R. Aldstadt, Saiki Law Group (via email)

**From:** [Jared Robertson](#)  
**To:** [Merlan, Jose](#)  
**Cc:** [Whitney Robertson](#)  
**Subject:** Re: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
**Date:** Friday, February 3, 2023 5:43:10 PM  
**Attachments:** [NOTICE OF INTENT - CEQ190048.docx](#)

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PLEASE SEE THE ATTACHED LETTER  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR PROPERTY  
LOCATED AT THE CORNER OF CENTER ST AND MT VERNON AVE IN HIGHGROVE, CA

[2023/08/02 09:00 AM Riverside County Planning Commission Regular Meeting - Web Outline - Riverside County, California \(iqm2.com\)](#)

*Best Regards,*

**Maria Camacho, TLMA Commission Secretary**

TLMA - Planning Department | County of Riverside  
P.O. Box 1409  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501-1409  
Phone: (951) 955-7436 | Information Line: (951) 955-3200  
Mail Stop 1070

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[County of Riverside California](#)

<8-2-2023 PC MT- Agenda.pdf>

**From:** [Marvin Clifford](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Zoning change  
**Date:** Tuesday, January 31, 2023 10:37:35 AM

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To whom it may concern:

I am a resident in the area in which you want to change the zoning to add a gas station. I DO NOT agree with this change. There is only one sheriff appointed to this area, so there is a lot to consider about the change this would do to my neighborhood. This would create excessive traffic and population. I don't want commercial zoning in my backyard.

Sincerely,  
Julie Clifford

**From:** [EddieHeidi Tagge](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Riverside County Planning Department  
**Date:** Tuesday, January 31, 2023 1:38:10 PM

---

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Attn: Jose Merlan  
P.O. Box 1409  
Riverside, CA. 925002

Dear Jose,

It was learned by one of our neighborhoods who received your letter in mail stating the vacant land behind our backyard fence may be built. We live at 247 Carlin LN., Riverside, CA. 92507. However, our concern with new gas station if being built because of our health issues and losing our privacy as well as traffic at the intersection on Mt. Vernon Ave. and Center St. especially new elementary that will be built in the future. This school site is at the next block on Spring St. and Mt. Vernon Ave.

Thank you for your consideration,

Edward & Heidi Tagge  
247 Carlin LN.  
Riverside, CA. 92507

**From:** [Lexi Nicols](#)  
**To:** [Merlan, Jose](#)  
**Subject:** GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030  
**Date:** Monday, January 30, 2023 9:35:42 PM

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Dear Jose Merlan,

I am writing to oppose the idea of the Zoning Change and plan to add 52 Condominiums, Convenient Store and Fueling (Gas) Station etc. on the corner of Center and Mount Vernon. I have grown up in this area of Riverside for about all 20 years of my life. I love my city and the area in which I live. I would be so very disappointed to see my beautiful, small, quiet community turn into a hub of action. I do not see the need for any of that in this area. As previously stated, I have lived here for 20 years, I do not have a need or a want for convenience store or fueling station in my residential area. This change would be so impactful on our neighborhood and not in the way that would benefit it. This change would not only bring rapid population expansion to our community, which is unnecessary, since so many new houses are already being built on what used to be beautiful orange groves, but it would also attract a lot of attention from all over, and bring in excessive traffic. I would no longer feel comfortable and safe going on walks alone in my own neighborhood. This should not be the case. We should feel safe and comfortable in our own neighborhoods. By adding all of these buildings to the dirt lot, you'd be diminishing a lot of our sense of safety. I really hope you hear out our concerns and reconsider this plan. I have grown up in this quiet, safe neighborhood and would love to raise my kids in this same neighborhood one day. I oppose this plan and I hope you would leave our community/residential area with homes only.

Sincerely,  
Alexis Nicols

**From:** [Donald Farley](#)  
**To:** [Merlan, Jose](#)  
**Subject:** Your Notice of Intent regarding the Tentative Highgrove Project  
**Date:** Tuesday, January 31, 2023 4:42:06 PM

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Jose,

I have some questions regarding the referenced Notice of Intent.

I don't have your phone number, so would you please call me.

Thank you.

Don

Donald V. Farley  
139 Carlin Lane  
Riverside, CA 92307  
Phone/Fax (951) 683-1050  
Cell/Voice Mail (909) 228-6970  
e-mail: [dvfarley@att.net](mailto:dvfarley@att.net)

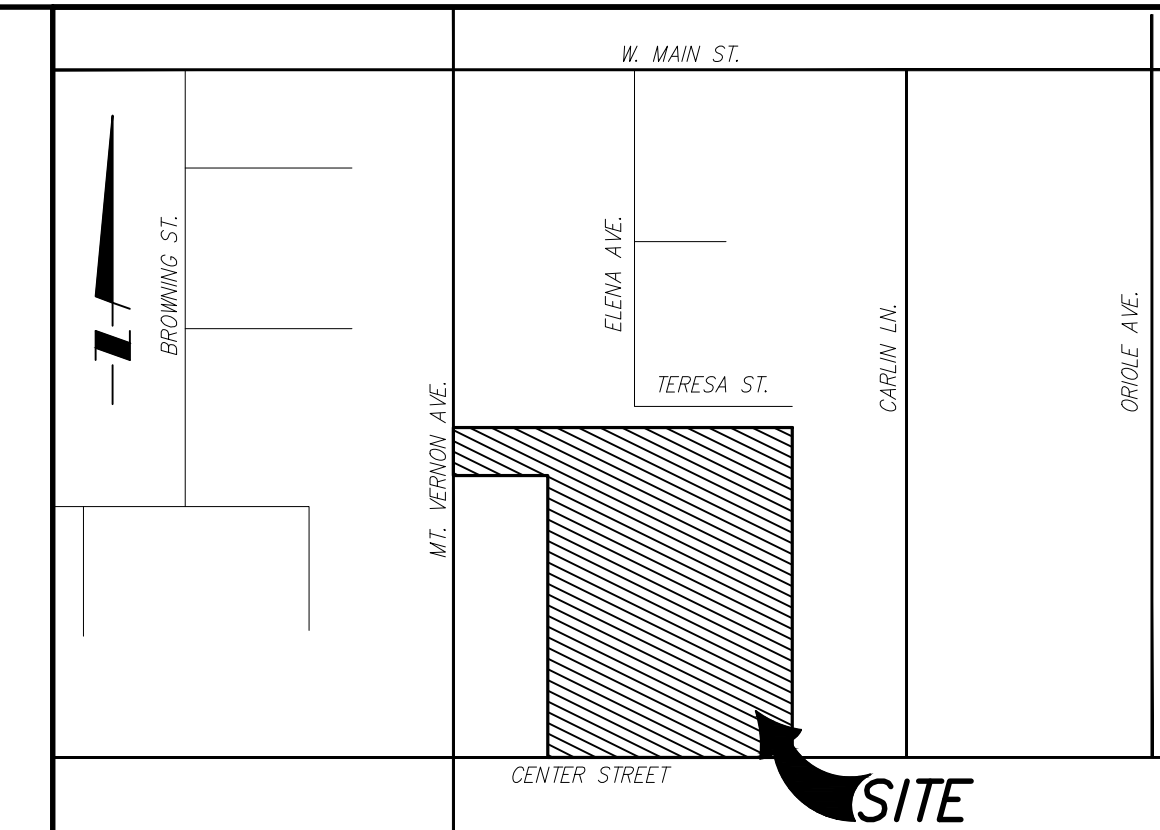
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# RESIDENTIAL PLOT PLAN - PPT200017

## PARCEL 1, TENTATIVE TRACT MAP 37743

### APN: 255-150-001



**VICINITY MAP**  
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
NOT TO SCALE

**CIVIL ENGINEER**

WOODARD GROUP  
ANDREW WOODARD  
1485 SPRUCE ST., SUITE "M"  
RIVERSIDE, CA 92507  
PHONE: (951) 907-5077

**OWNER/APPLICANT**

STEVEN WALKER COMMUNITIES  
7111 INDIANA AVE. STE. 300  
RIVERSIDE, CA 92504

NOTE: THE SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER/APPLICANT.

**SOILS ENGINEER & GEOLOGIST**

ADVANCED GEOTECHNICAL SOLUTIONS, INC.  
485 CORPORATE DRIVE, SUITE B,  
ESCONDIDO, CA 92029  
PH: (714) 786-5861  
CONTACT: JOHN DONOVAN

**ARCHITECTS**

FOR RESIDENTIAL:  
KTY ARCHITECTURE + PLANNING  
17911 VON KARMEN AVENUE, SUITE 200  
IRVINE, CA 92614  
PH: (949) 221-6209

**TOPOGRAPHY SOURCE**

INLAND AERIAL SURVEY, INC.  
7117 ARLINGTON AVENUE  
RIVERSIDE, CA 92503  
PH: (951) 687-4252  
FAX: (951) 687-4120

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SBM, RECORDS OF RIVERSIDE COUNTY.

**ZONING/LAND USE**

PARCEL 1:  
EXISTING ZONING: ..... R-1 - ONE-FAMILY DWELLINGS  
EXISTING LAND USE: ..... CD-MDR - COMM. DEVELOPMENT MED. DENS. RESIDENTIAL  
PROPOSED ZONING: ..... SAME - NO CHANGE  
PROPOSED LAND USE: ..... CD-HDR - HIGH DENSITY, RESIDENTIAL

PARCEL 2 & 3:  
EXISTING ZONING: ..... R-1 - ONE-FAMILY DWELLINGS  
EXISTING LAND USE: ..... CD-MDR - COMM. DEVELOPMENT MED. DENS. RESIDENTIAL  
PROPOSED ZONING: ..... C-1/C-P - GENERAL COMMERCIAL  
PROPOSED LAND USE: ..... CD-CR - COMMERCIAL RETAIL

**ASSESSOR PARCEL NO**

BOOK	PAGE	PARCELS
255	150	001

**PROJECT SUMMARY**

APN: 255-150-001	9.17 ACRES ; 399,261 S.F.
PARCEL 1	6.40 ACRES ; 278,617 S.F.
PARCEL 2	1.06 ACRES ; 46,223 S.F.
PARCEL 3	0.99 ACRES ; 43,186 S.F.
LOT "A" (O.O.D.)	0.57 ACRES ; 25,007 S.F.
LOT "B" (O.O.D.)	0.14 ACRES ; 6,228 S.F.
GROSS AREA:	9.17 ACRES ; 399,261 S.F.
NET AREA:	8.45 ACRES ; 368,026 S.F.

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED SCHOOL DISTRICT

**UTILITY PROVIDERS**

WATER: ..... WESTERN MUNICIPAL WATER DISTRICT  
SEWER: ..... CITY OF RIVERSIDE  
ELECTRICITY: ..... SOUTHERN CALIFORNIA EDISON  
GAS: ..... THE GAS COMPANY  
TELEPHONE: ..... VERIZON  
TELEVISION: ..... AIR WAVES / CHARTER COMMUNICATIONS

NOTE: WATER AND SEWER ARE AVAILABLE AT THIS PROJECT SITE.  
NOTE: THIS PROJECT SITE IS LOCATED IN HIGHGROVE COUNTY SERVICE AREA #128.

NOTE: NO KNOWN WELLS ON OR WITHIN 200 FEET OF THIS PROJECT SITE.

**FEMA FLOOD ZONE DESIGNATION**

ZONE X - AREA OF MINIMAL FLOOD HAZARD.  
FLOOD INSURANCE RATE MAP  
RIVERSIDE COUNTY, CALIFORNIA AND UNINCORPORATED AREAS.  
PANELS 65 & 70 OF 3805  
MAP NUMBERS 06065C0085G & 06065C0070G  
EFFECTIVE DATE  
AUGUST 28, 2008

NOTE: THIS PROJECT SITE IS LOCATED IN HIGHGROVE COMMUNITY POLICY AREA, IS SUSCEPTIBLE TO SUBSIDENCE AND IS IN A HIGH SENSITIVITY AREA FOR PALEONTOLOGICAL RESOURCES.

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

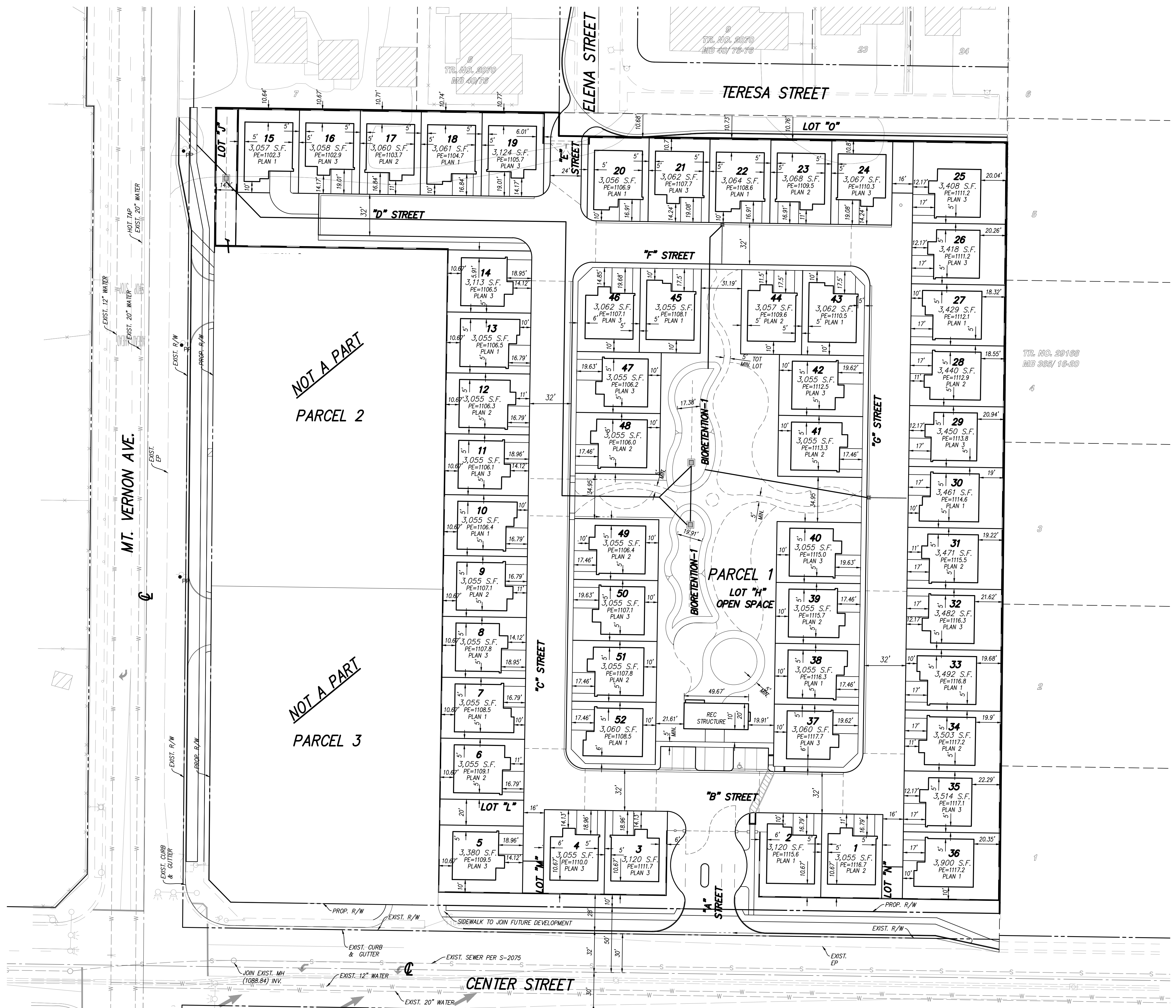
**OPEN SPACE SUMMARY**

TOTAL AREA	OPEN SPACE	
	AREA REQUIRED	OPEN SPACE PROVIDED
PARCEL 1 278,617 S.F.	111,447 S.F.	119,208 S.F.
LOT COVERAGE (%)	40%	43%

**PARKING SUMMARY**

Lot Number	PRIVATE/ONSITE PARKING AREA	TOTAL PARKING SPACES	PUBLIC/OFFSITE		TOTAL PARKING SPACES
			TOTAL PARKING AREA	PARKING SPACES	
1-52	4/LOT (2@ GARAGE)	208			
Offsite			6	214	
SUM					214

APN: 255-150-001	9.17 ACRES ; 399,261 S.F.
LOTS 1-52	3.79 ACRES ; 165,134 S.F.
STREET "A"	0.21 ACRES ; 8,959 S.F.
STREET "B"	0.19 ACRES ; 8,287 S.F.
STREET "C"	0.35 ACRES ; 15,225 S.F.
STREET "D"	0.31 ACRES ; 13,359 S.F.
STREET "E"	0.03 ACRES ; 1,475 S.F.
STREET "F"	0.16 ACRES ; 7,092 S.F.
STREET "G"	0.41 ACRES ; 17,778 S.F.
LOT "H" (OPEN SPACE)	0.82 ACRES ; 35,565 S.F.
LOT "J" (BIORETENTION AREA 2)	0.04 ACRES ; 1,840 S.F.
LOT "K" (OPEN AREA AT END OF ST. "G")	0.04 ACRES ; 1,825 S.F.
LOT "L" (OPEN AREA NEAR SWLY CORNER)	0.03 ACRES ; 1,300 S.F.
LOT "M" (OPEN AREA AT END OF ST. "C")	0.01 ACRES ; 401 S.F.
LOT "N" (OPEN AREA AT END OF ST. "G")	0.01 ACRES ; 396 S.F.
LOT "O" (OFF-SITE O.O.D. AT TERESA ST.)	0.14 ACRES ; 6,228 S.F.
GROSS AREA:	9.17 ACRES ; 399,261 S.F.
NET AREA:	8.45 ACRES ; 368,026 S.F.
AREA DISTURBED:	6.40 ACRES ; 278,636 S.F.



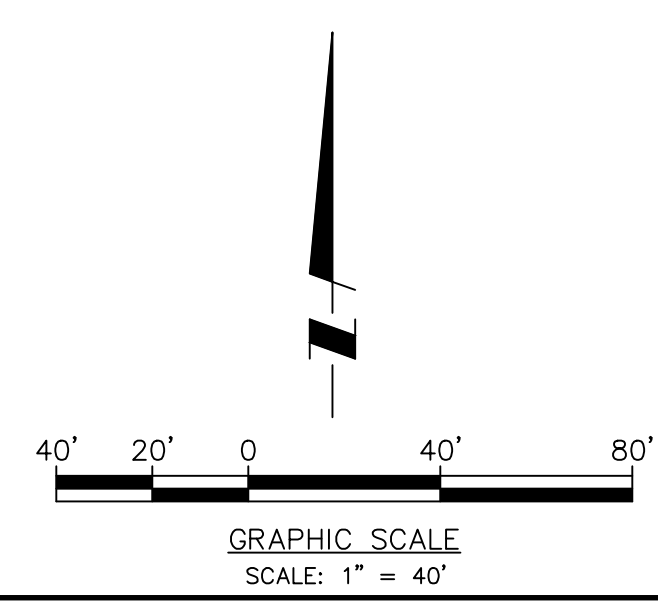
**RESIDENTIAL PLOT PLAN - PPT200017**  
**PARCEL 1, TENTATIVE TRACT MAP 37743**

FOR: STEVEN WALKER COMMUNITIES

SCALE:	1"=40'
DATE:	5/2023
DESIGNED:	WW
CHECKED:	AW
PLN CK REF:	
F.B.	



W.O.	1043
SHEET	1
OF 1 SHEETS	
DWG. NO.	1043.1







# CONCEPTUAL GRADING PLAN

## TENTATIVE TRACT MAP 37743

### APN: 255-150-001

#### CIVIL ENGINEER

WOODARD GROUP  
ANDREW WOODARD  
7223 MAGNOLIA AVENUE  
RIVERSIDE, CA 92504  
PHONE: (951) 907-5077

#### OWNER/APPLICANT

STEVEN WALKER COMMUNITIES  
7111 INDIANA AVE. STE. 300  
RIVERSIDE, CA 92504

#### SOILS ENGINEER & GEOLOGIST

ADVANCED GEOTECHNICAL SOLUTIONS, INC.  
485 CORPORATE DRIVE, SUITE B,  
ESCONDIDO, CA 92029  
PH: (714) 786-5661  
CONTACT: JOHN DONOVAN

#### ARCHITECT

KTGY ARCHITECTURE + PLANNING  
17911 VON KARMEN AVENUE, SUITE 200  
IRVINE, CA 92614  
PH: (949) 221-6209

#### LEGAL DESCRIPTION

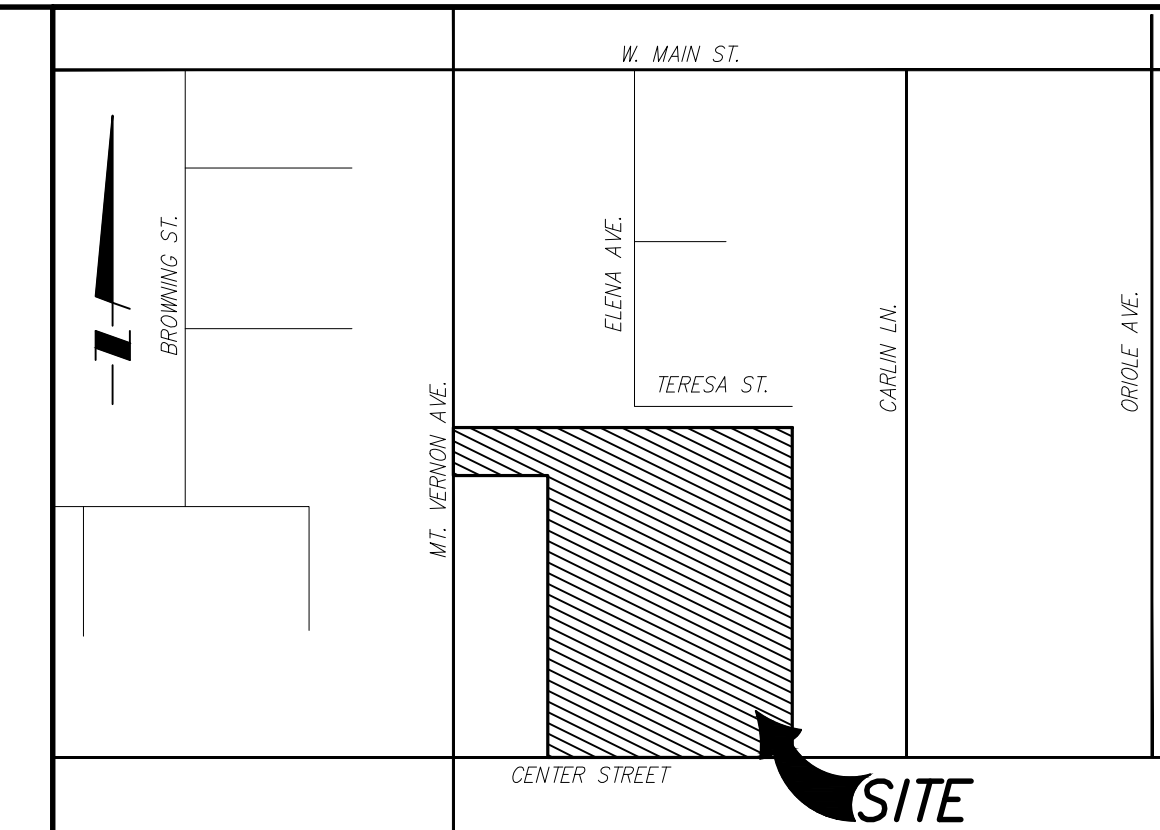
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 9; TOWNSHIP  
2 SOUTH, RANGE 4 WEST, SBM, RECORDS OF RIVERSIDE  
COUNTY.

#### ASSESSOR PARCEL NO

BOOK	PAGE	PARCELS
255	150	001

#### CONSTRUCTION NOTES

- 1 PROPOSED DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207A
- 2 PROPOSED CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200.
- 3 PROPOSED AC PAVING, PROPOSED PRIVATELY MAINTAINED ROAD.
- 4 PROPOSED CONCRETE HARDSCAPE
- 5 PROPOSED 6" CURB ONLY
- 6 PROPOSED 6" CURB AND GUTTER.
- 7 PROPOSED 3" WIDE CONCRETE RIBBON GUTTER
- 8 PROPOSED ROLLED CURB WITH GUTTER.
- 9 PROPOSED ROLLED CURB.
- 10 PROPOSED COMBINATION RETAINING/FREE STANDING WALL.
- 11 PROPOSED LANDSCAPE
- 12 PROPOSED SEWER LINE.
- 13 PROPOSED WATER LINE.
- 14 PROPOSED BIORETENTION AREA.
- 15 PROPOSED TRENCH DRAIN.
- 16 PROPOSED DRAIN INLET.
- 17 PROPOSED 8" STORM DRAIN.
- 18 PROPOSED 12" STORM DRAIN.
- 19 PROPOSED 18" STORM DRAIN.
- 20 PROPOSED PARKWAY / UNDER SIDEWALK DRAIN.
- 21 PROPOSED GATE WITH KNOX BOX.
- 22 PROPOSED ADA RAMP.
- 23 PROPOSED EARTHEN SWALE.
- 24 PROPOSED FIRE HYDRANT.



#### VICINITY MAP

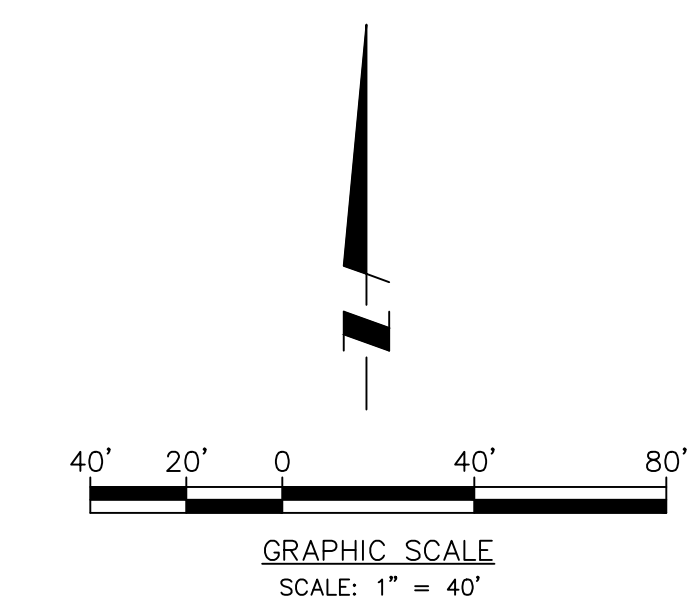
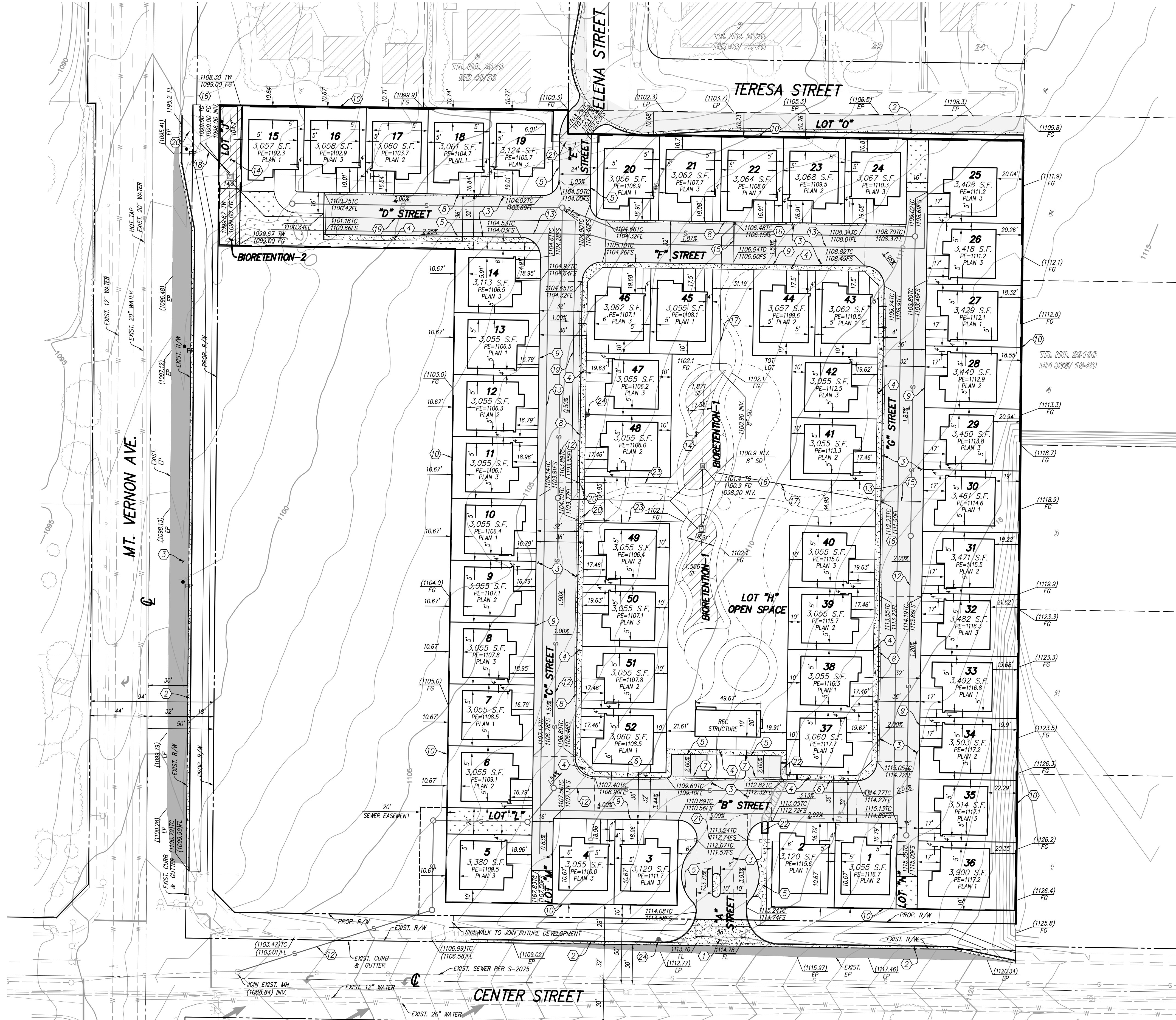
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
NOT TO SCALE

#### LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DIRT ROAD
- EXISTING SIDEWALK
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

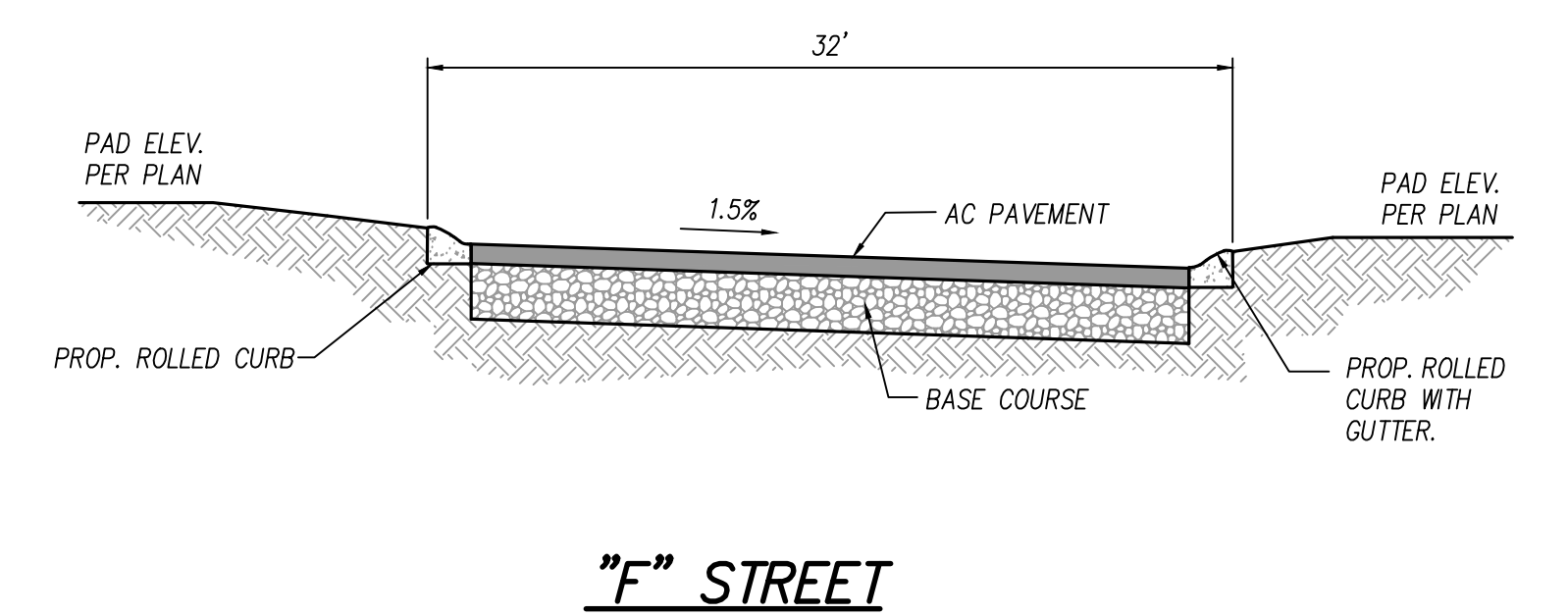
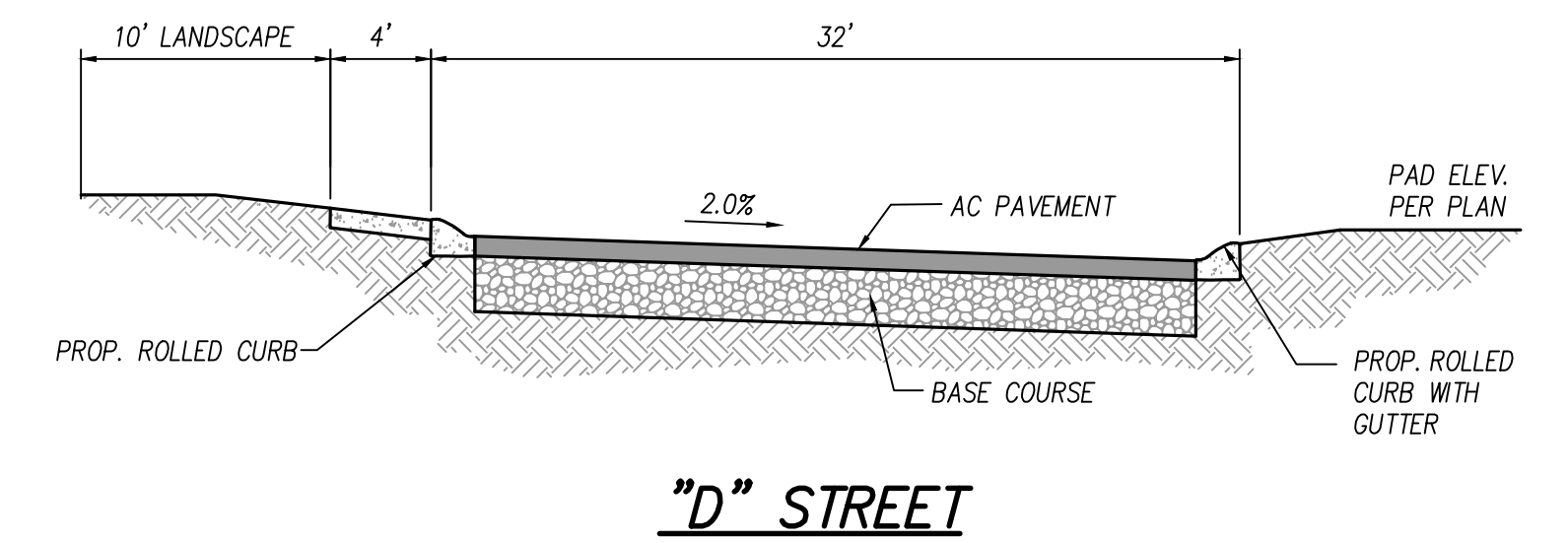
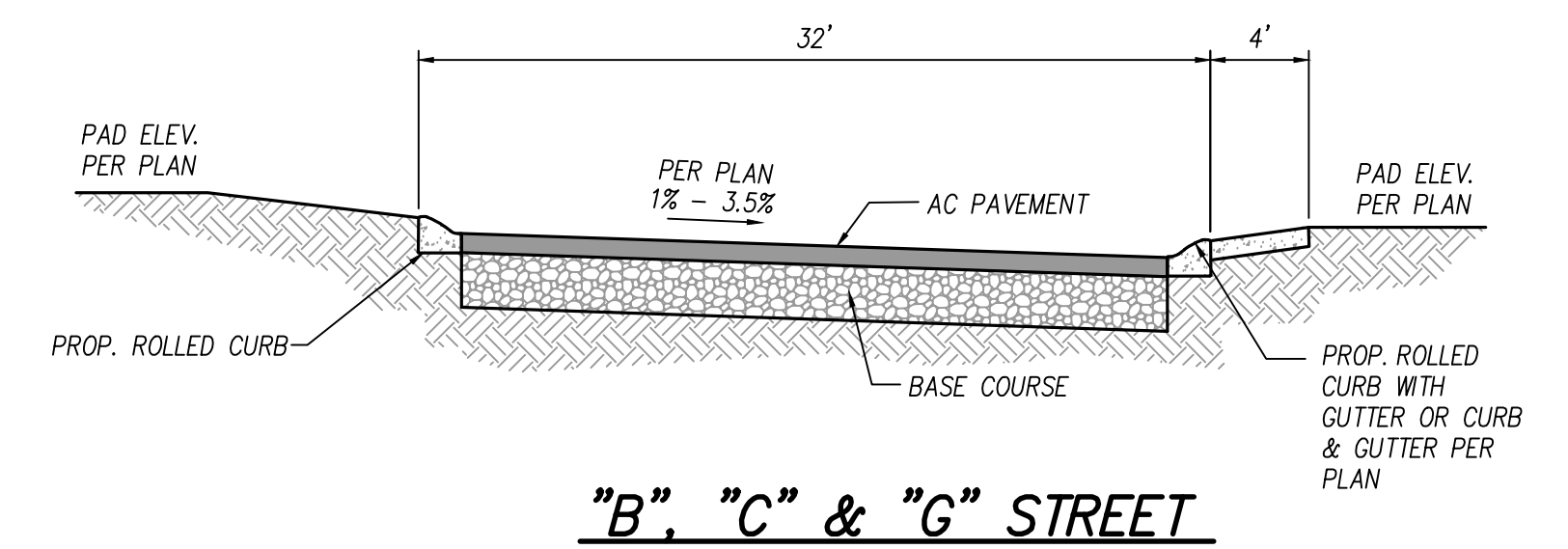
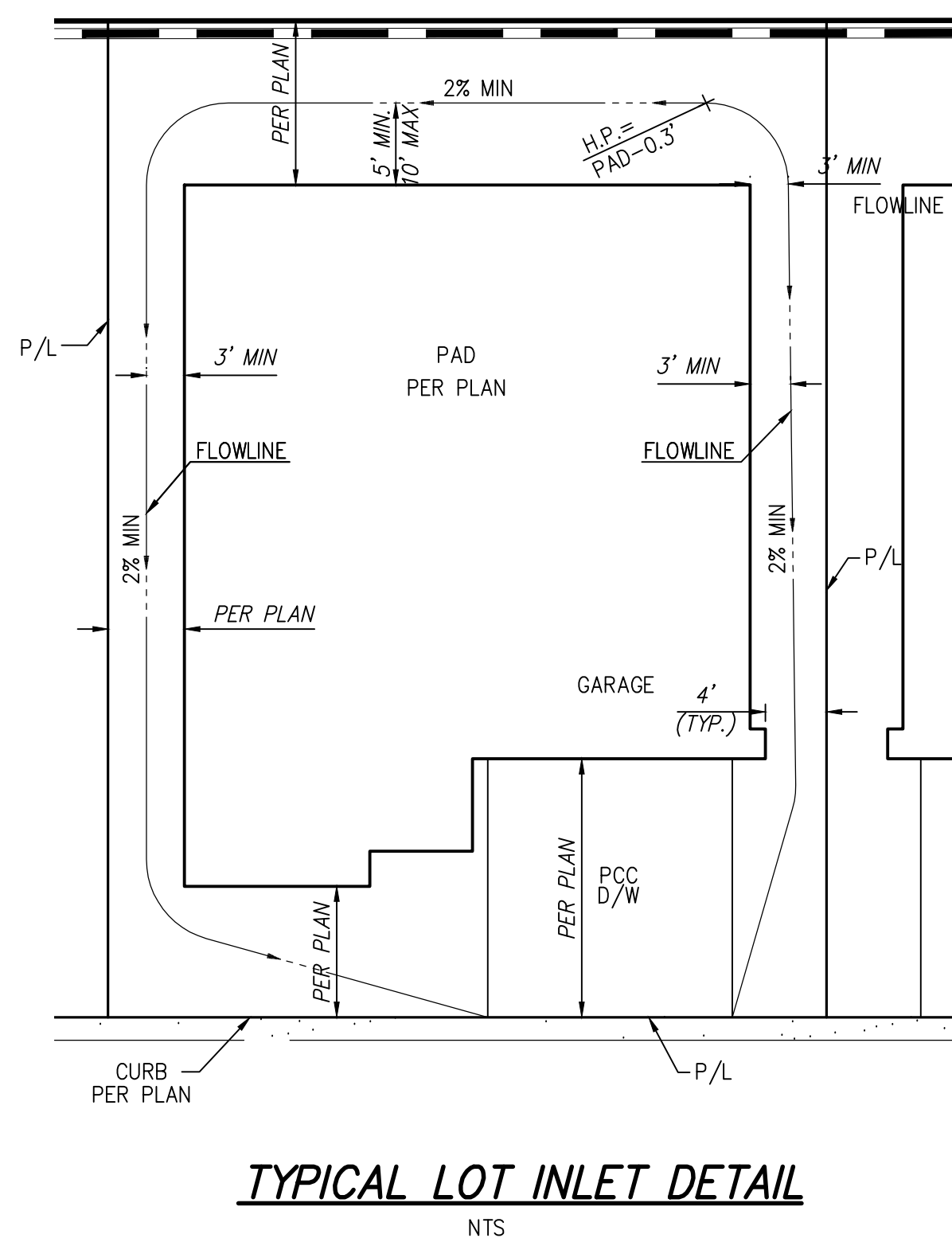
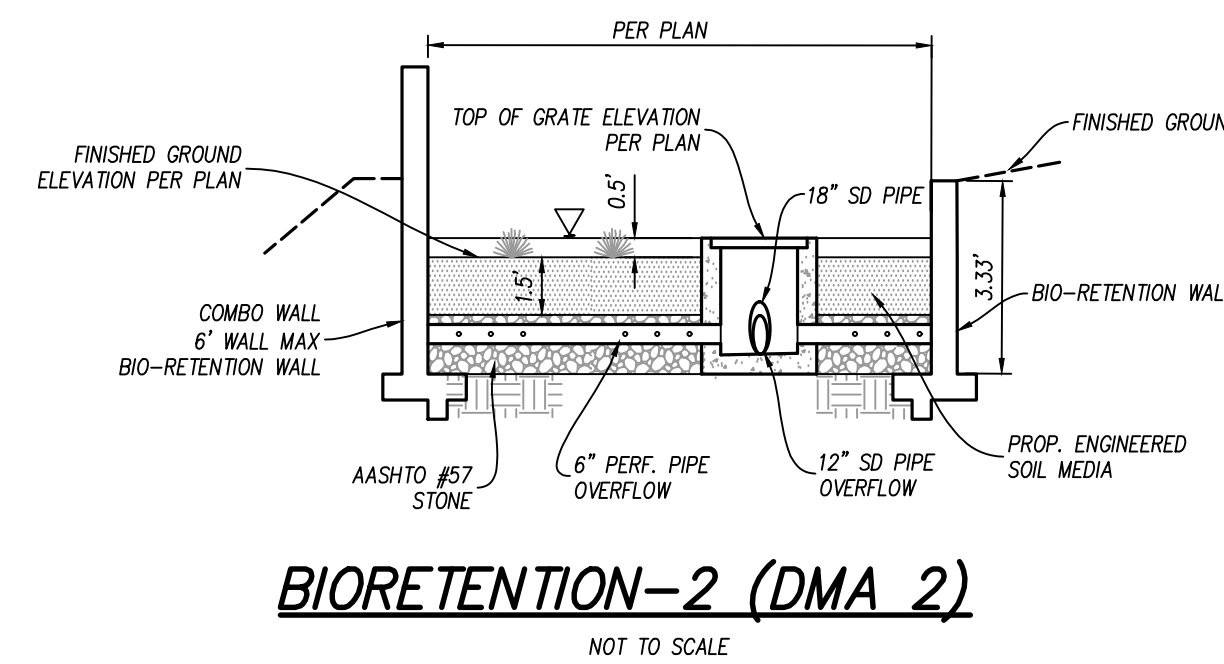
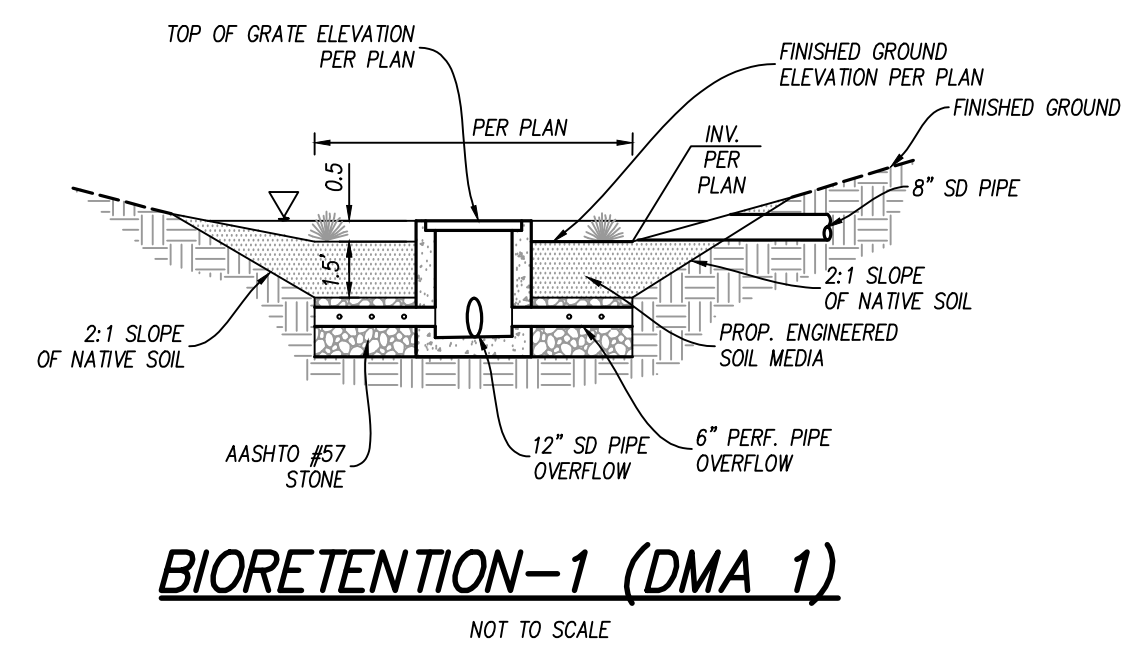
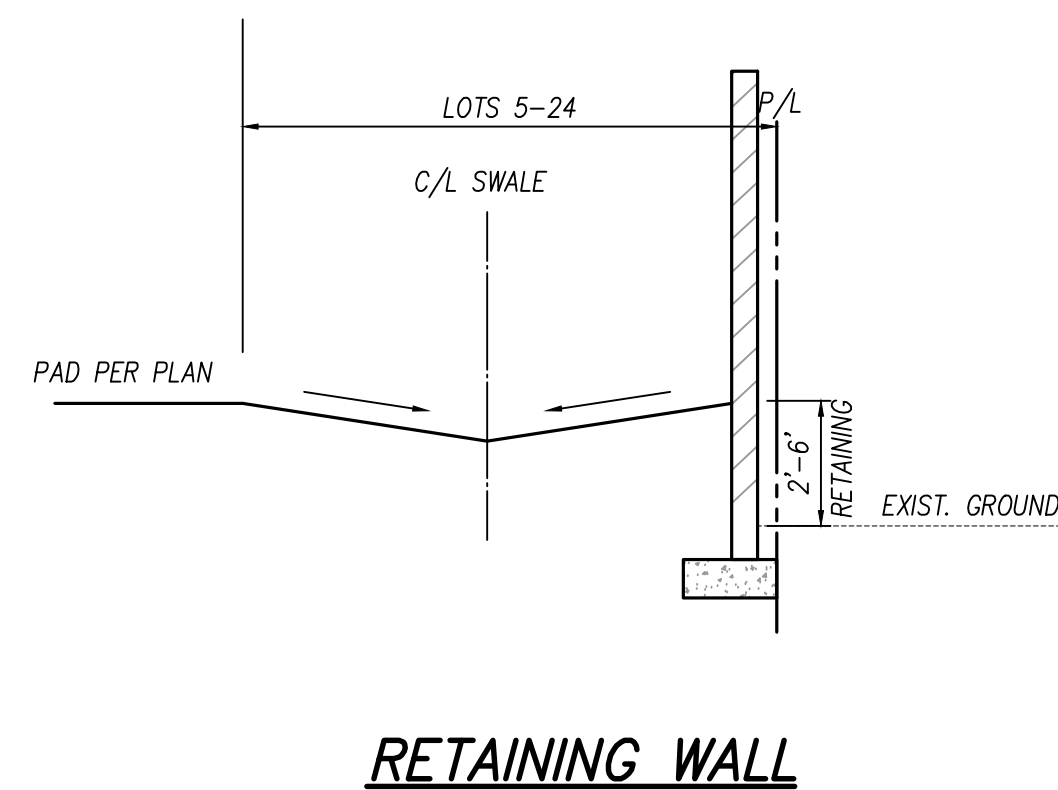
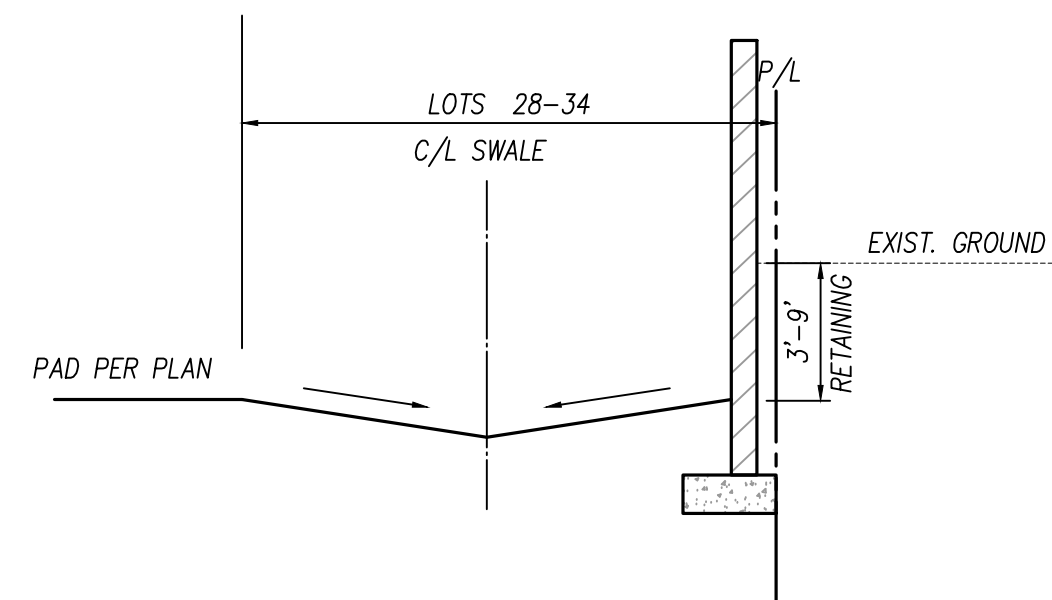
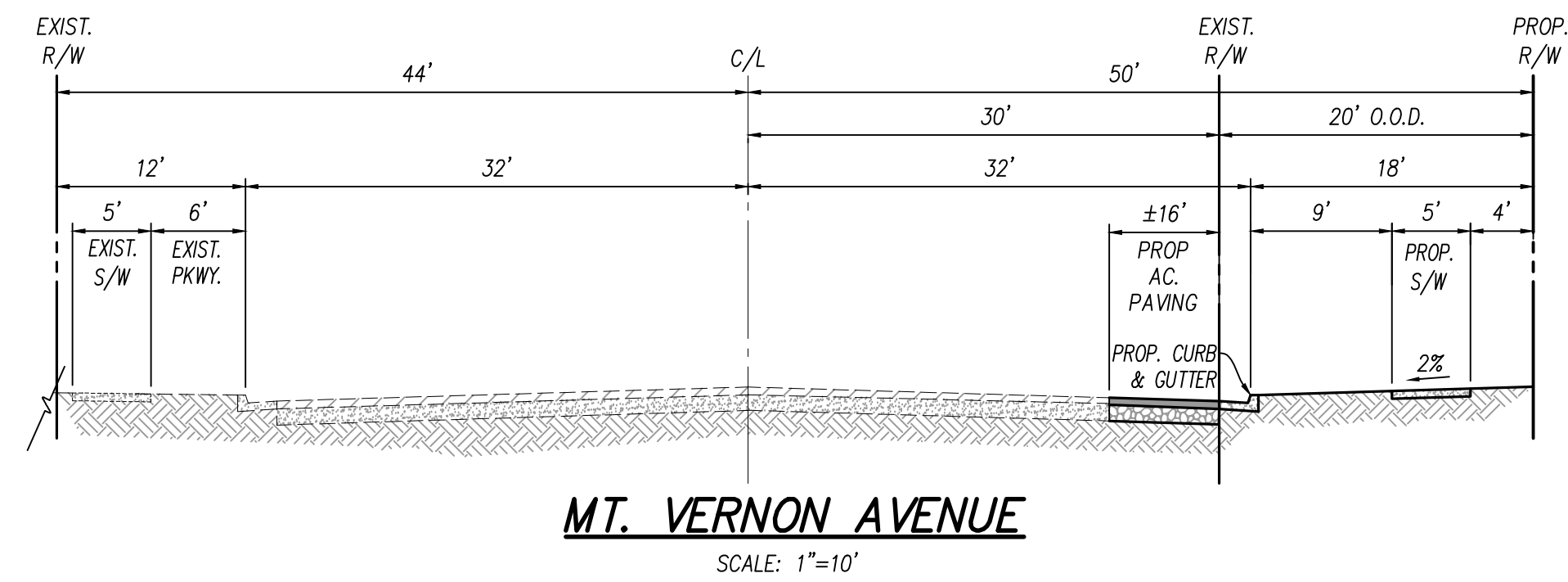
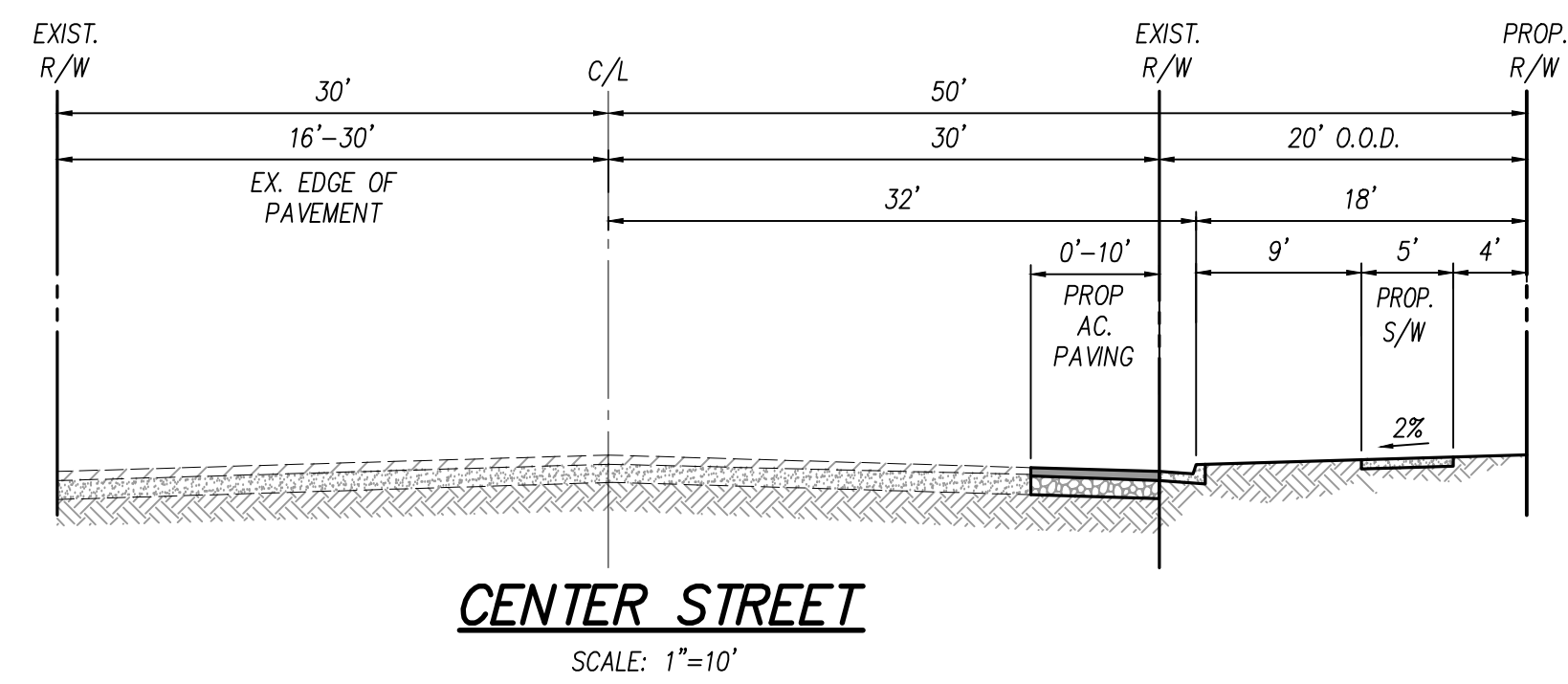
#### EARTHWORK QUANTITIES

CUT (RAW)	0 CY
FILL (RAW)	8500 CY
IMPORT	8500 CY



MARK	REVISIONS	DATE	BY
<b>CONCEPTUAL GRADING PLAN</b>			
<b>TENTATIVE TRACT MAP 37743</b>			
FOR: STEVEN WALKER COMMUNITIES			
SCALE:	1" = 40'		
DATE:	8/2021		
DESIGNED:	AW		
CHECKED:	AW		
PLN CK REF:			
F.B.			

W.O.	1043
SHEET	1
OF 2 SHEETS	
DWG. NO.	1043.001



MARK	REVISIONS	DATE	BY
<b>CONCEPTUAL GRADING PLAN</b>			
<b>TENTATIVE TRACT MAP 37743</b>			
<b>DETAILS</b>			
FOR: STEVEN WALKER COMMUNITIES			
SCALE:	W.O. 104.3		
DATE: 5/2021	SHEET 2		
DESIGNED: AW	OF 2 SHEETS		
CHECKED: AW	DWG. NO. 104.3.001		
PLN CK REF:	WOODARD GROUP		
F.B.			

# HIGHGROVE

## Sheet Index

A0.1	Sheet Index								
SP1.0	Site Plan								
A1.0	Plan 1 Floor Plan	A2.0	Plan 2 Floor Plan	A3.0	Plan 3 Floor Plan	A4.0	Shade Structure Plans	A5.0	Perspectives
A1.1	Plan 1 Front Elevations	A2.1	Plan 2 Front Elevations	A3.1	Plan 3 Front Elevations	A4.1	Shade Structure Elevations	A5.1	Shade Structure Perspectives
A1.2	Plan 1 Spanish Exterior Elevations	A2.2	Plan 2 Spanish Exterior Elevations	A3.2	Plan 3 Spanish Exterior Elevations				
A1.3	Plan 1 Prairie Exterior Elevations	A2.3	Plan 2 Prairie Exterior Elevations	A3.3	Plan 3 Prairie Exterior Elevations				
A1.4	Plan 1 Farmhouse Exterior Elevations	A2.4	Plan 2 Farmhouse Exterior Elevations	A3.4	Plan 3 Farmhouse Exterior Elevations				
A1.5	Plan 1 Roof Plans	A2.5	Plan 2 Roof Plans	A3.5	Plan 3 Roof Plans				

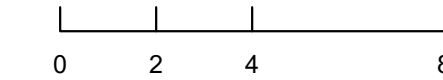


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 Riverside, CA 92504

**HIGHGROVE**  
 RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
 JUNE 27, 2023



SHEET INDEX

A0.1

MT. VERNON AVENUE

2.09 ACRE COMMERCIAL

4,476

601.42' TERESA STREET

0.15 ACRE DEDICATION

WQMP

P3 P1 P2 P3 P1

P3 P1 P3 P2 P1

P1

P1 P3 P2 P3

30'-6"

TOT LOT

WQMP

OPEN SPACE  
32,888 SF

REC STRUCTURE

615.11'

30'-6"

4'-0"

30'-6"

4'-0"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

30'-6"

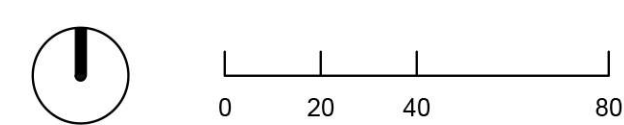
323.62'

CENTER STREET

195'-0"

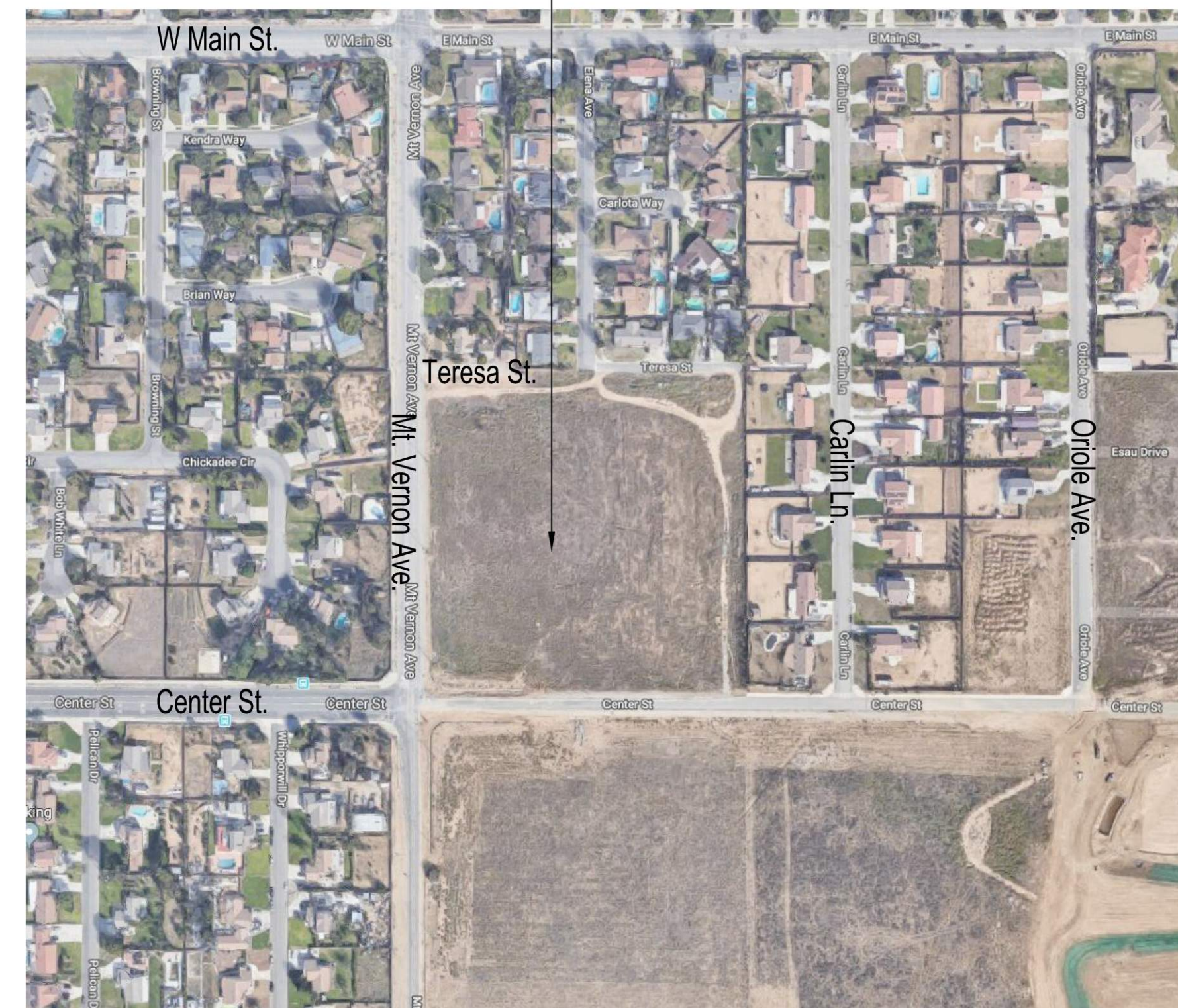
HIGHGROVE  
RIVERSIDE, CA # 2019-0186

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TOTAL RESIDENTIAL	6.35 AC
SITE AREA:	75,532 GSF
TOTAL BUILDING AREA:	75,532 GSF
BUILDING FOOTPRINT/SITE AREA = 75,532	
GSF/276,606 GSF = .27	
TOTAL SITE COVERAGE PROVIDED:	27%
DENSITY:	8.19 DU/AC
GUEST PARKING:	22 SPOTS
UNIT MIX:	52 TOTAL DU
PLAN 1:	20
PLAN 2:	16
PLAN 3:	16

Site Location



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SITE PLAN

SP1.0

# Prairie Color Scheme 1

STUCCO  
SW 2822 DOWNING SAND



TRIM / FASCIA / GARAGE  
SW 7520 DARK BROWN



ENTRY DOOR  
SW 6180 OAKMOSS



STONE VENEER  
CORONADO STONE - AMALFI LEDGE  
- POMPEII



ROOF  
EAGLE ROOFING - BEL AIR  
4602 CONCORD BLEND



# Prairie Color Scheme 2

STUCCO  
SW 7051 ANALYTICAL GRAY



TRIM / FASCIA / GARAGE  
SW 6152 SUPERIOR BRONZE



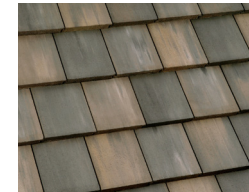
ENTRY DOOR  
SW 7048 URBANE BRONZE



STONE VENEER  
CORONADO STONE - AMALFI LEDGE  
- POMPEII



ROOF  
EAGLE ROOFING - BEL AIR  
4602 CONCORD BLEND



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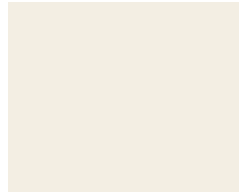
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#2019-0186

**Color Sample Board**  
JUNE 27, 2023

# Spanish Color Scheme 1

STUCCO  
SW 7566 WESTHIGHLAND WHITE



TRIM 1  
SW 7530 BARCELONA BEIGE



TRIM 2 / GARAGE  
SW 6111 COCONUT HUSK



ENTRY DOOR / SHUTTERS  
SW 7624 SLATE TILE



ROOF  
EAGLE ROOFING - CAPISTRANO  
8806 TUCSON BLEND



# Spanish Color Scheme 2

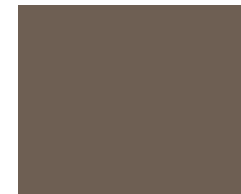
STUCCO  
SW 7529 SAND BEACH



TRIM 1  
SW 7548 PORTICO



TRIM 2 / GARAGE  
7515 HOMESTEAD BROWN



ENTRY DOOR / SHUTTERS  
SW 6194 BASIL



ROOF  
EAGLE ROOFING - CAPISTRANO  
8806 TUCSON BLEND



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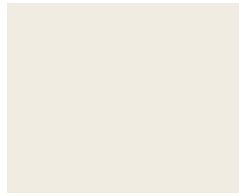
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#2019-0186

**Color Sample Board**  
JUNE 27, 2023

# Farmhouse Color Scheme 1

STUCCO  
SW 7551 GREEK VILLA



TRIM / FASCIA / GARAGE  
SW 7674 PEPPERCORN



SHUTTERS  
SW 6258 TRICORN BLACK



ENTRY DOOR  
SW 7583 WILD CURRANT



STONE VENEER  
CORONADO STONE - TEXAS RUBBLE  
- TEXAS CREAM



ROOF  
EAGLE ROOFING - BEL AIR  
4503 SIERRA MADRE

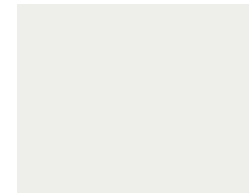


# Farmhouse Color Scheme 2

STUCCO  
SW 9085 TOUCH OF SAND



TRIM / FASCIA  
SW 7006 EXTRA WHITE



SHUTTERS / GARAGE  
SW 7047 PORPOISE



ENTRY DOOR  
SW 6230 RAINSTORM



STONE VENEER  
CORONADO STONE - TEXAS RUBBLE  
- TEXAS CREAM



ROOF  
EAGLE ROOFING - BEL AIR  
4503 SIERRA MADRE



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#2019-0186

**Color Sample Board**  
JUNE 27, 2023



# Shade Structure

ACCENT 1  
SW 7032 WARM STONE



ACCENT 2  
SW 7048 URBANE BRONZE



WOOD ACCENT  
WOODTONE - TRADITIONAL  
AMERICAN NUT BROWN



STONE VENEER  
CORONADO STONE - TEXAS RUBBLE  
- CAPE COD GREY



ROOF  
CMG METALS - DARK BRONZE

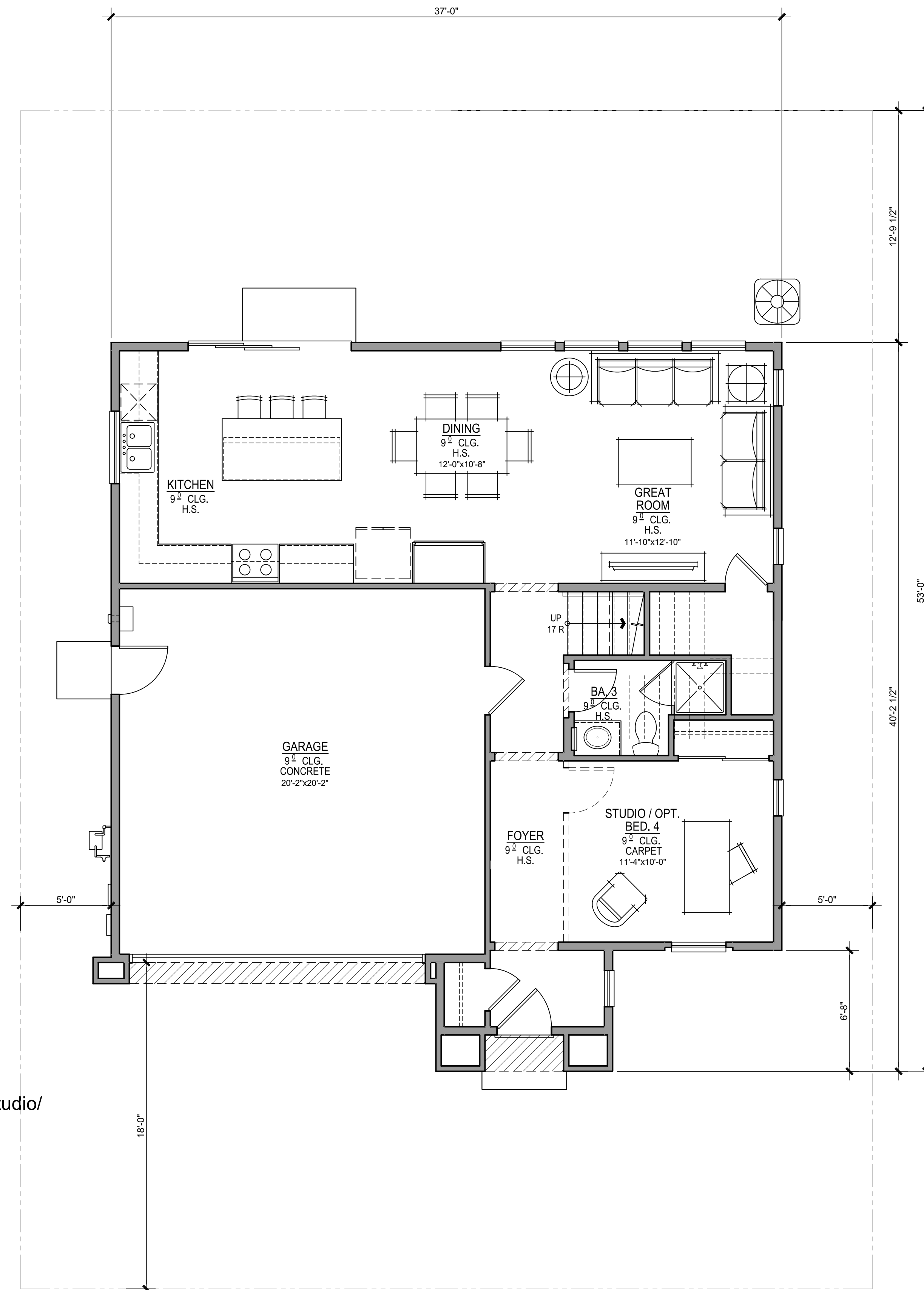
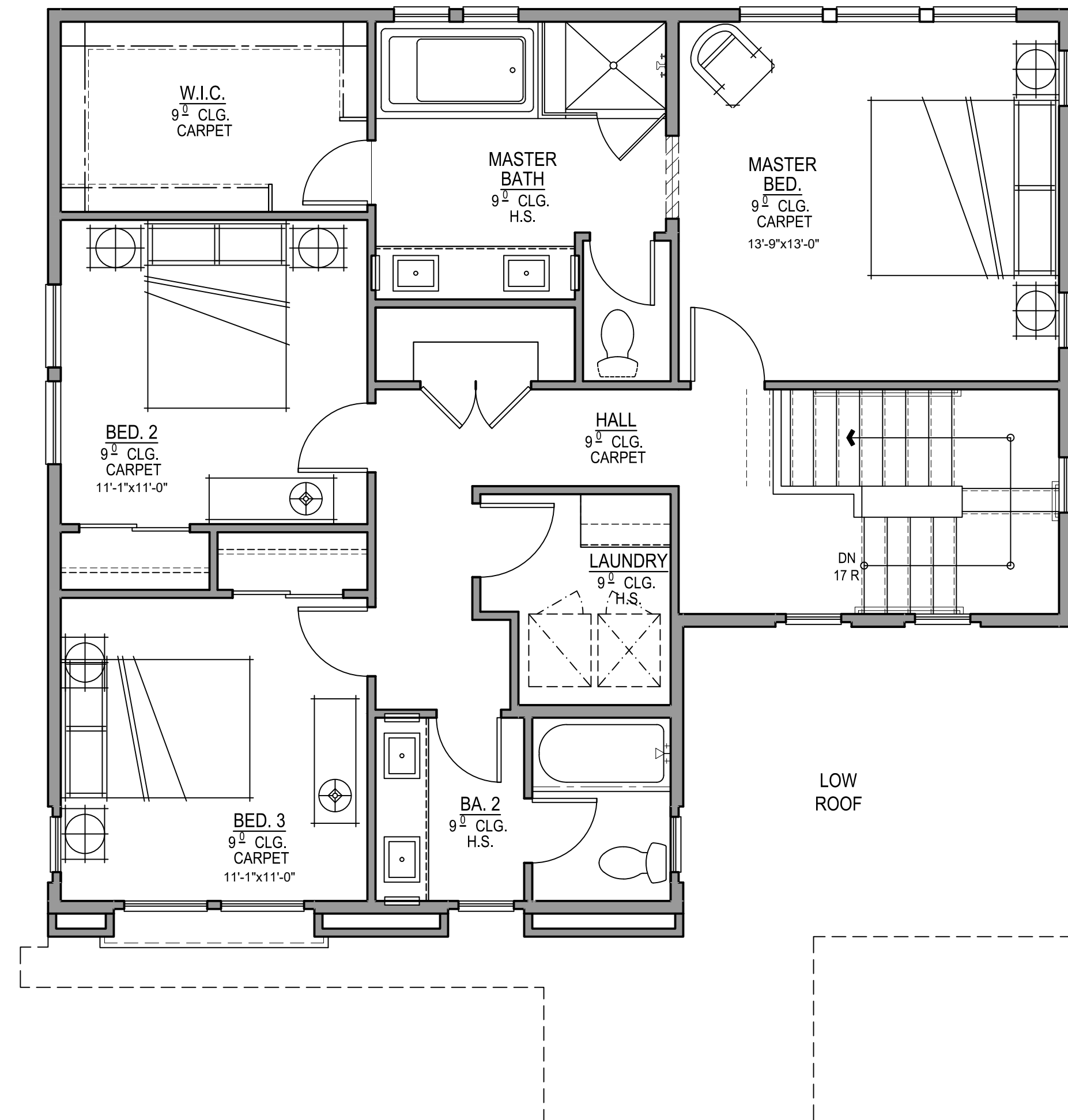


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Color Sample Board  
JUNE 27, 2023



Plan 1  
3 Bed/ 3 Bath/ Studio/  
Opt. Bed 4

PLAN 1A - GROSS SQ. FT.	
1ST FLOOR	874 SQ. FT.
2ND FLOOR	990 SQ. FT.
TOTAL LIVING AREA 1864 SQ. FT.	
COVERED ENTRY	9 SQ. FT.
GARAGE	424 SQ. FT.

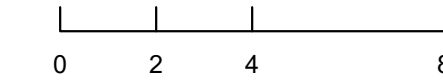


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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

SCHEMATIC DESIGN  
JUNE 27, 2023



PLAN 1  
FLOOR PLAN

A1.0



Plan 1A - Spanish



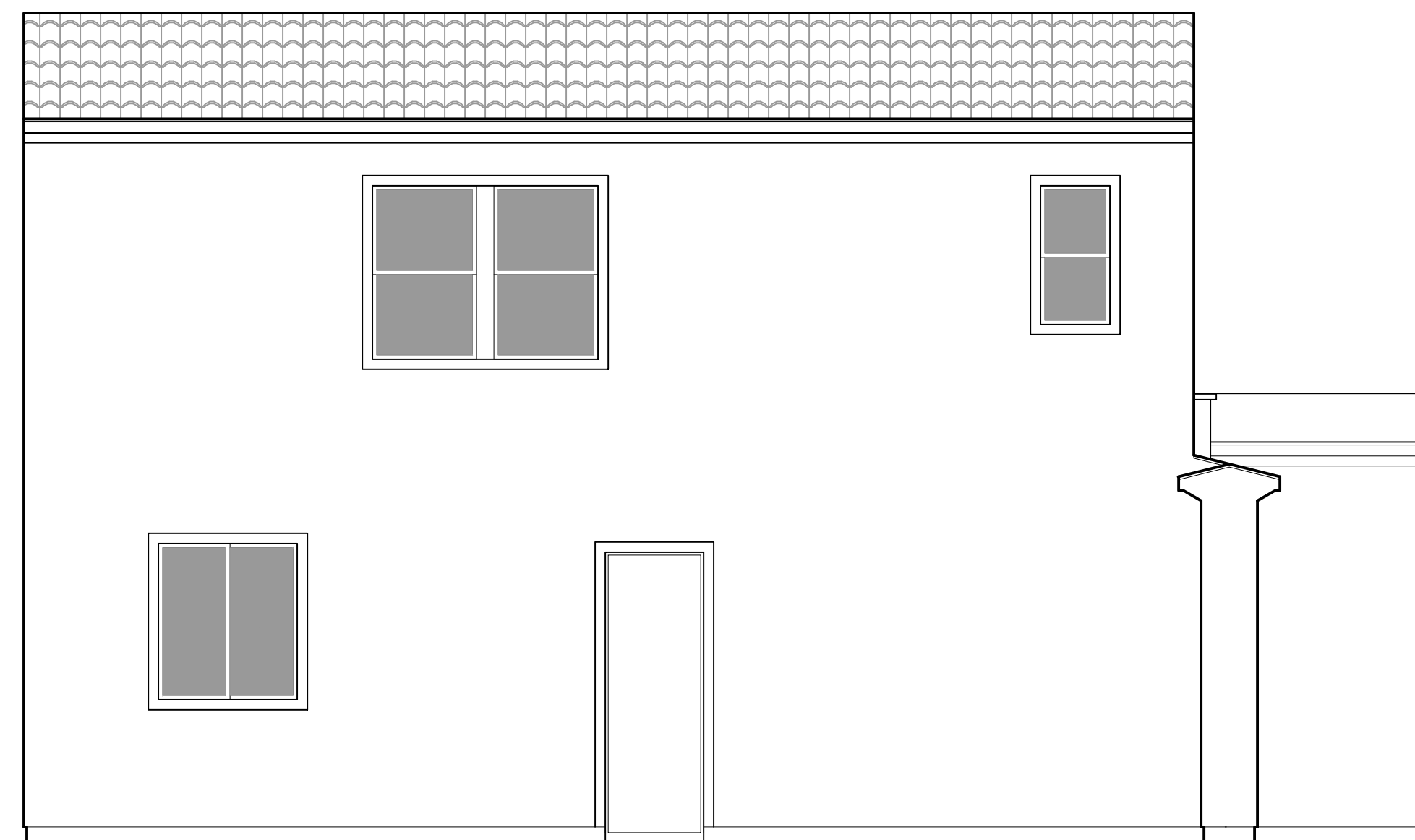
Plan 1B - Prairie



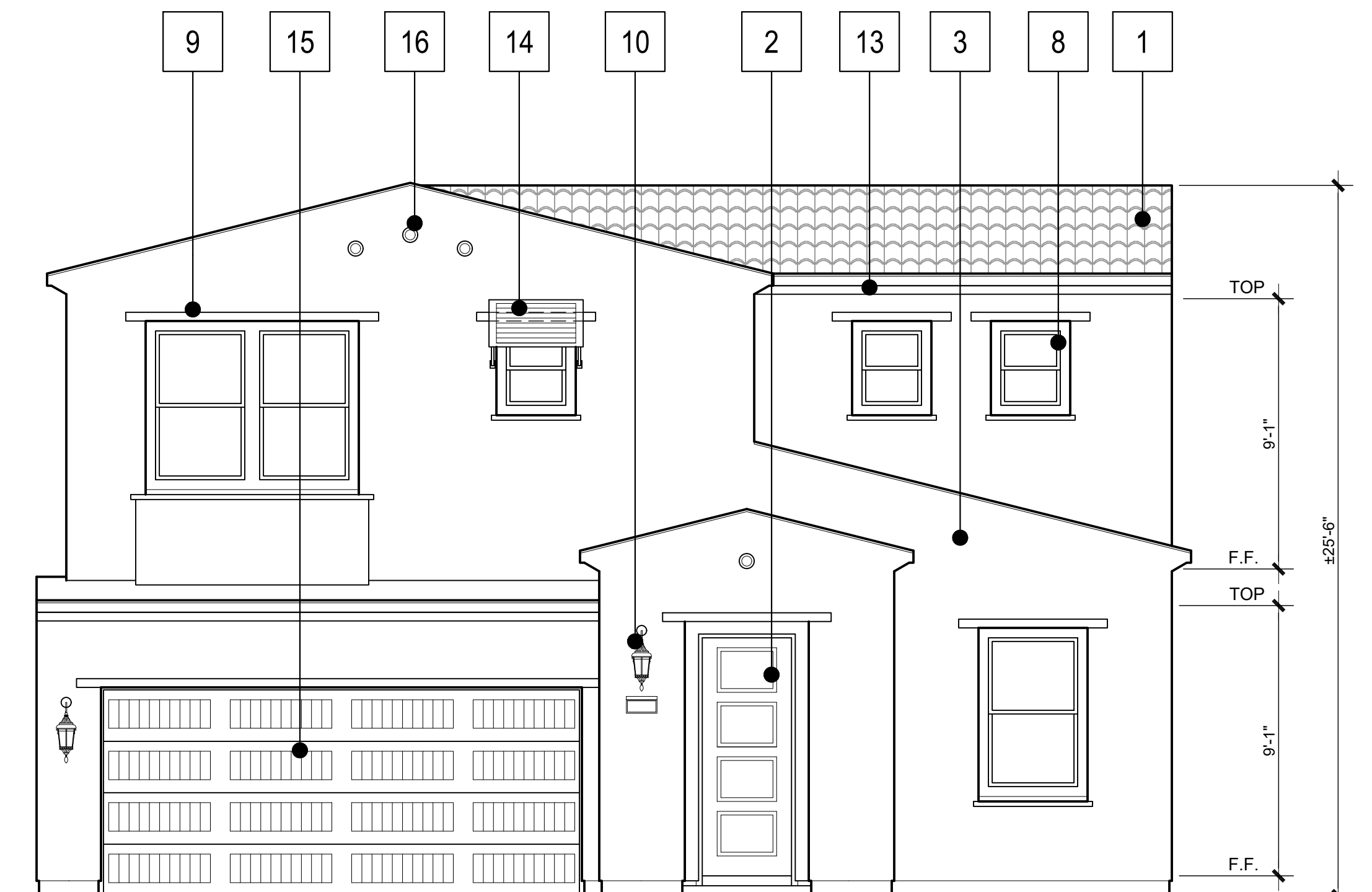
Plan 1C - Farmhouse

**Material Legend**

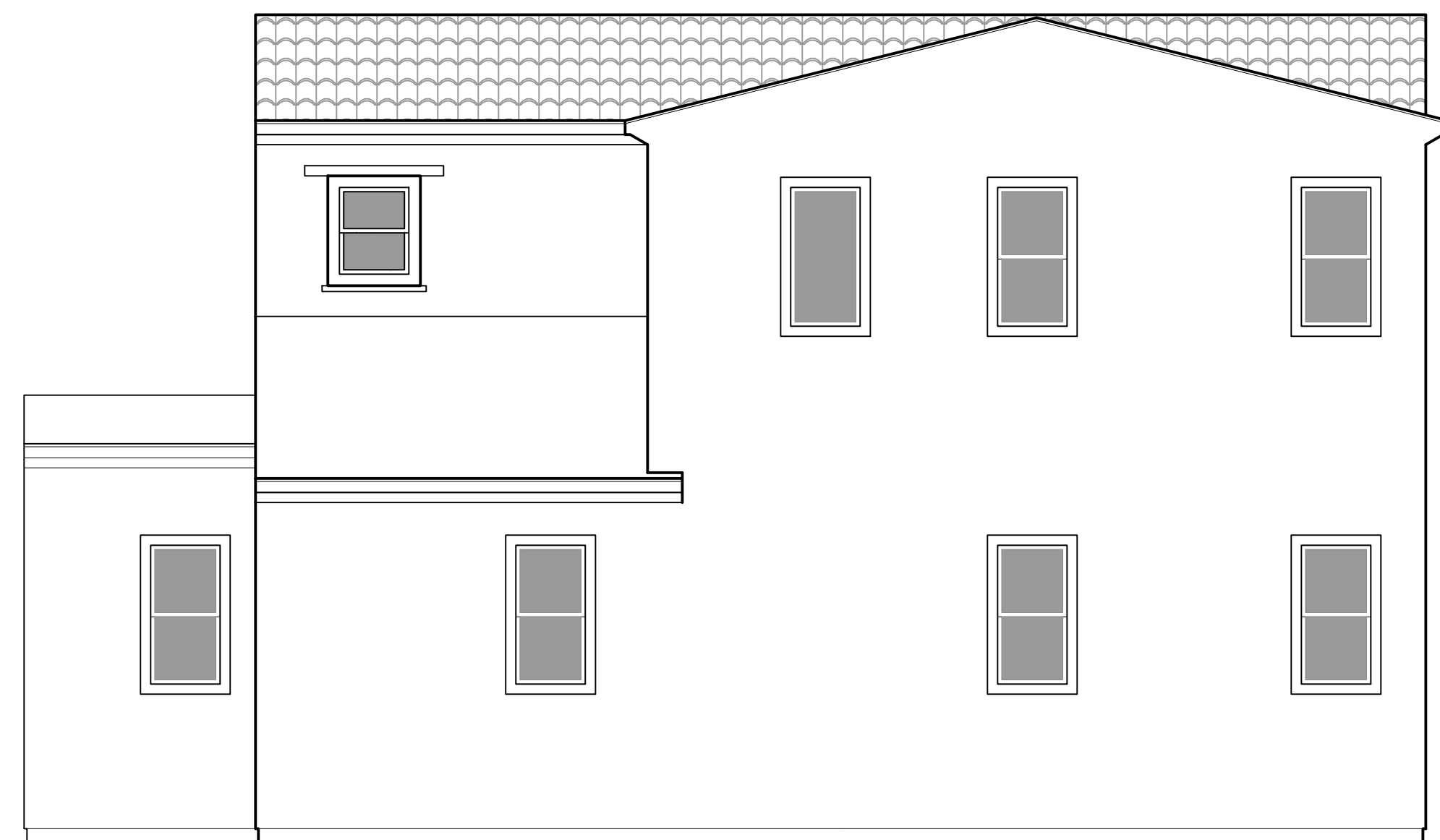
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
- 10. Light Fixture
- 11. Wood Post With Kicker
- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decarative Gable End Detail
- 18. Decorative Shutters



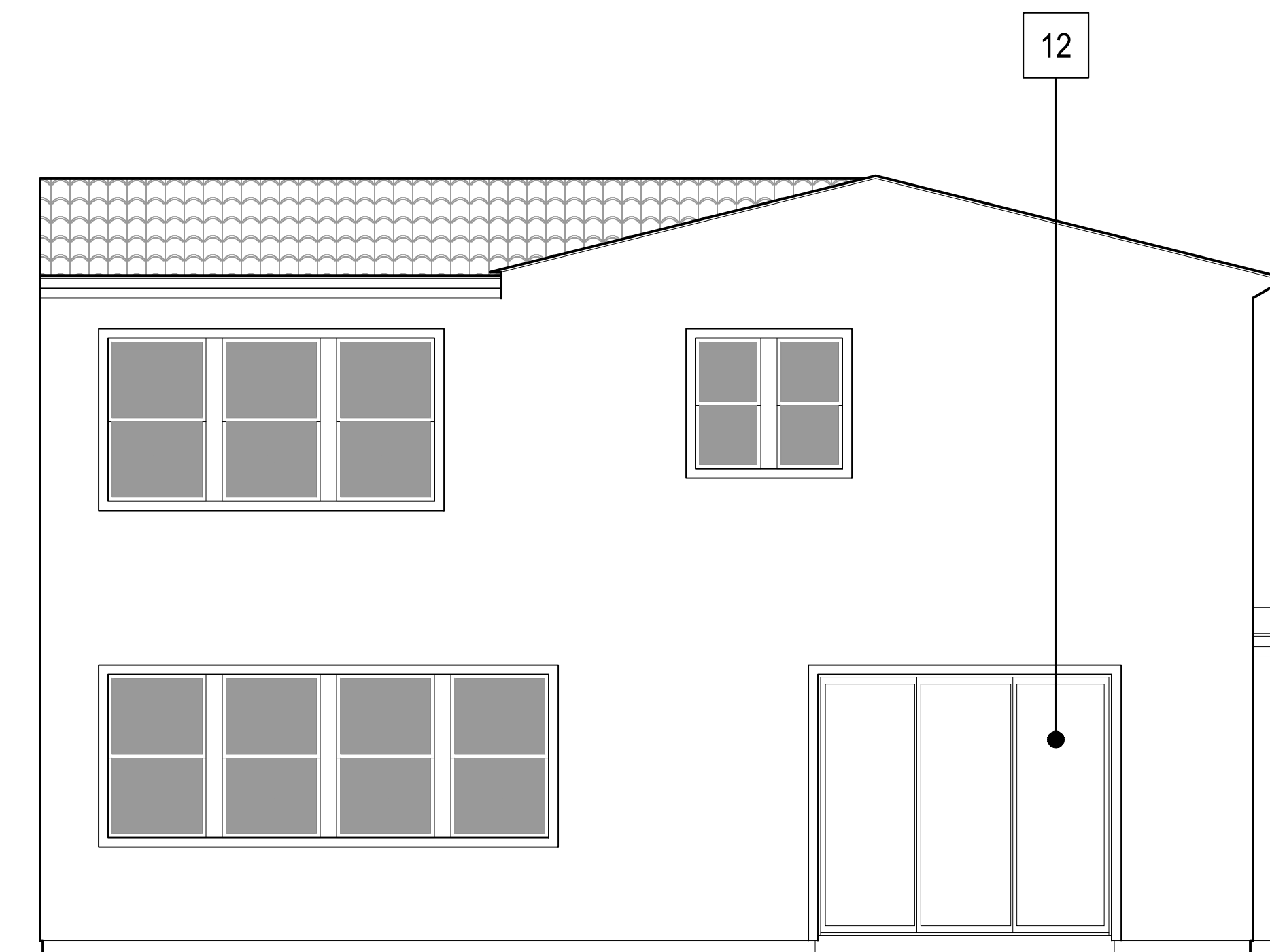
Left Elevation



Front Elevation



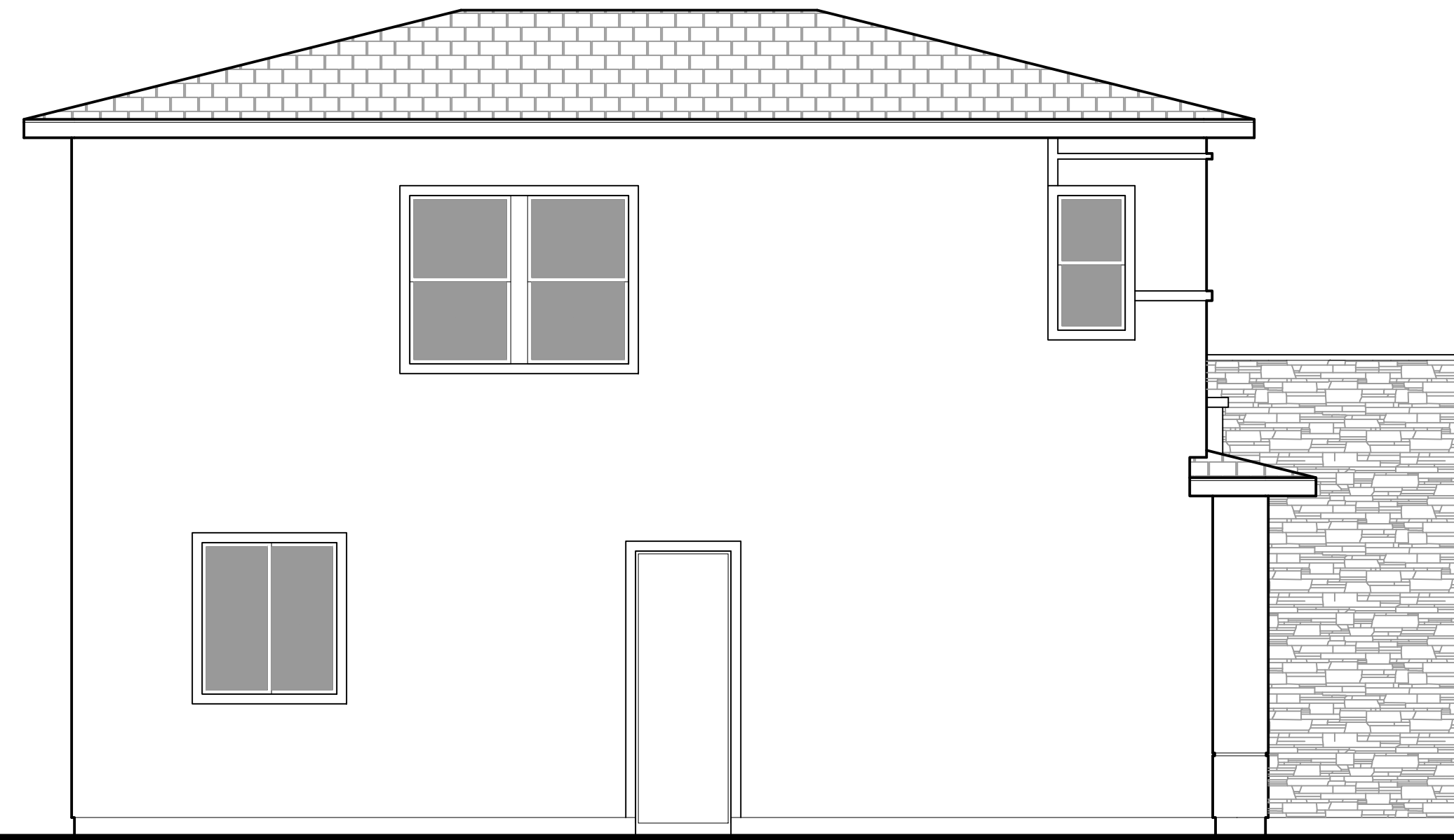
Right Elevation



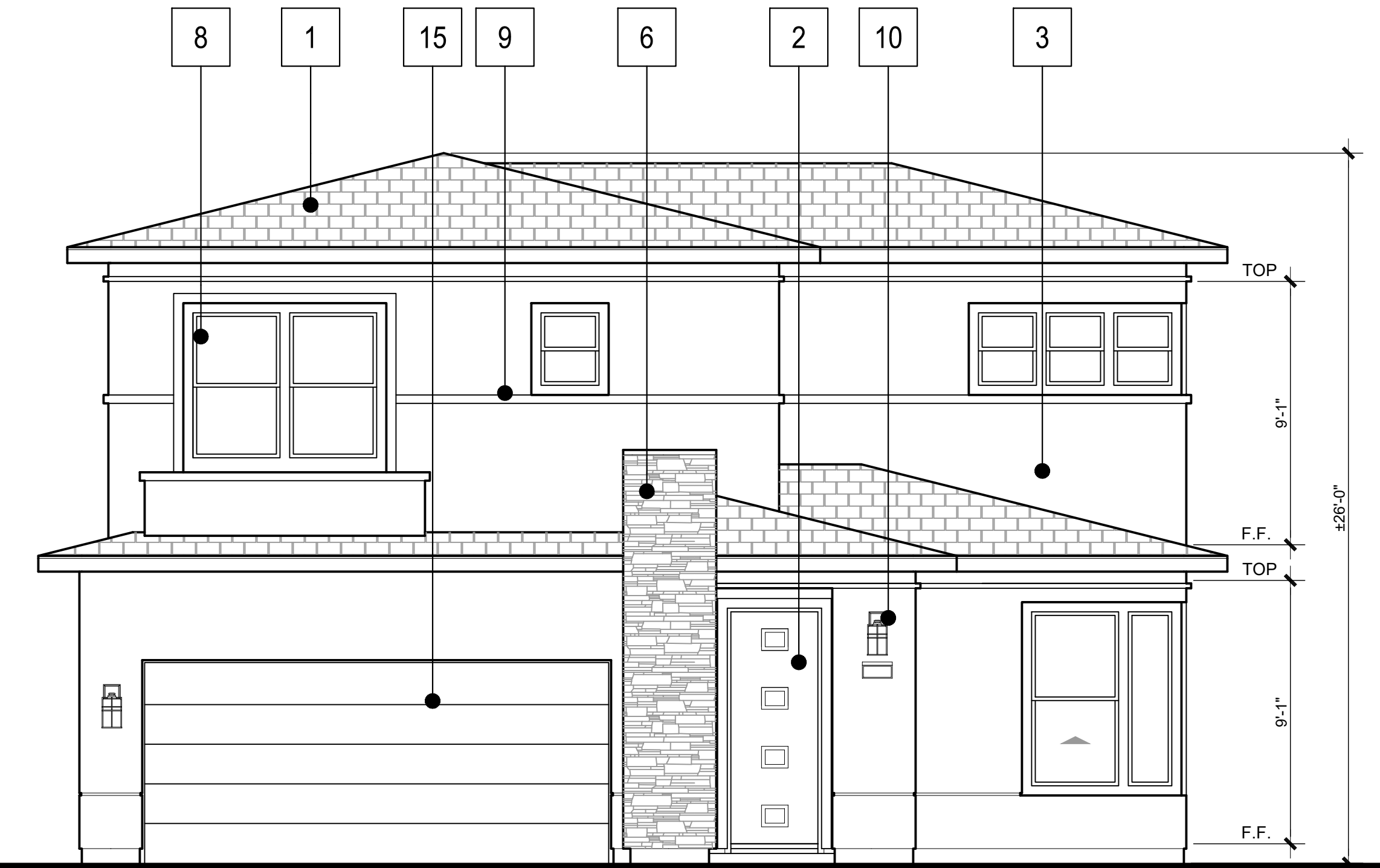
Rear Elevation

**Material Legend**

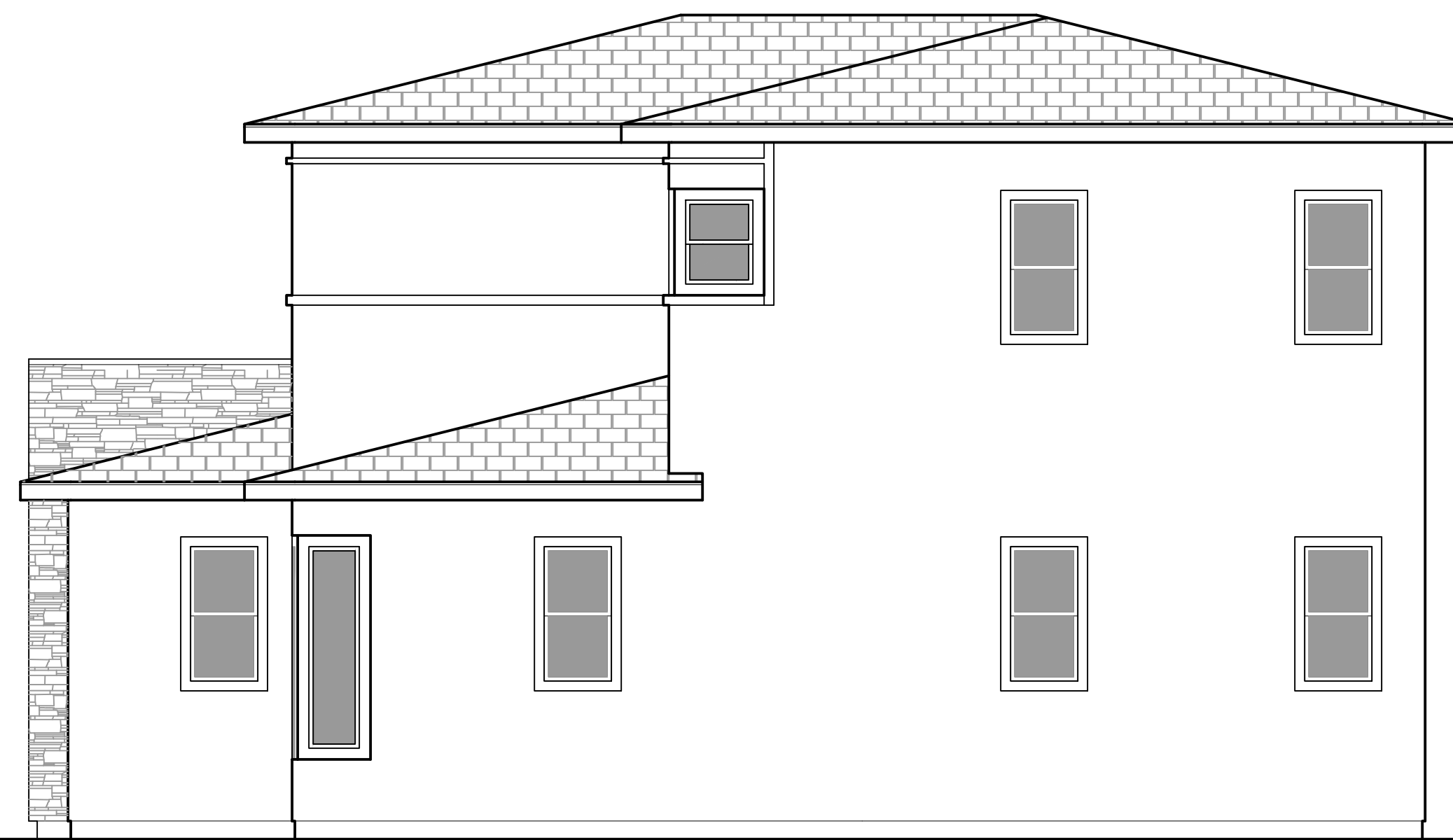
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
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- 14. Awning
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- 16. Decorative Clay Pipes
- 17. Decarative Gable End Detail
- 18. Decorative Shutters



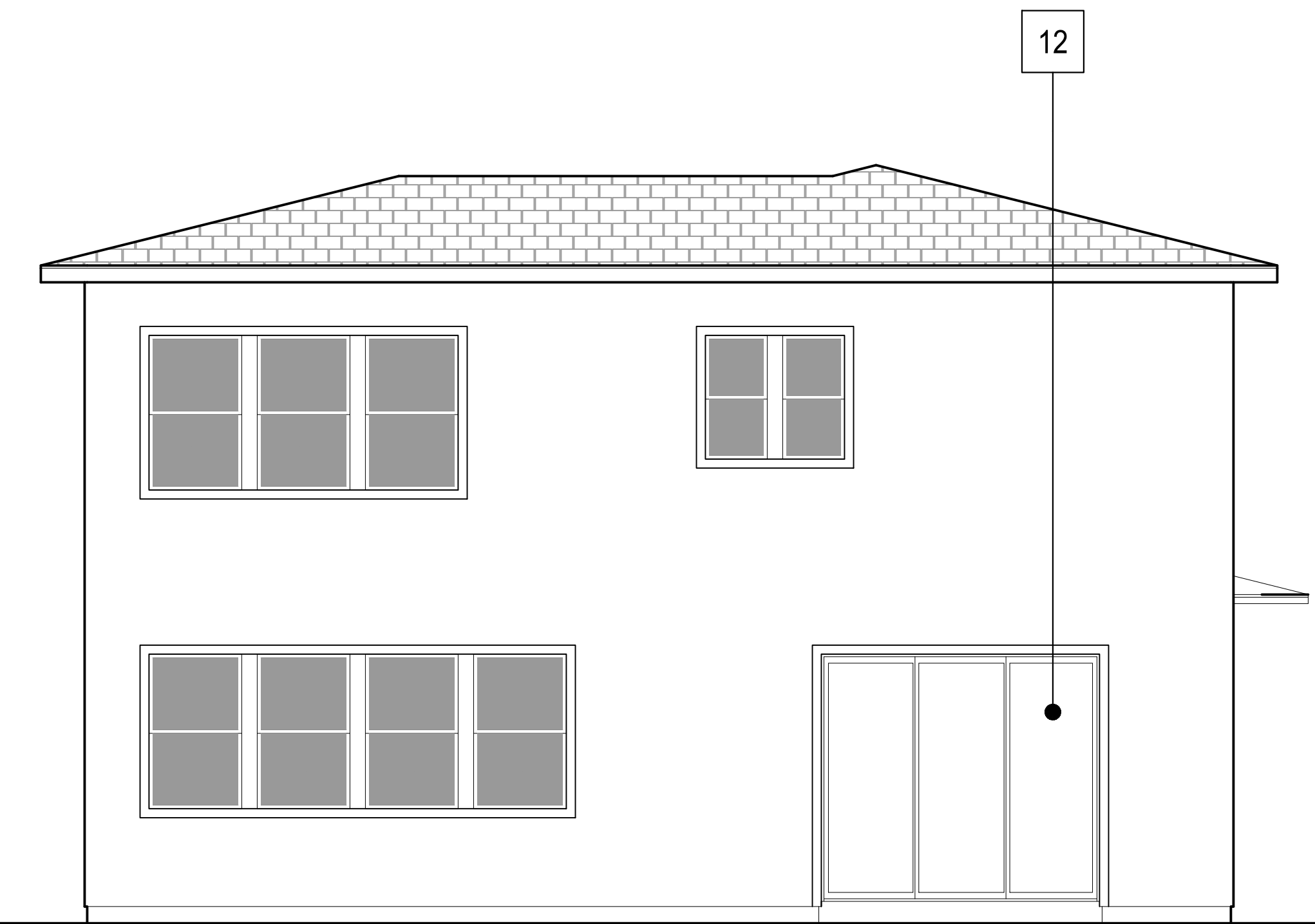
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

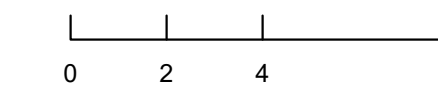


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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
JUNE 27, 2023

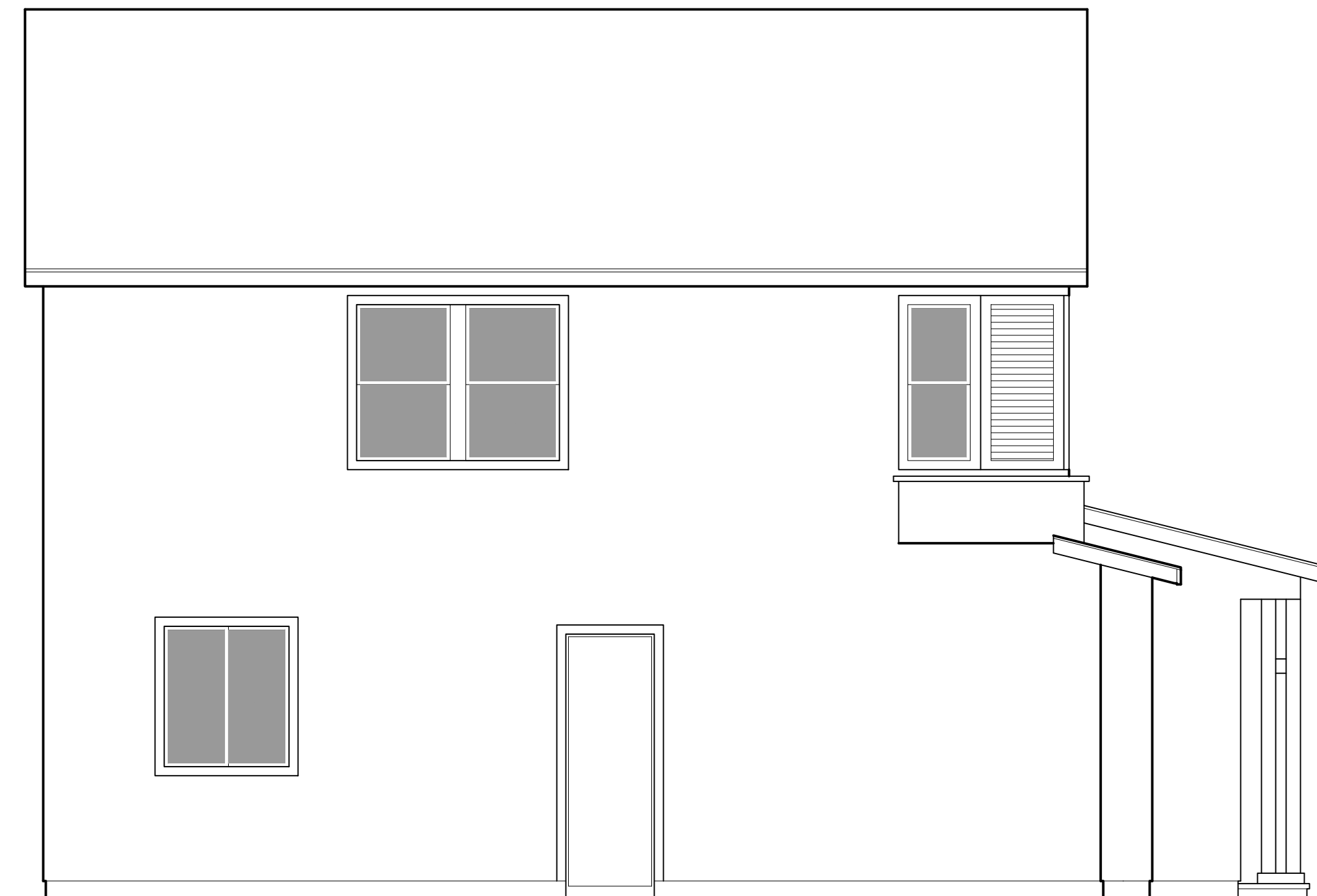


**PLAN 1**  
Prairie Elevation

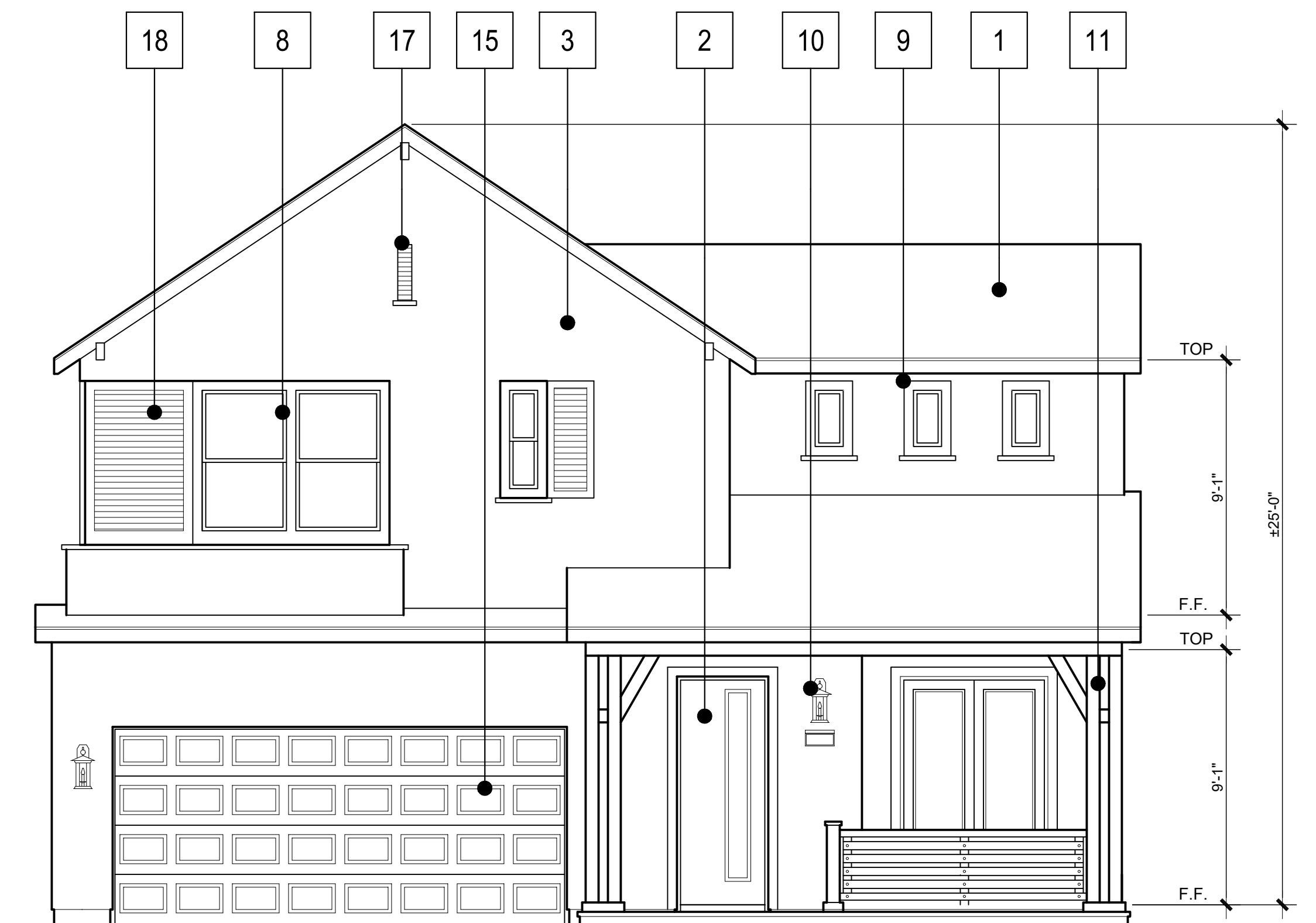
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**Material Legend**

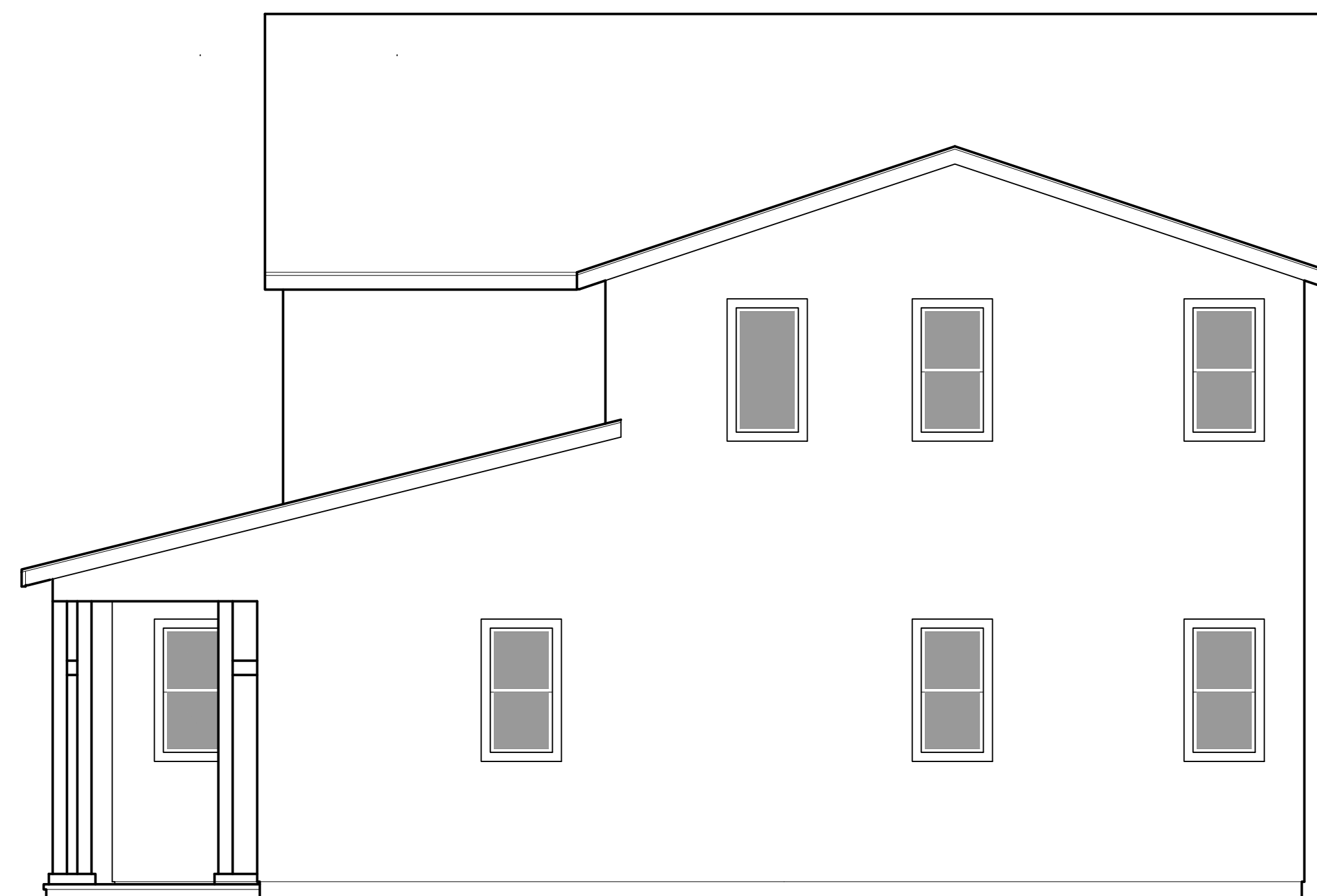
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
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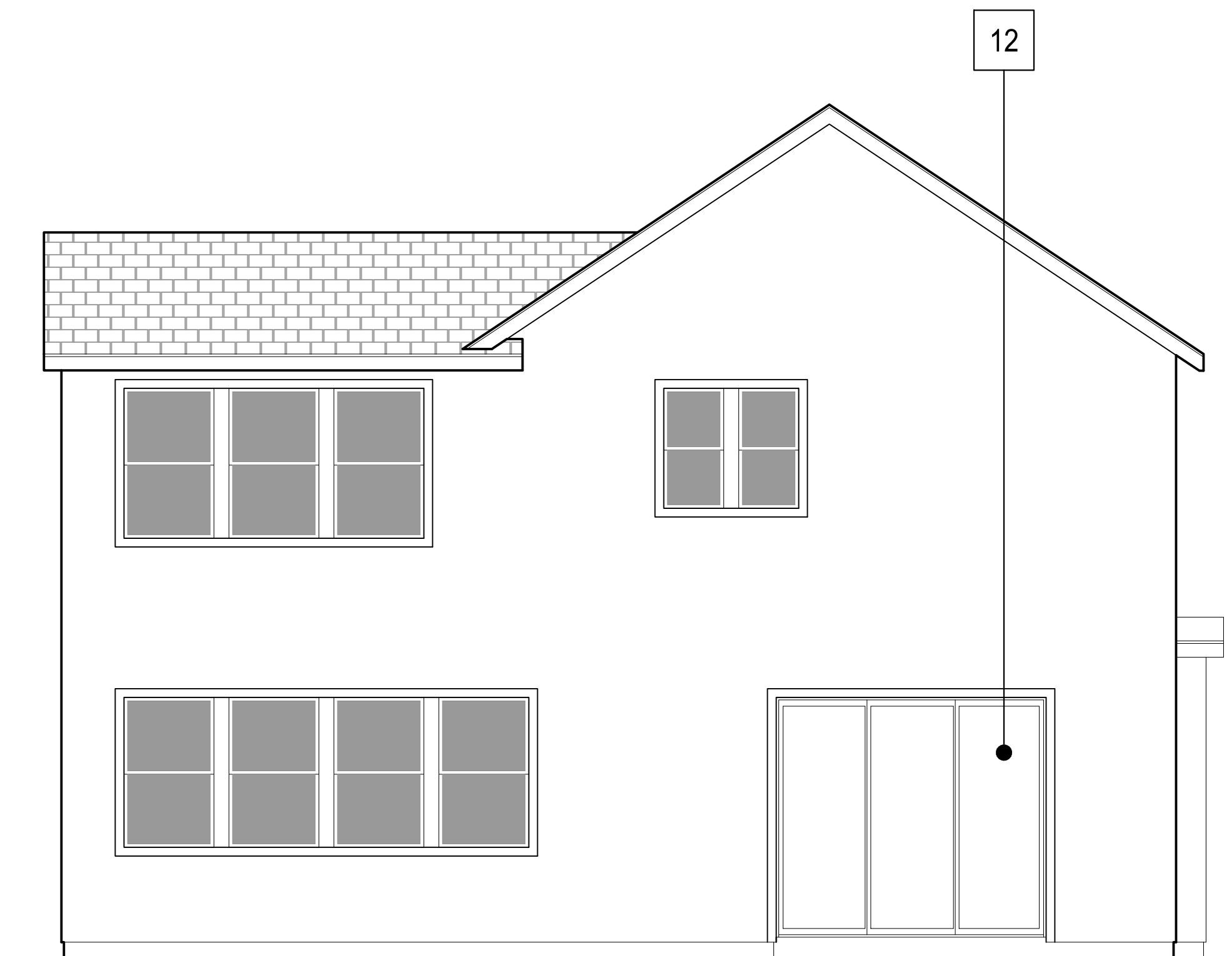
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

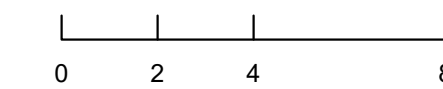


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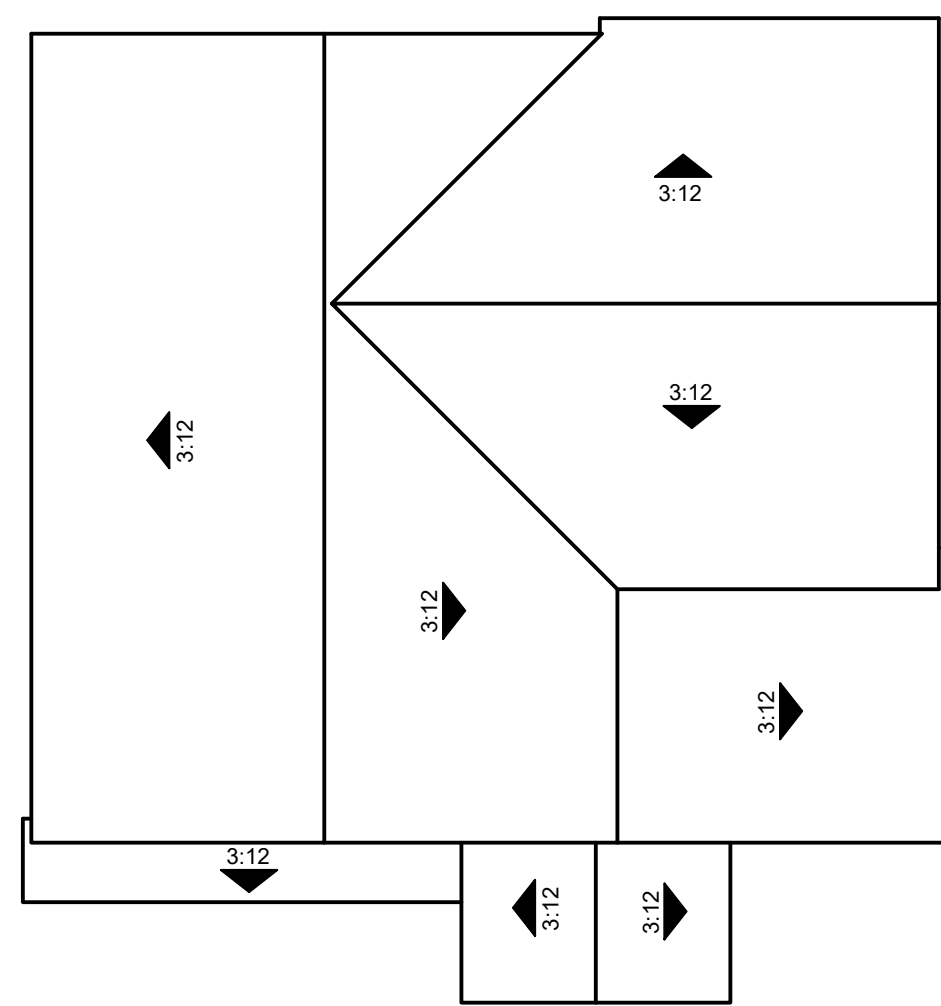
**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
JUNE 27, 2023

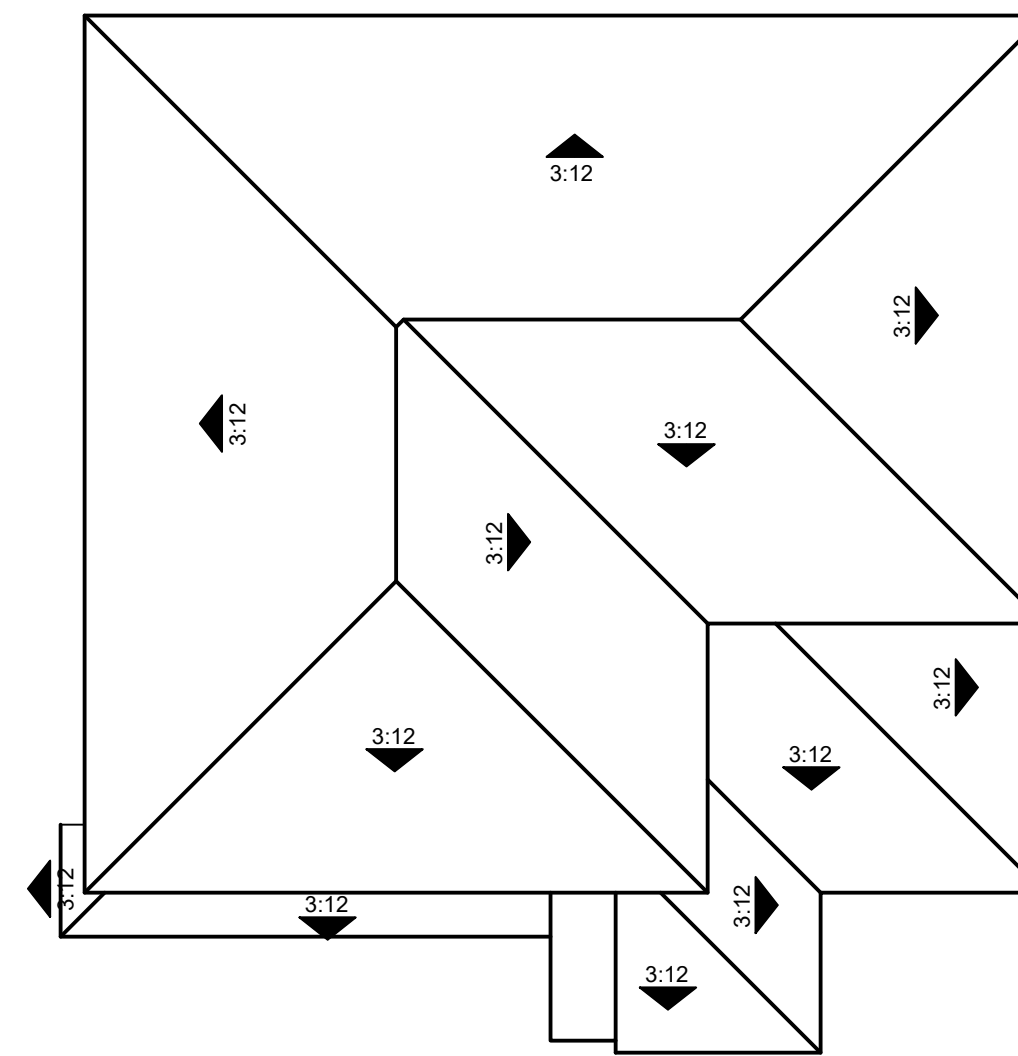


**PLAN 1**  
Farmhouse Elevation

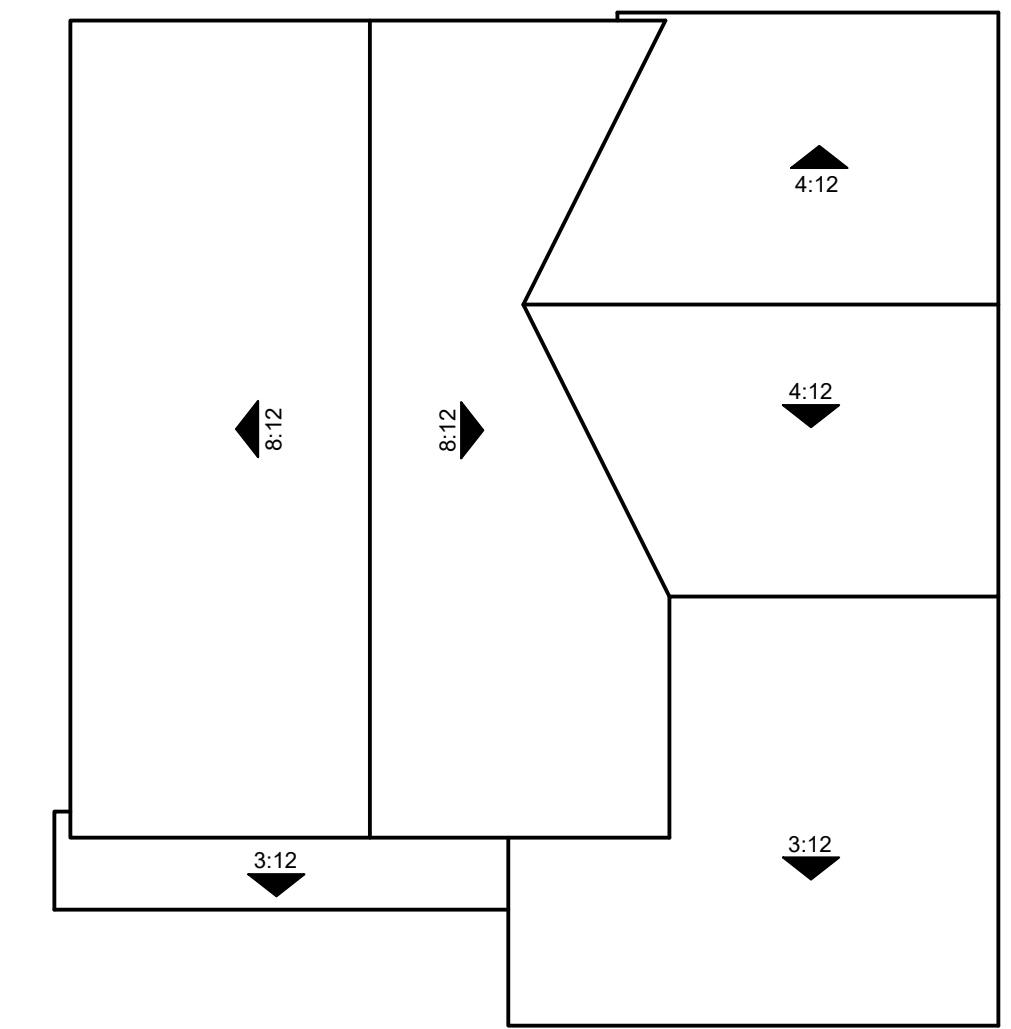
**A1.4**



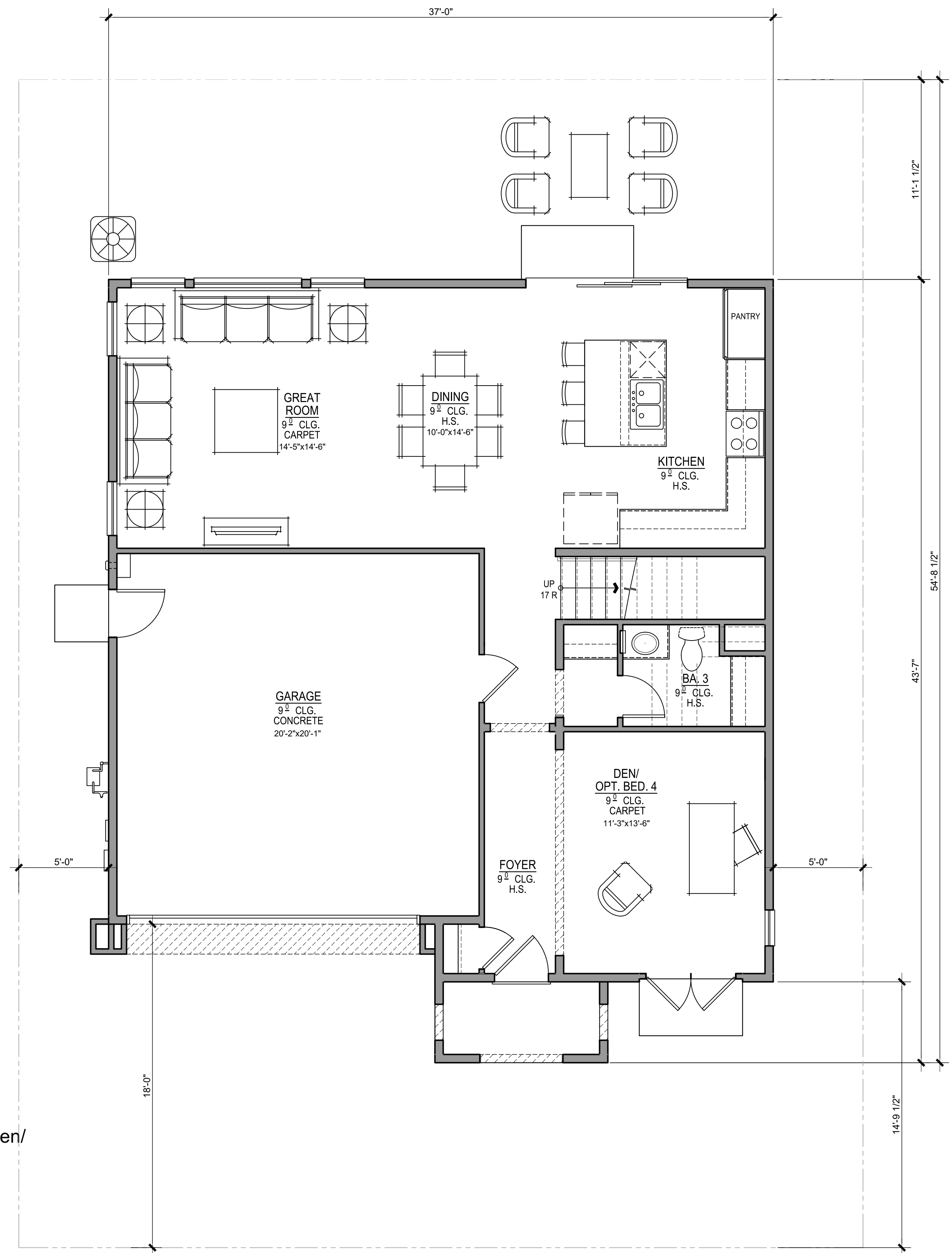
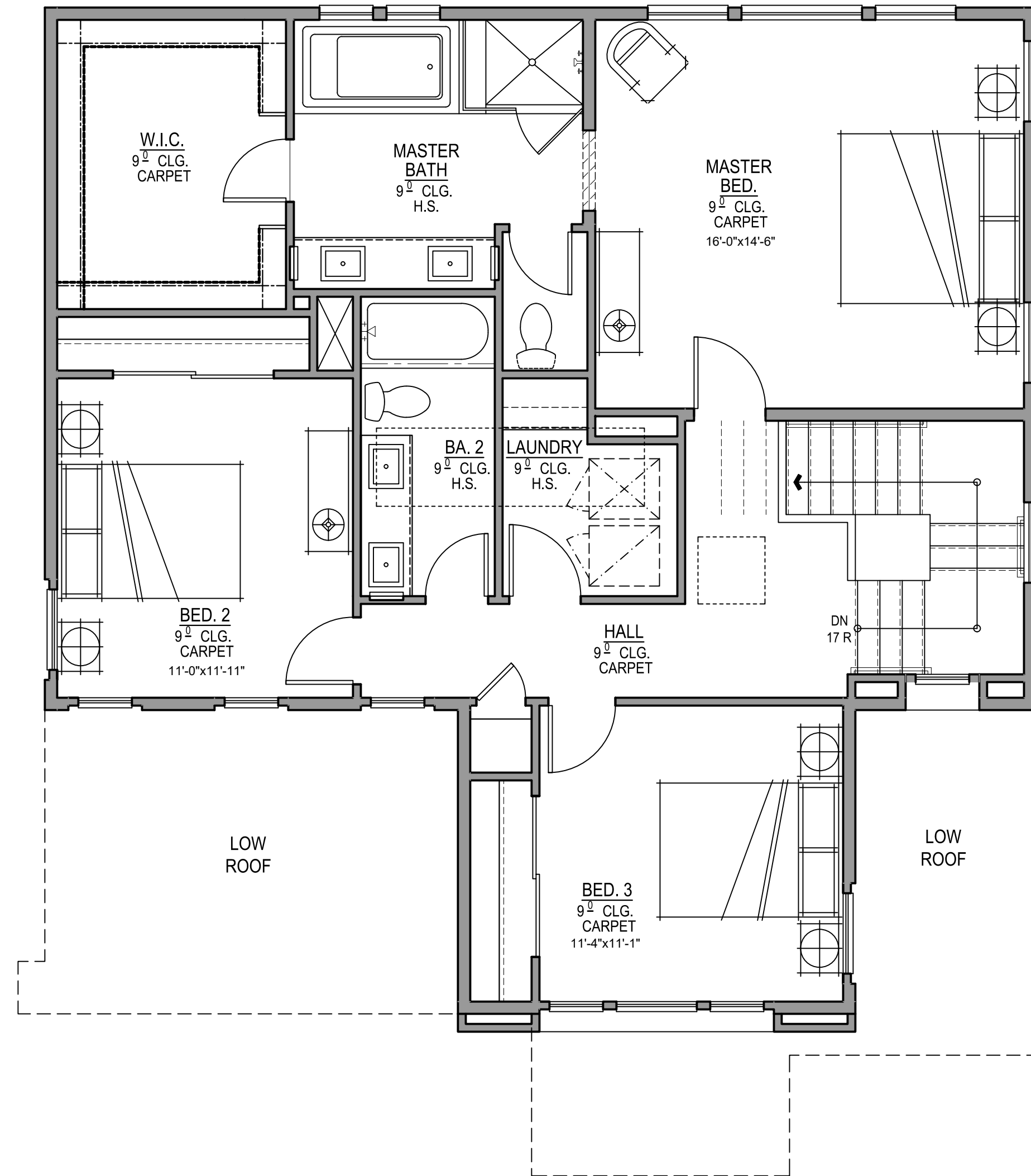
Plan 1A - Spanish



Plan 1B - Prairie



Plan 1C - Farmhouse



Plan 2  
 3 Bed/ 3 Bath/ Den/  
 Opt. Bed 4

PLAN 2A - GROSS SQ. FT.	
1ST FLOOR	962 SQ. FT.
2ND FLOOR	1056 SQ. FT.
TOTAL LIVING AREA 2018 SQ. FT.	
COVERED ENTRY	43 SQ. FT.
GARAGE	425 SQ. FT.

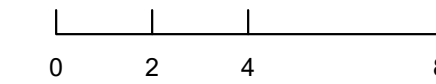


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**HIGHGROVE**  
 RIVERSIDE, CA # 2019-0186

SCHEMATIC DESIGN  
 JUNE 27, 2023



PLAN 2  
 FLOOR PLAN

A2.0





Plan 2A - Spanish



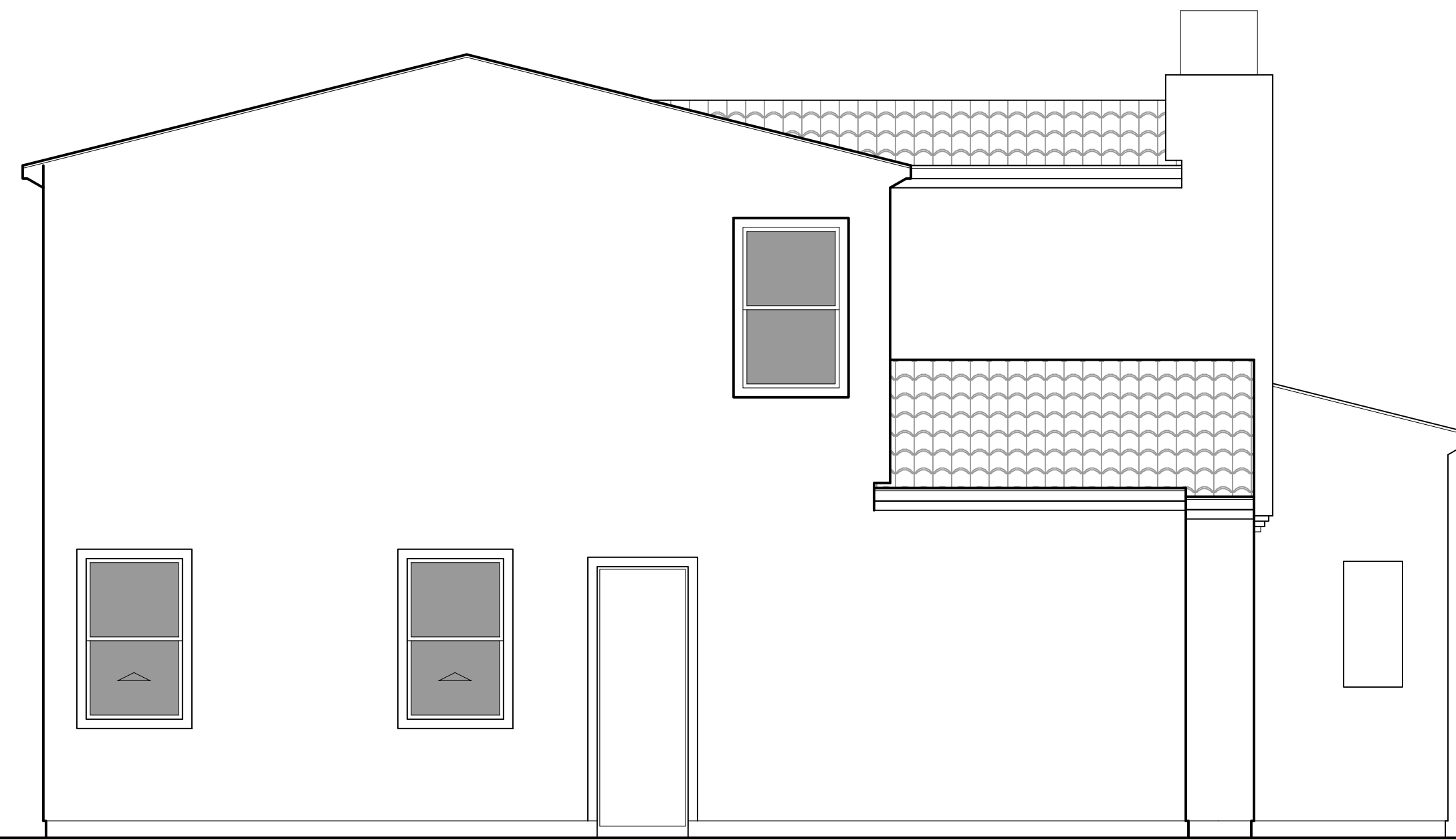
Plan 2B - Prairie



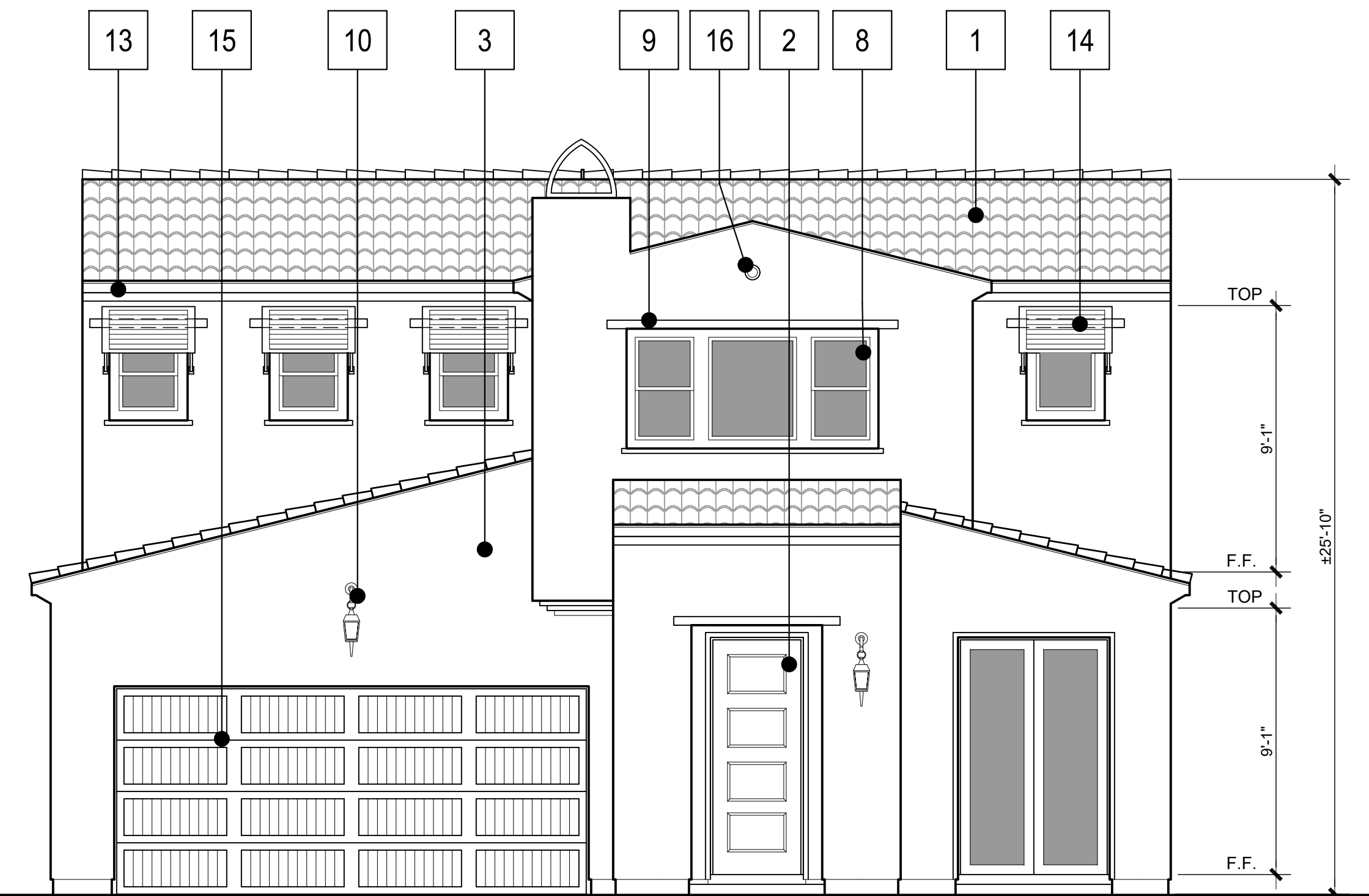
Plan 2C - Farmhouse

**Material Legend**

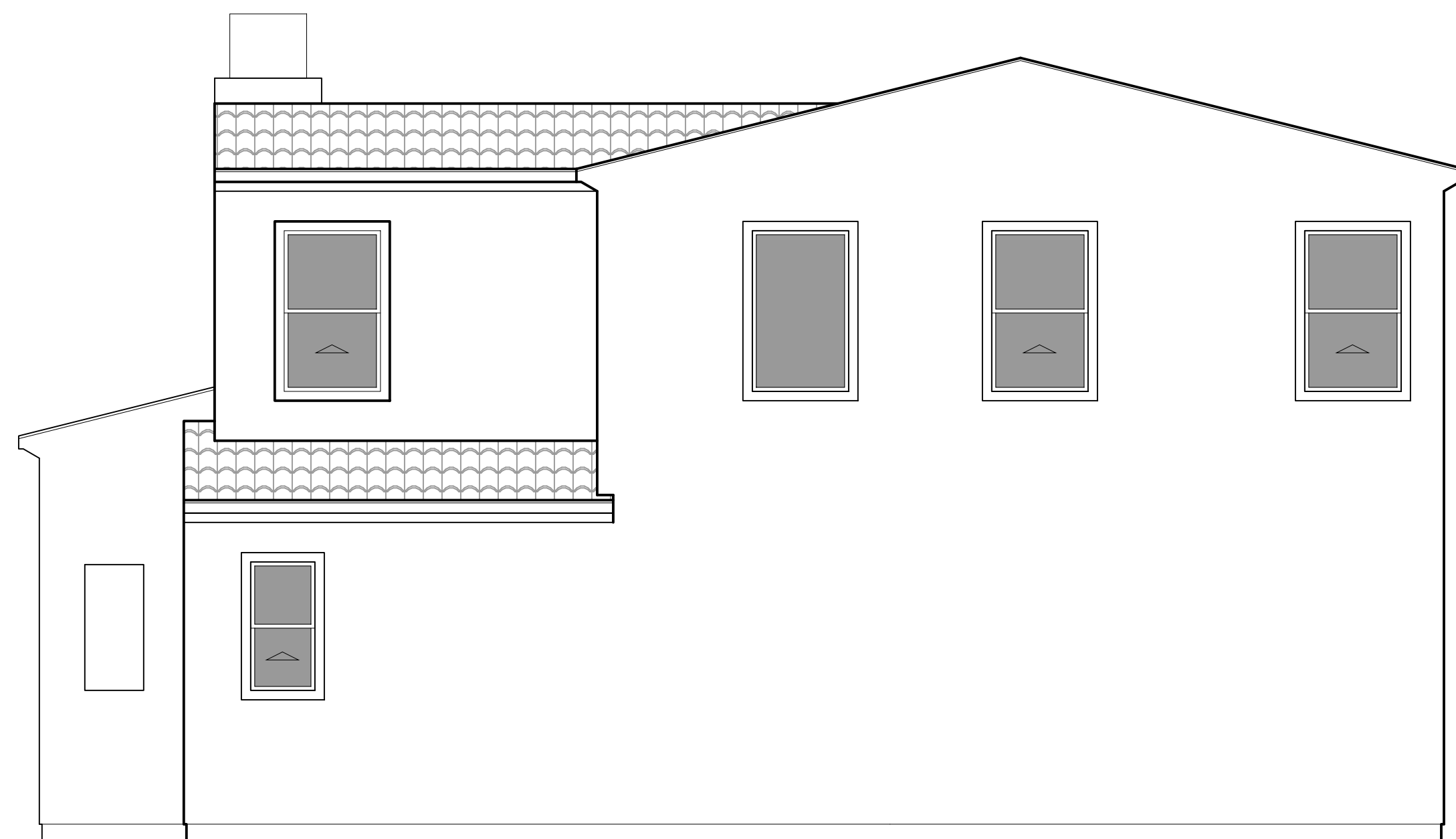
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
- 10. Light Fixture
- 11. Wood Post With Kicker
- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



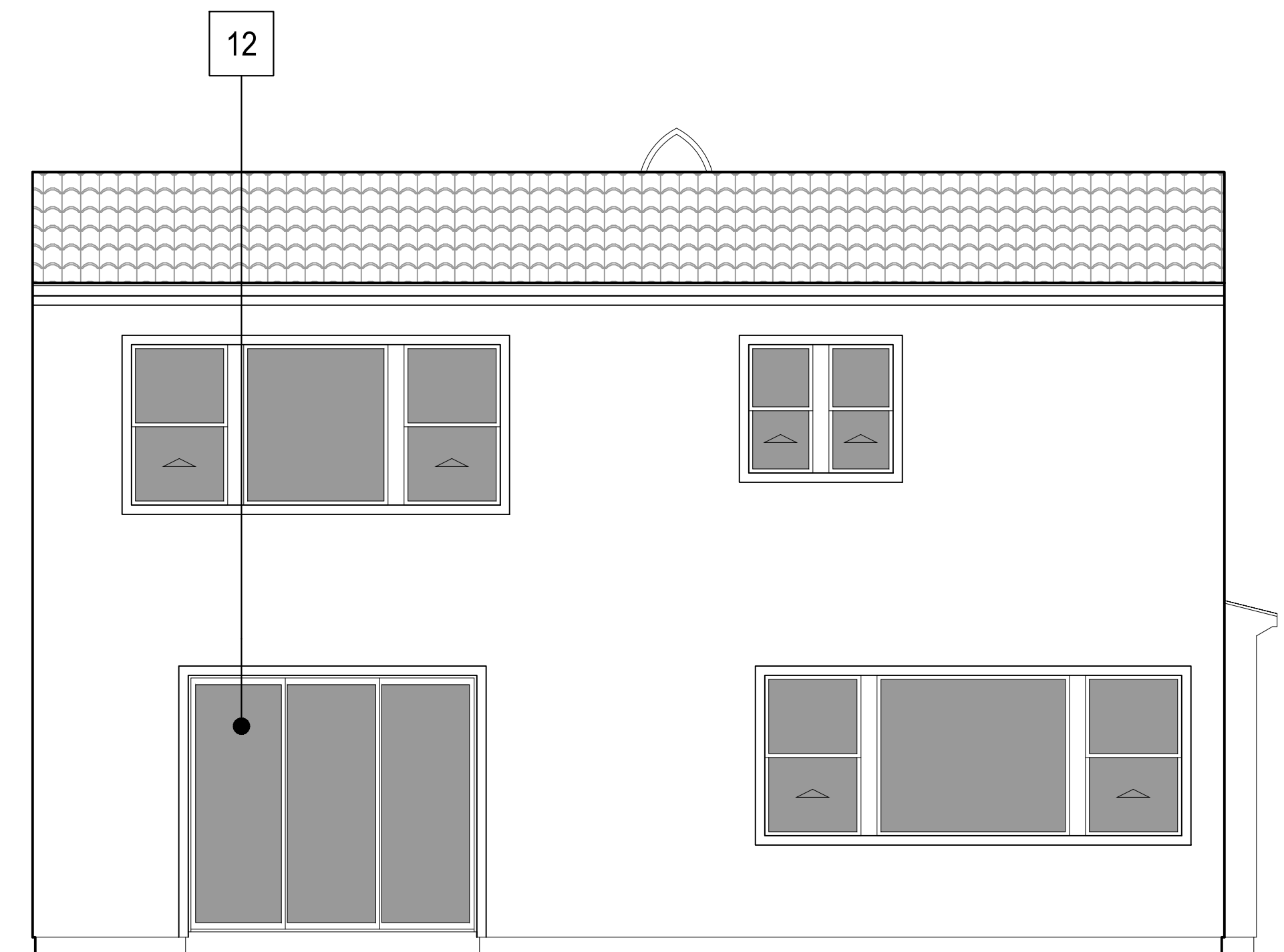
Left Elevation



Front Elevation



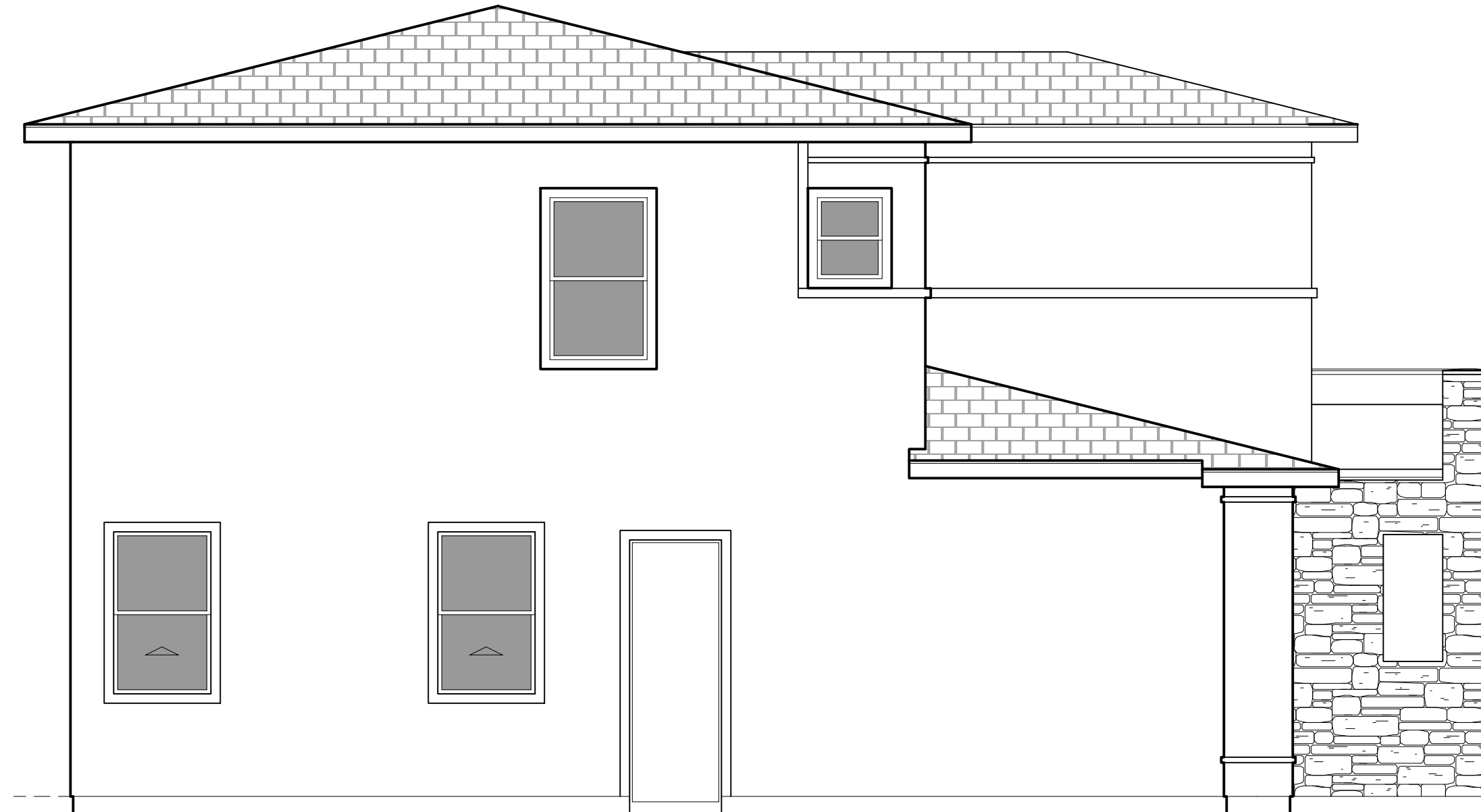
Right Elevation



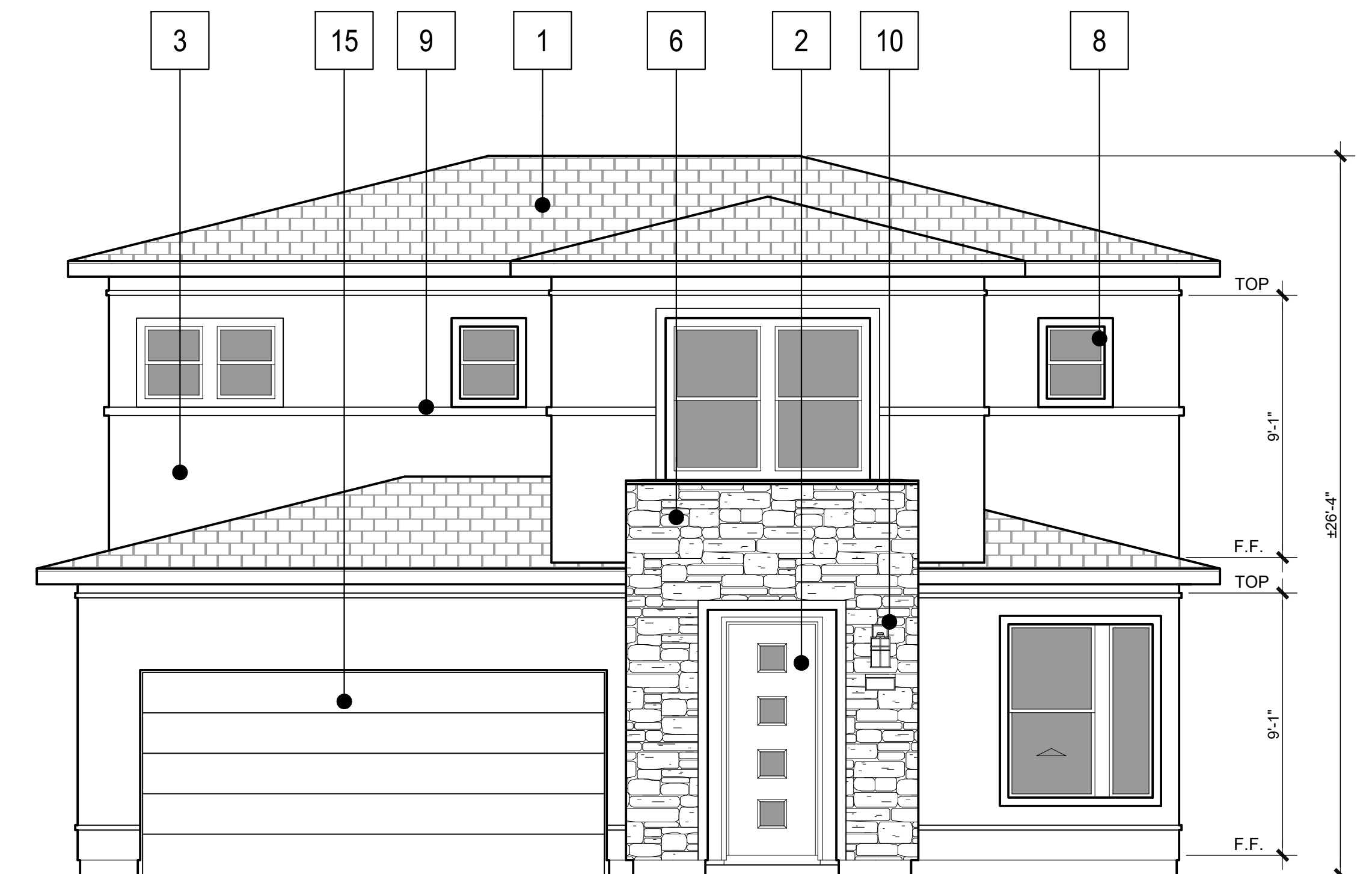
Rear Elevation

**Material Legend**

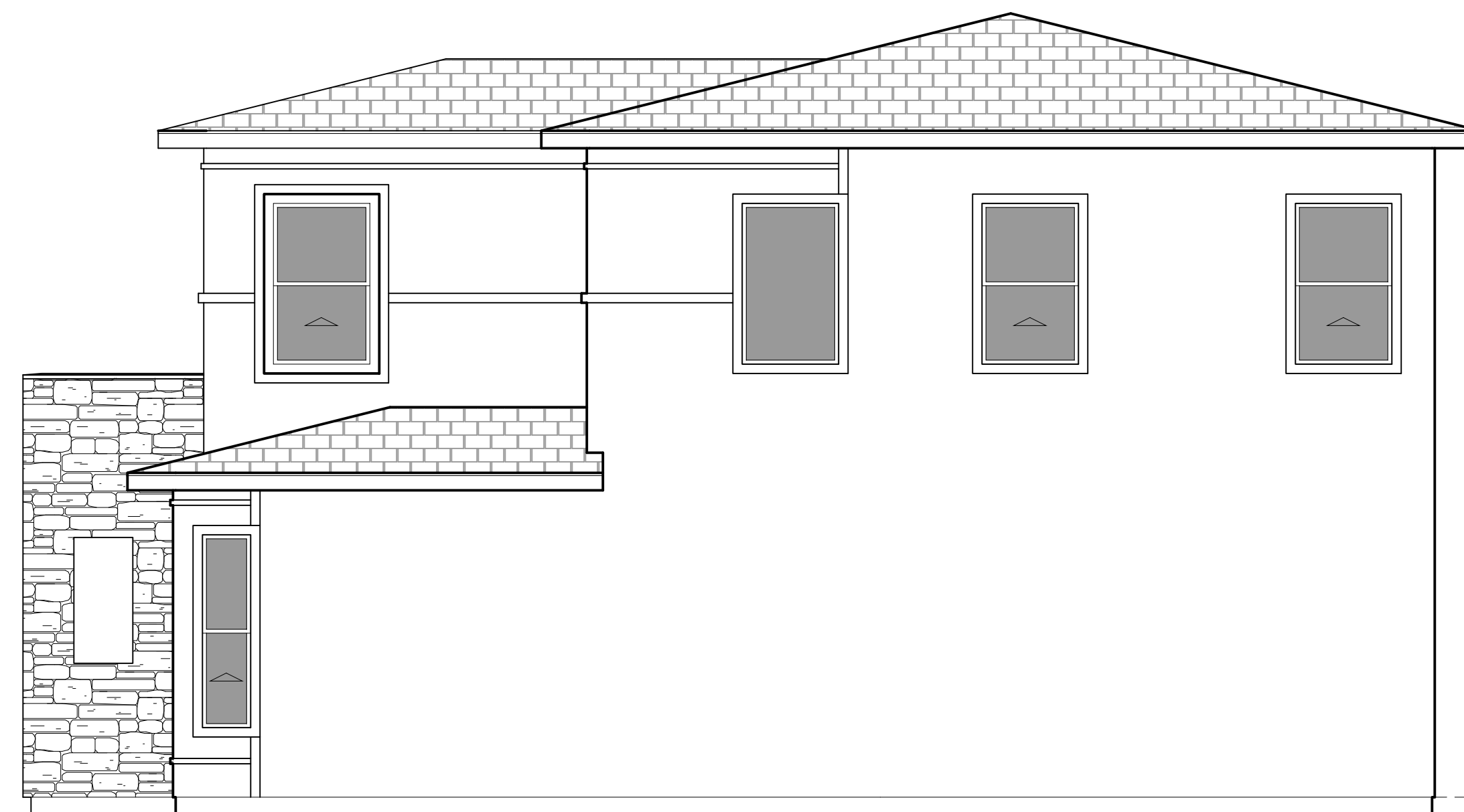
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
- 10. Light Fixture
- 11. Wood Post With Kicker
- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



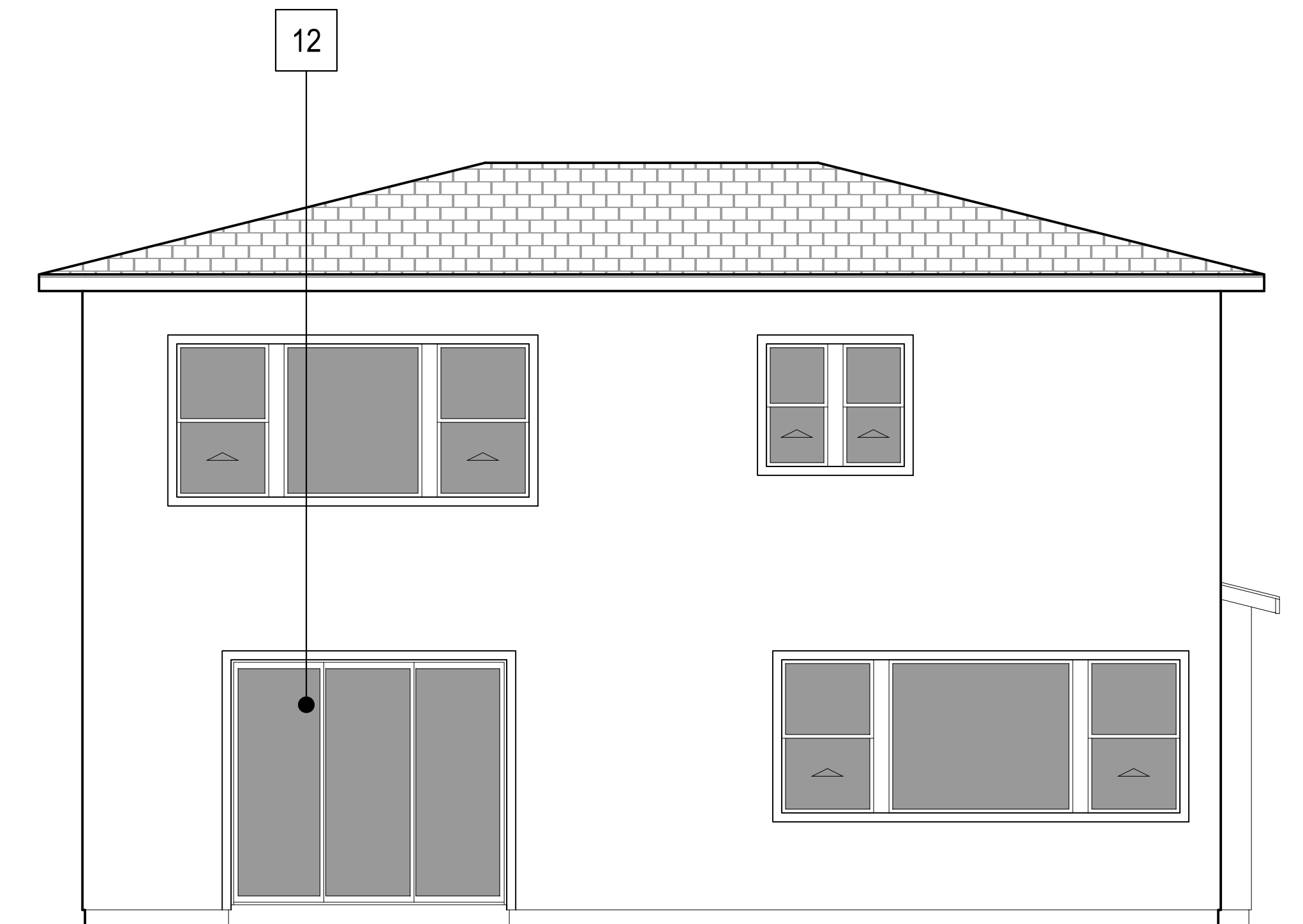
Left Elevation



Front Elevation



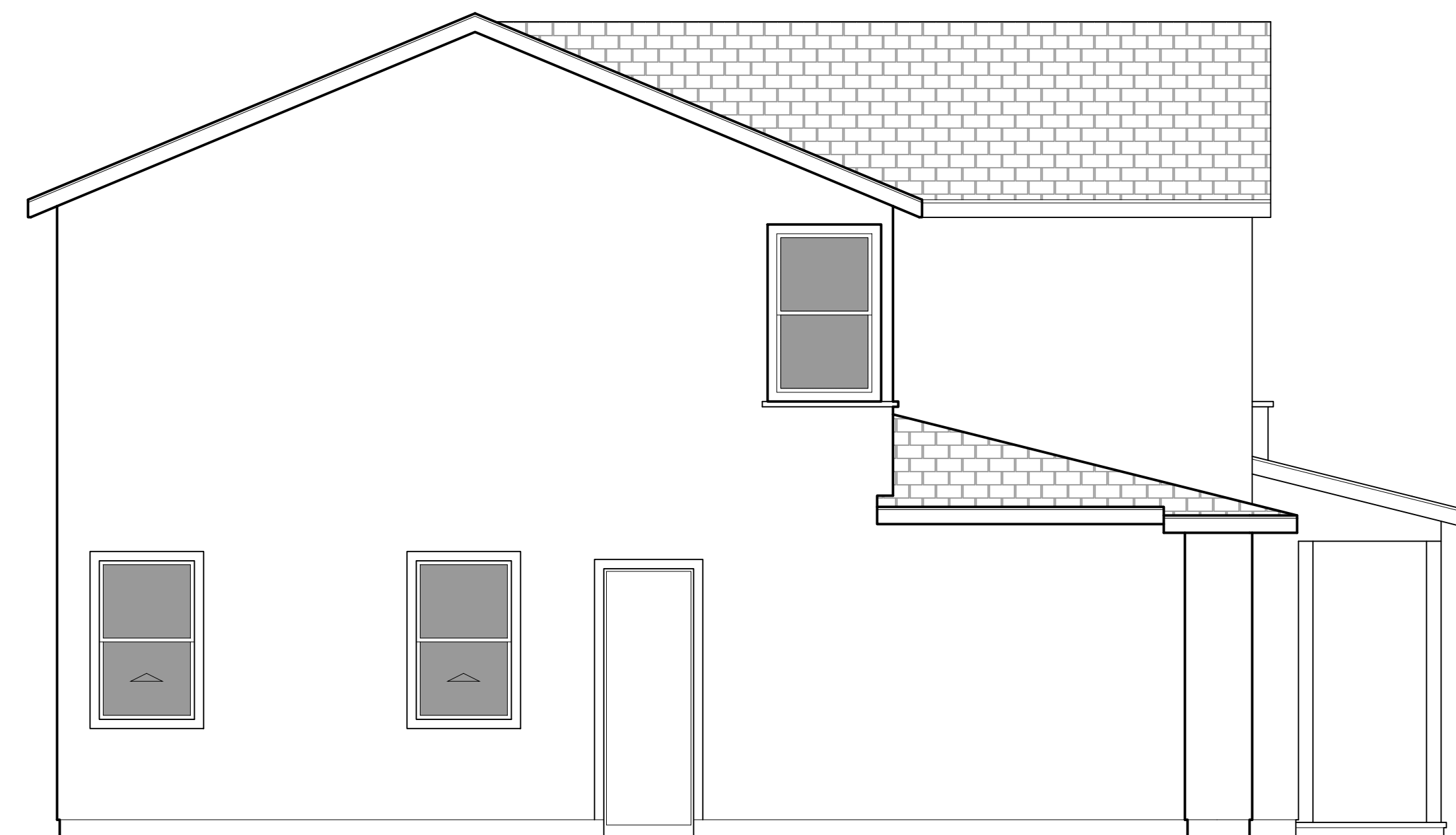
Right Elevation



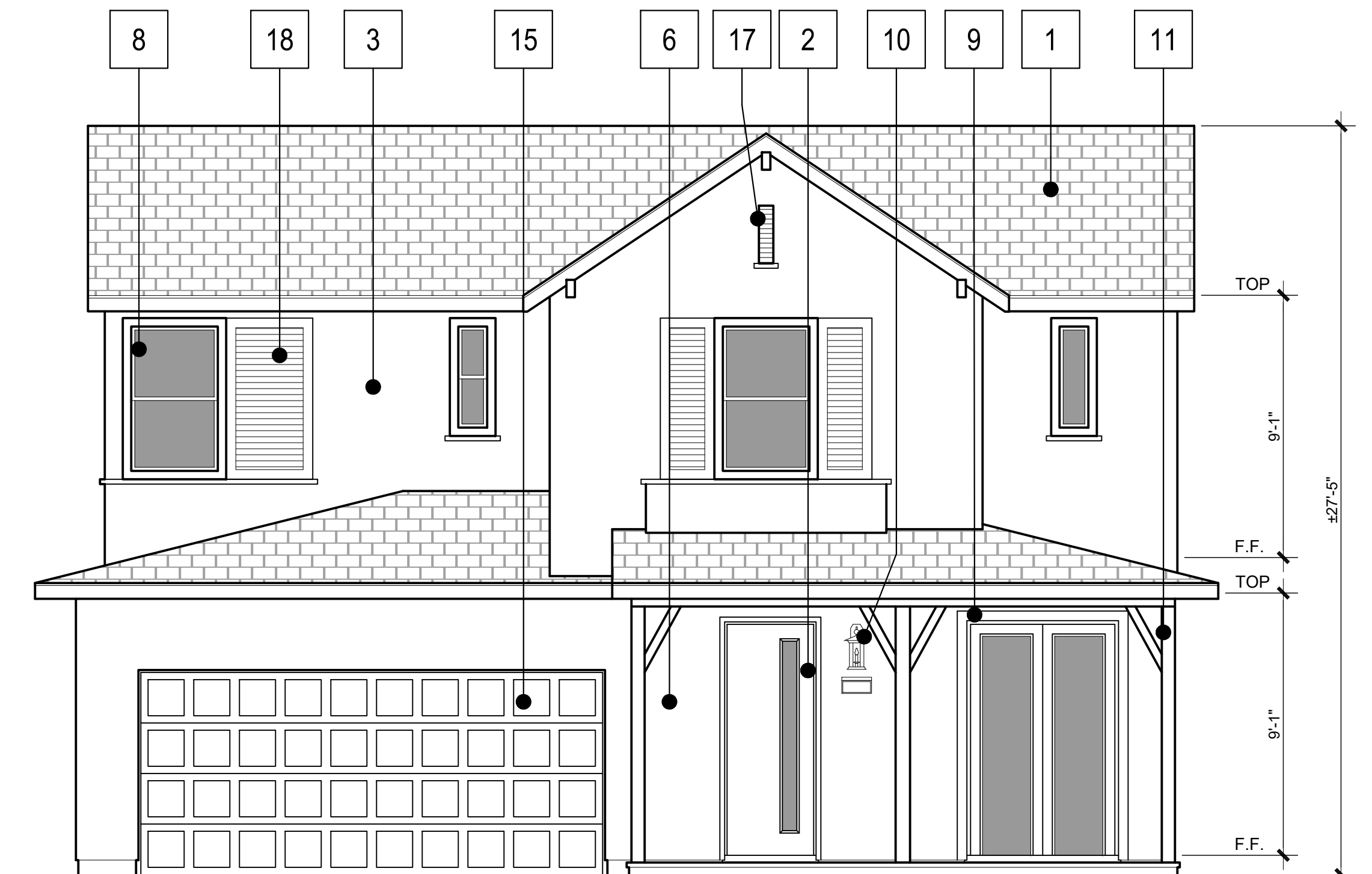
Rear Elevation

**Material Legend**

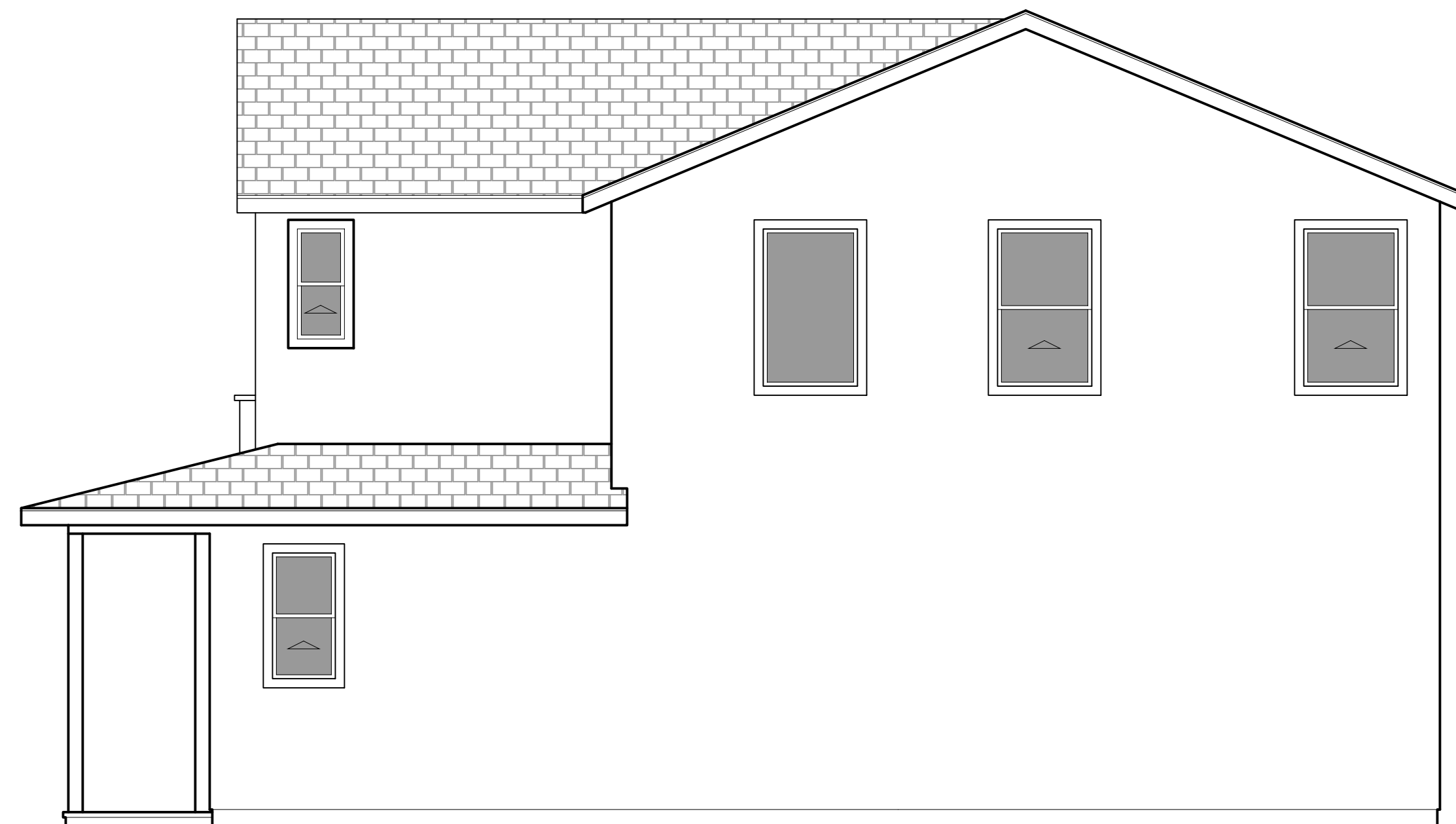
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
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- 14. Awning
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- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



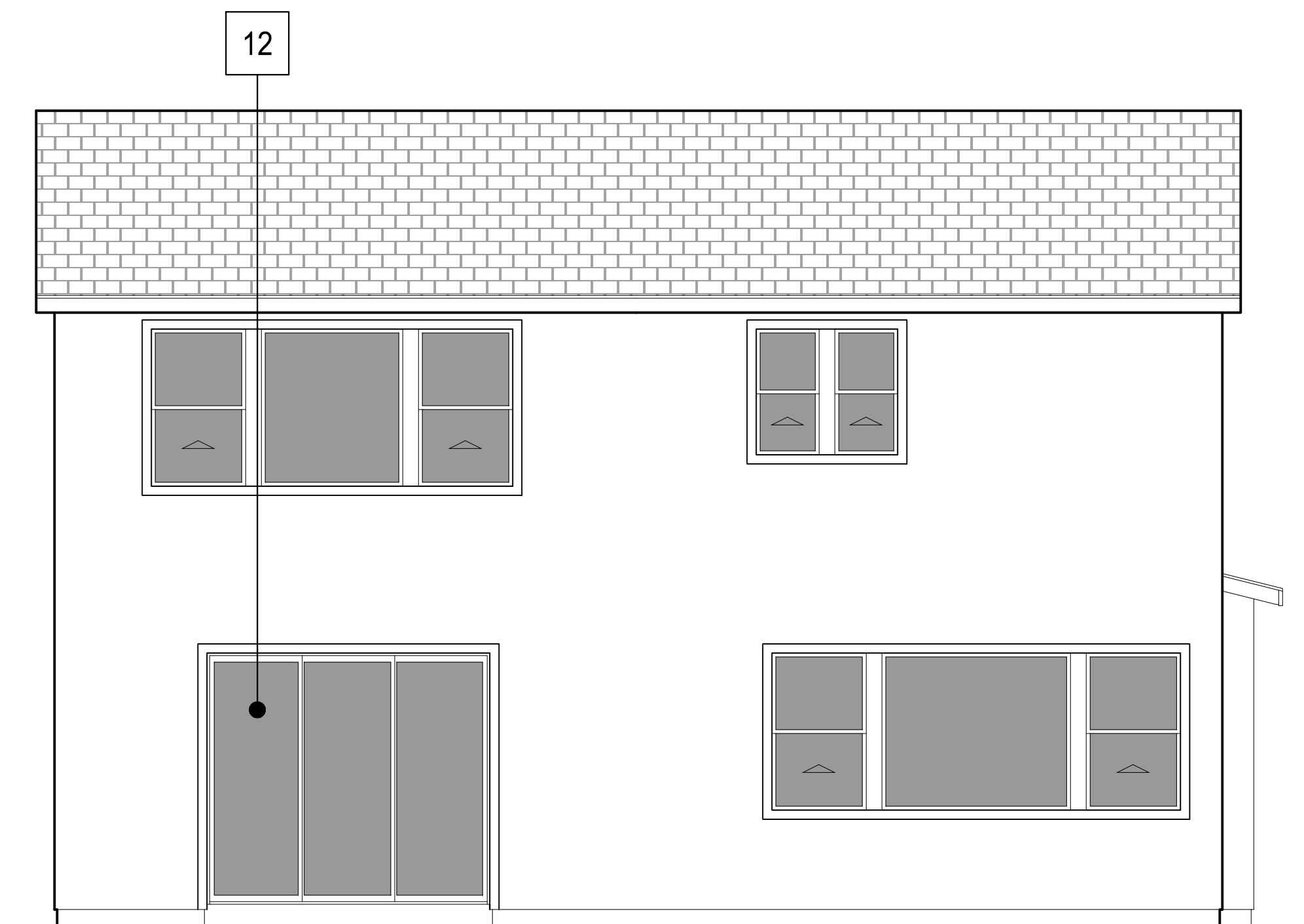
Left Elevation



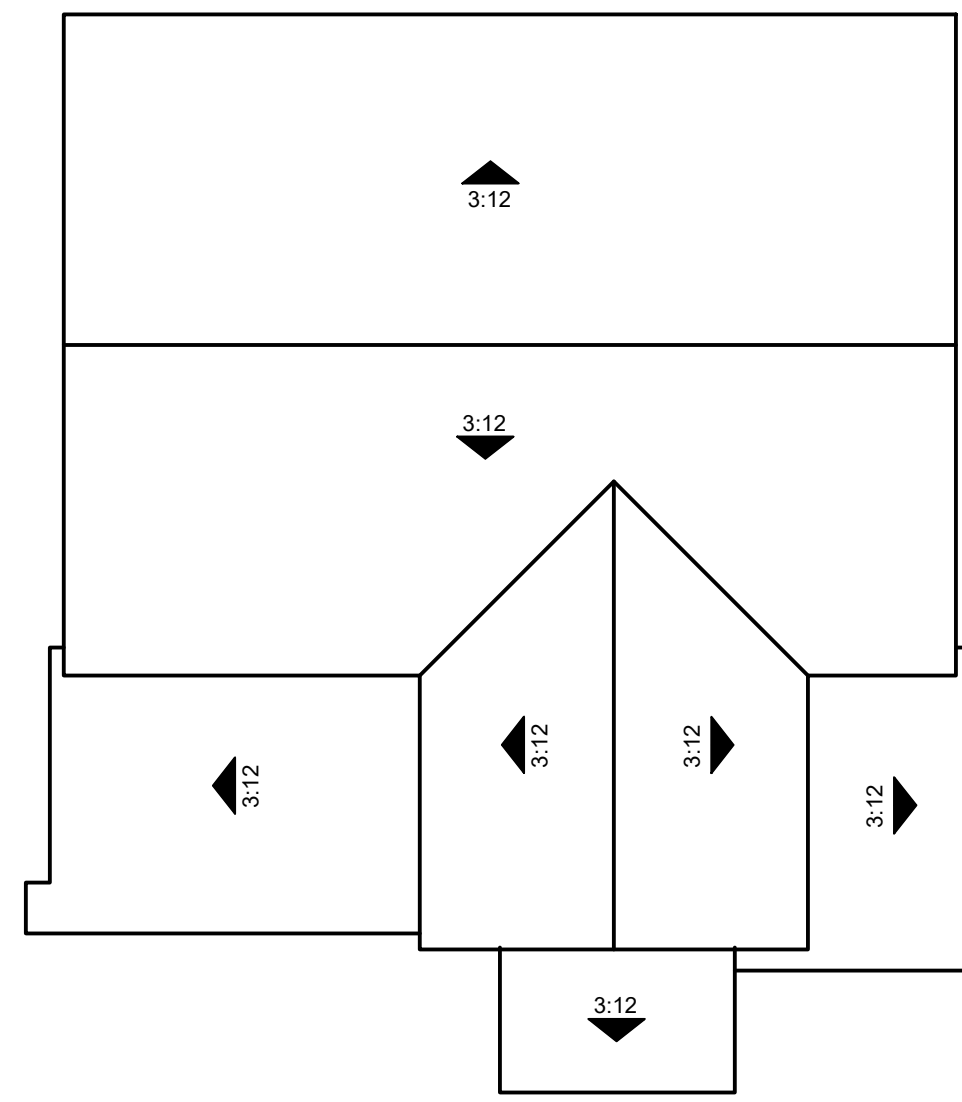
Front Elevation



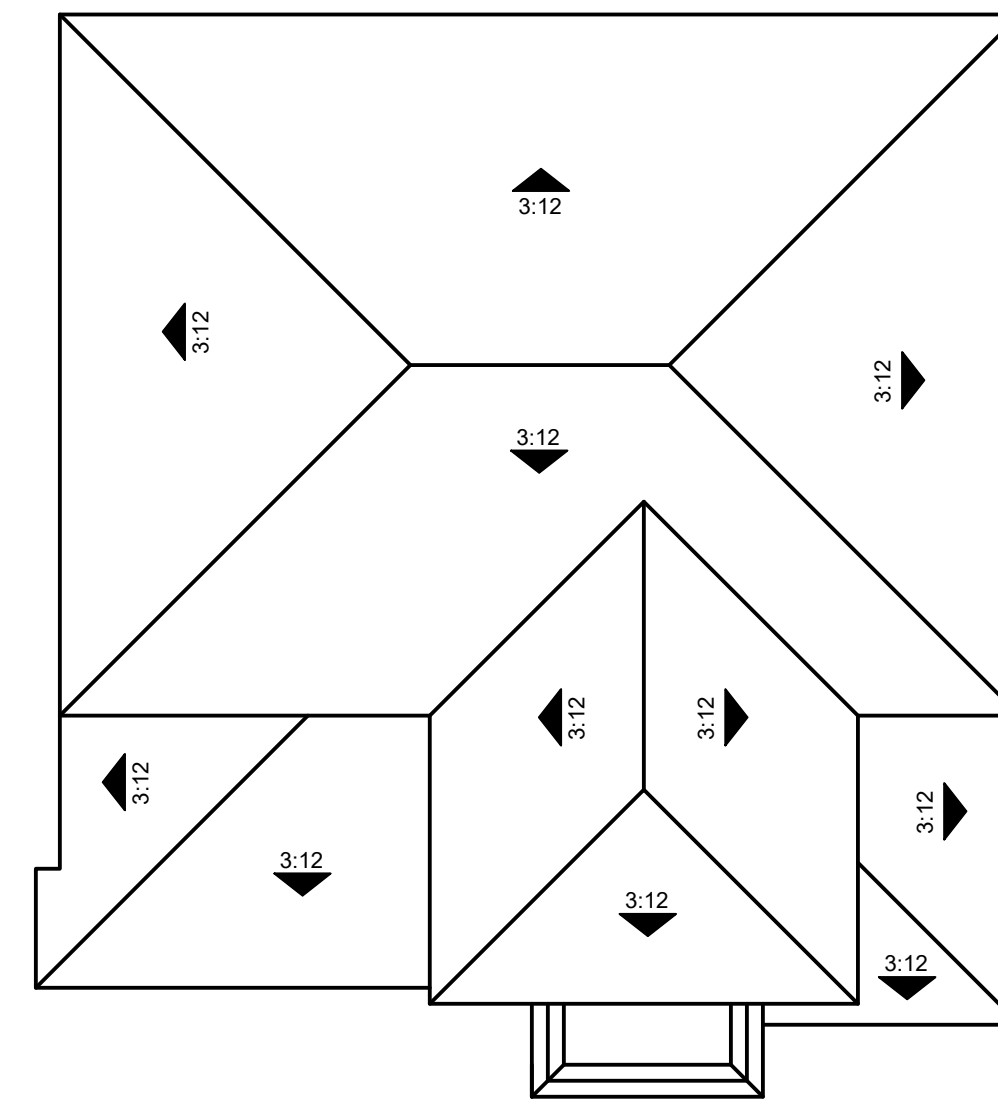
Right Elevation



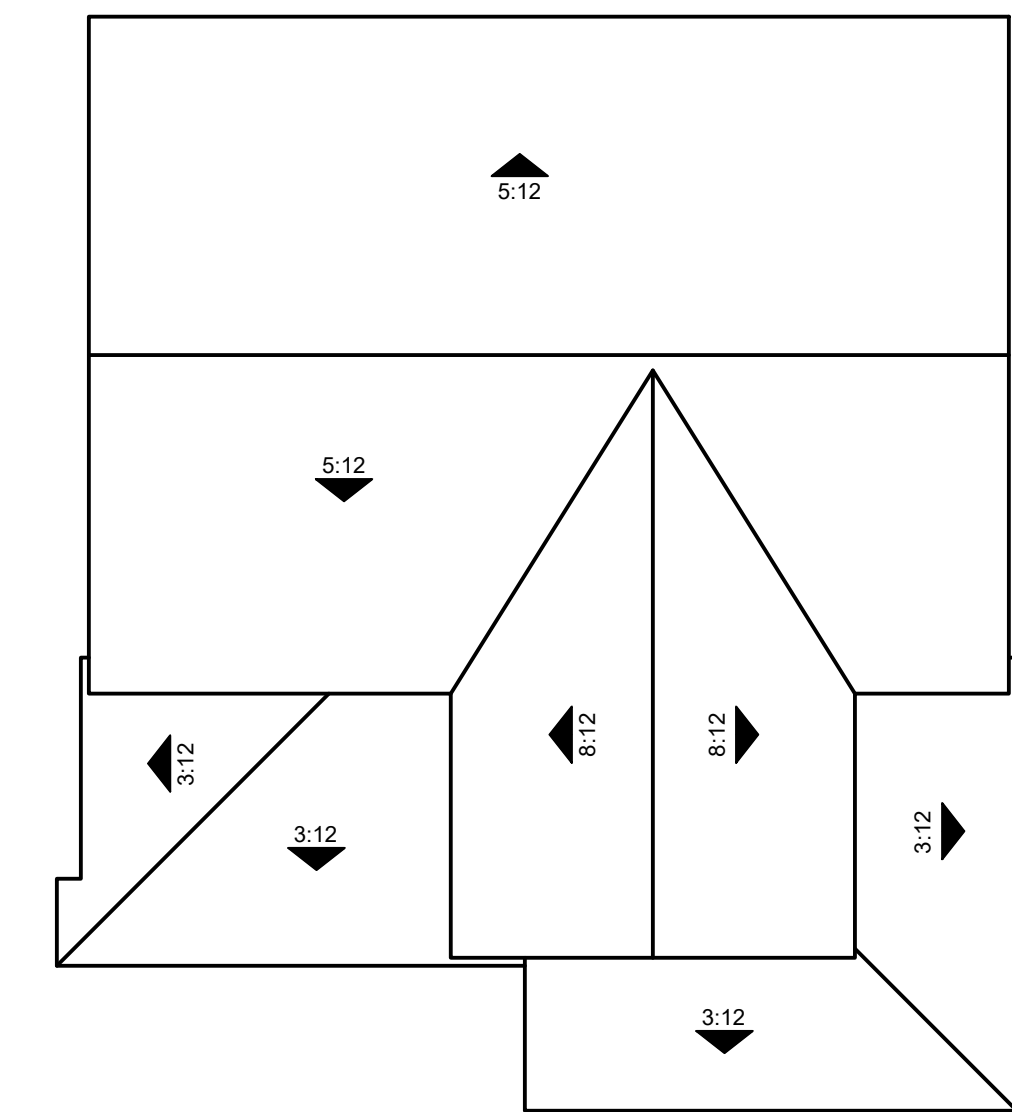
Rear Elevation



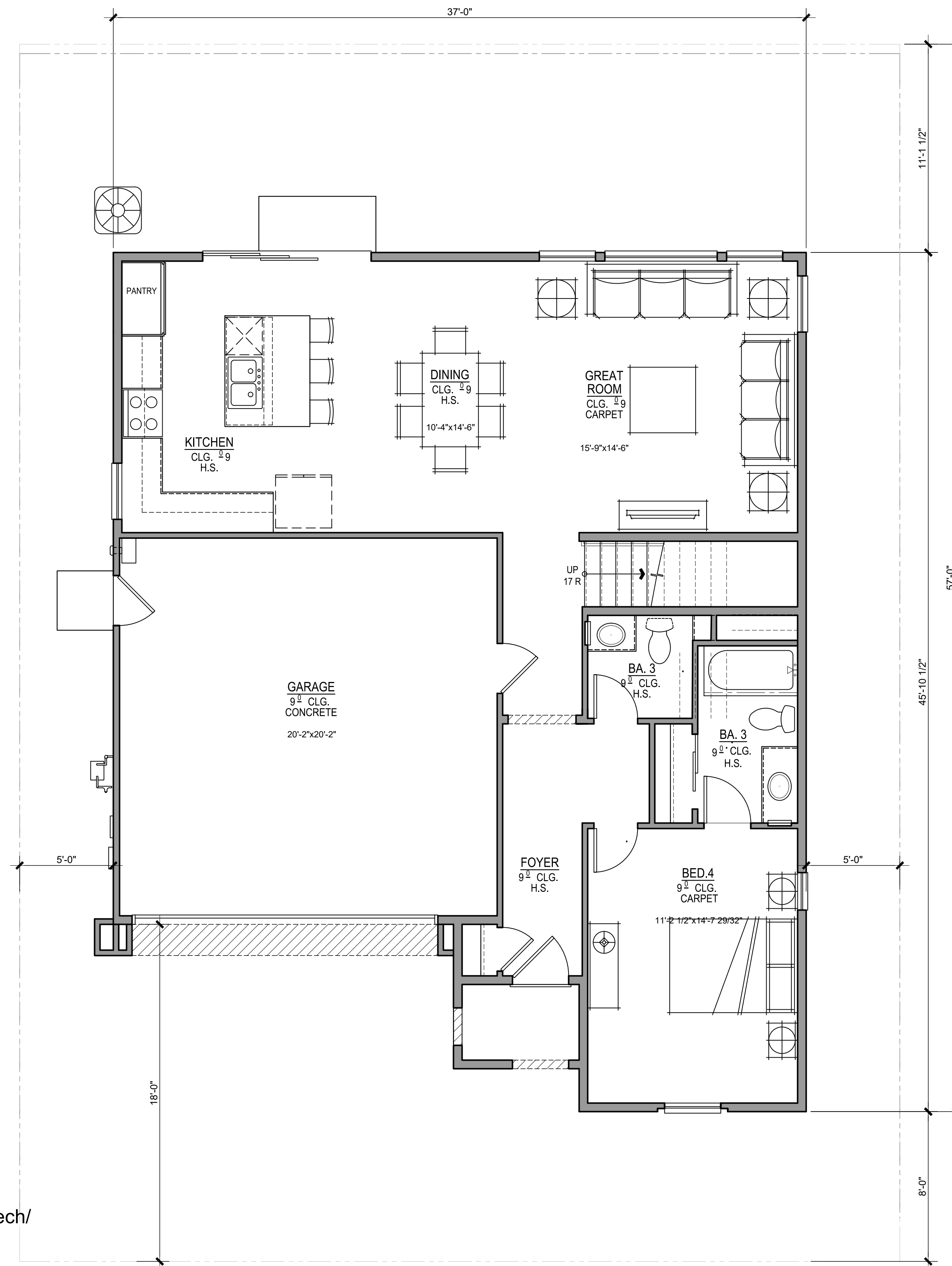
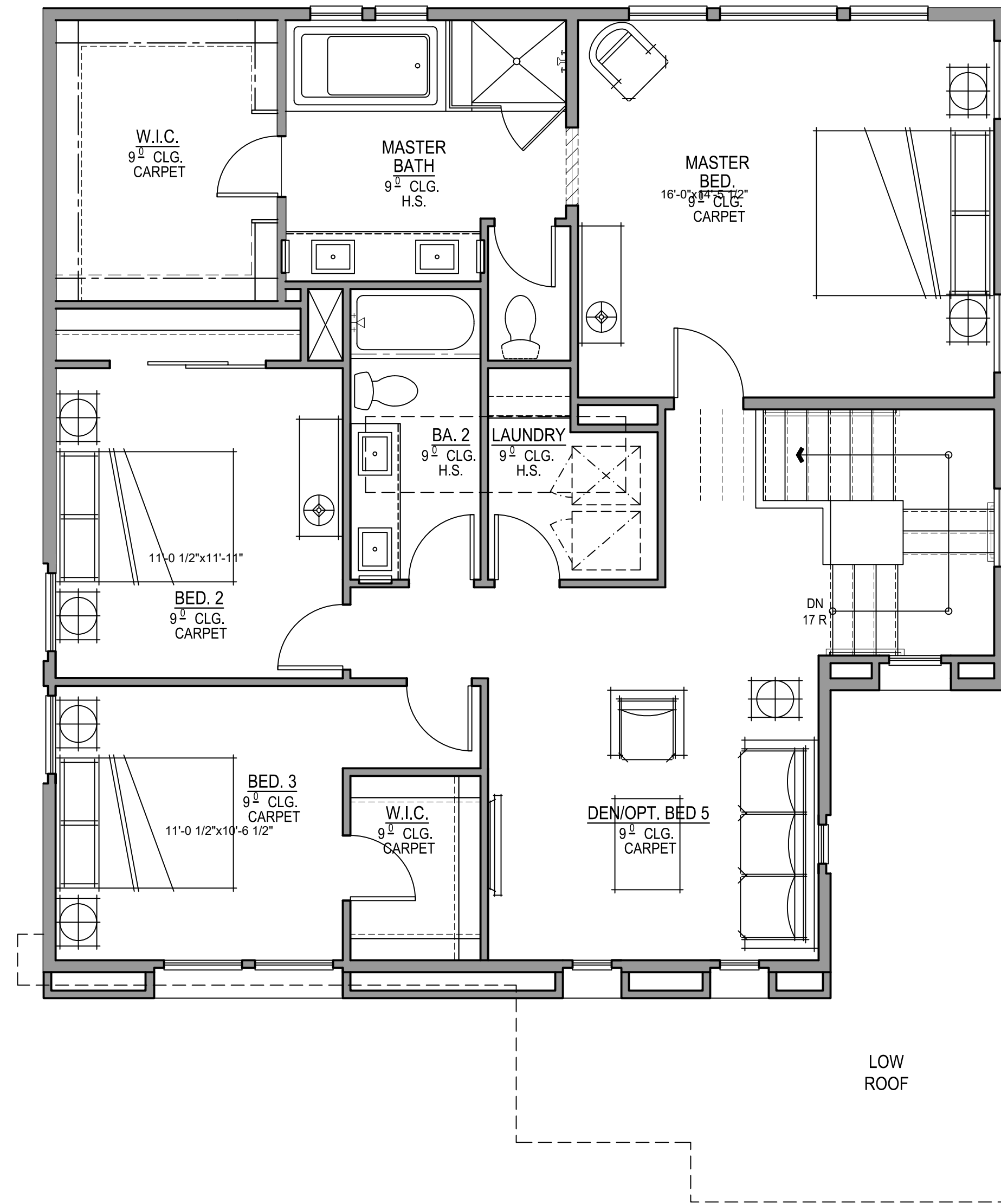
Plan 2A - Spanish



Plan 2B - Prairie



Plan 2C - Farmhouse



Plan 3  
4 Bed/ 3 Bath/ Tech/

PLAN 3- GROSS SQ. FT.	
1ST FLOOR	1007 SQ. FT.
2ND FLOOR	1290 SQ. FT.
TOTAL LIVING AREA 2297 SQ. FT.	
COVERED ENTRY	25 SQ. FT.
GARAGE	407 SQ. FT.

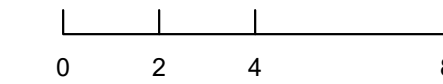


Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

Steven Walker Communities  
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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

SCHEMATIC DESIGN  
JUNE 27, 2023



PLAN 3  
FLOOR PLAN

A3.0



Plan 3A - Spanish



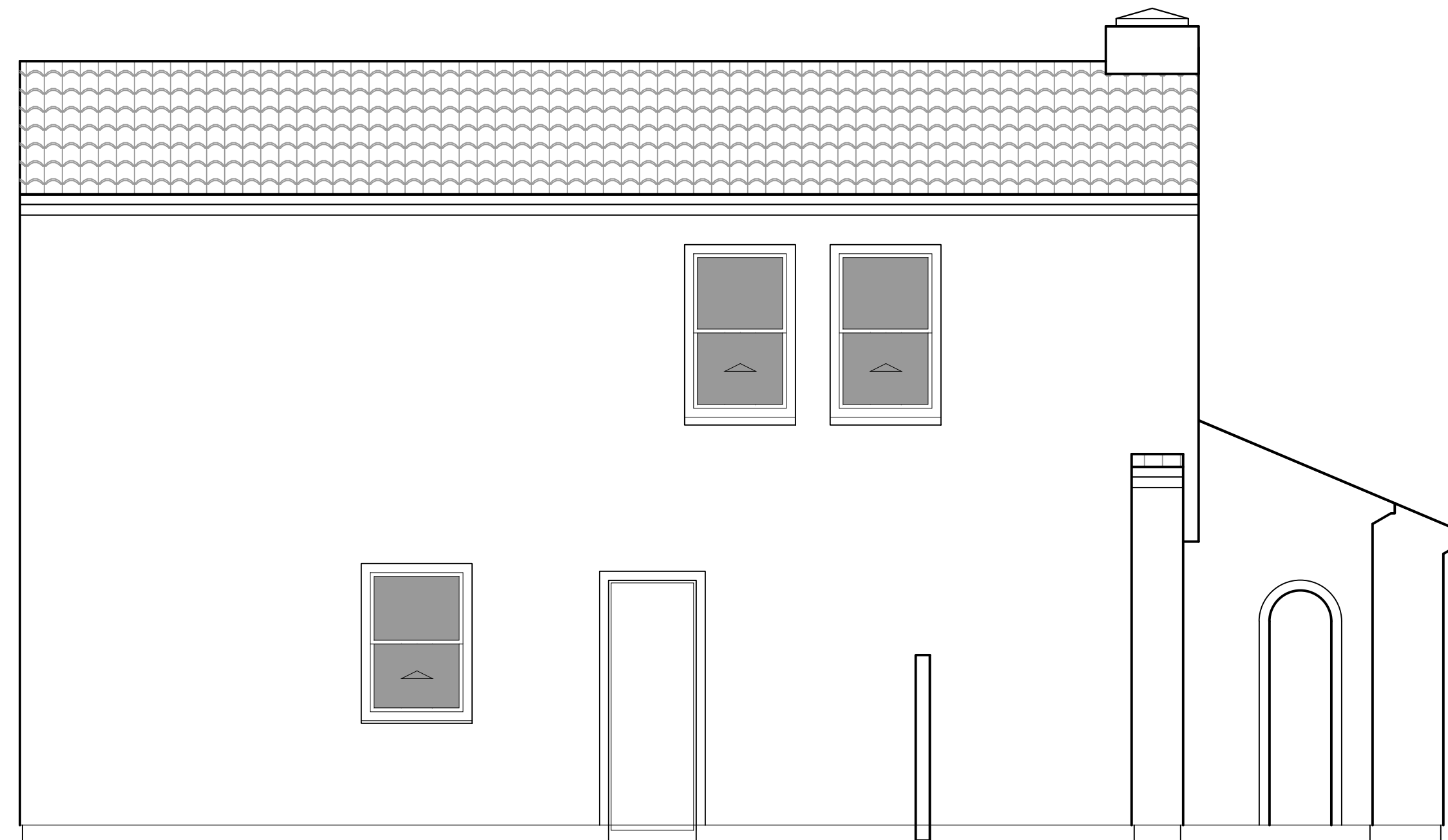
Plan 3B - Prairie



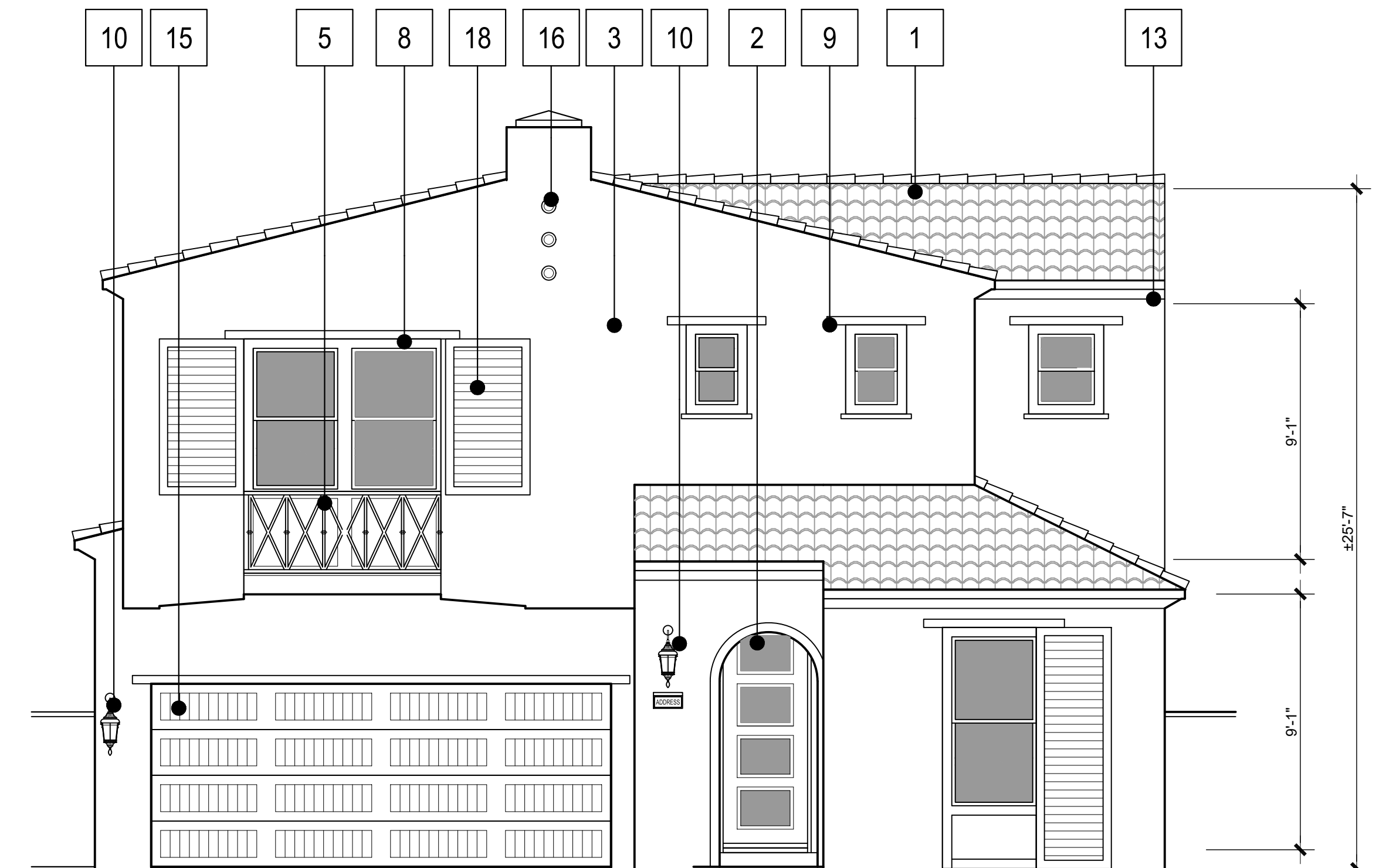
Plan 3C - Farmhouse

**Material Legend**

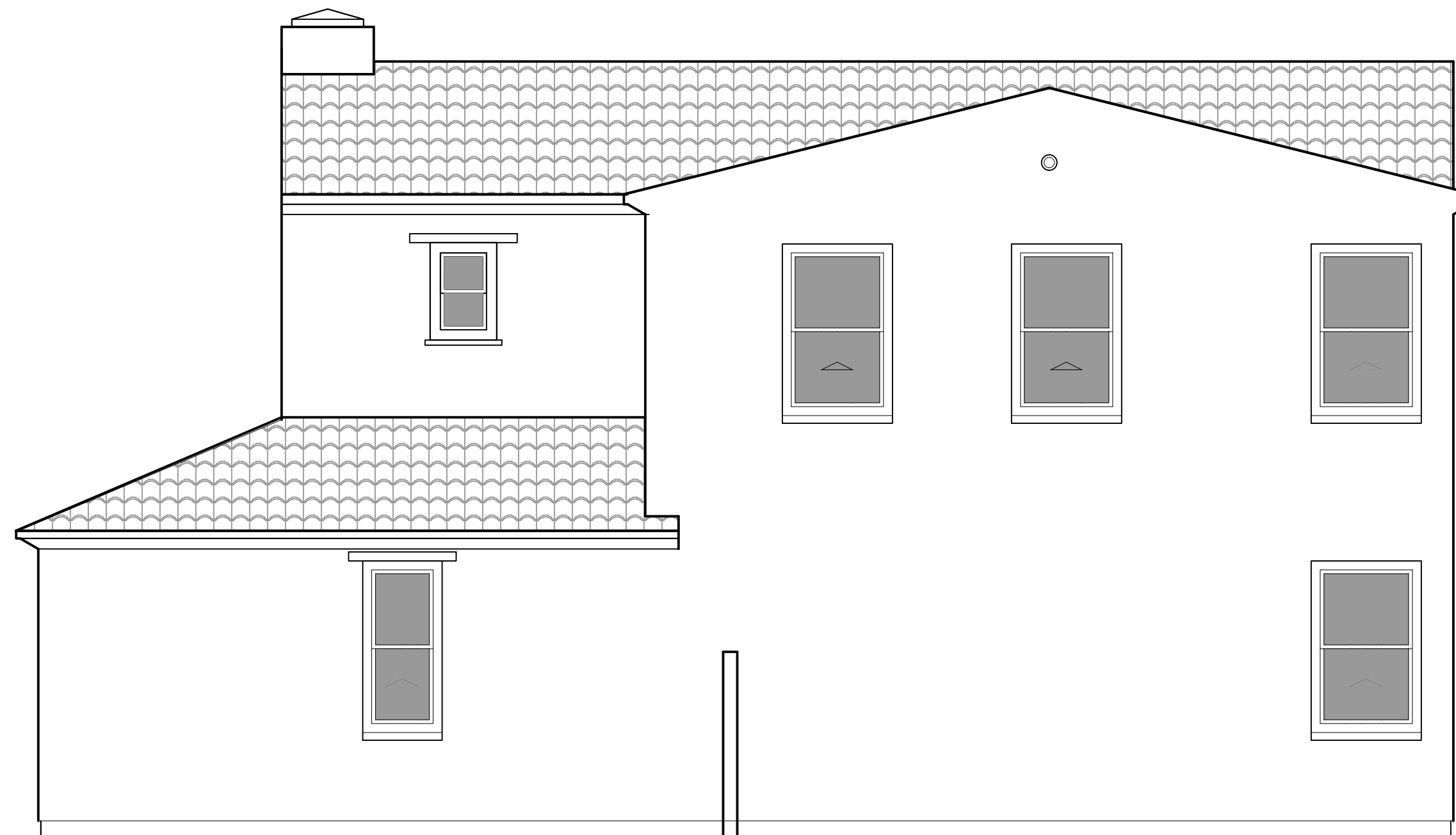
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
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- 10. Light Fixture
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- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



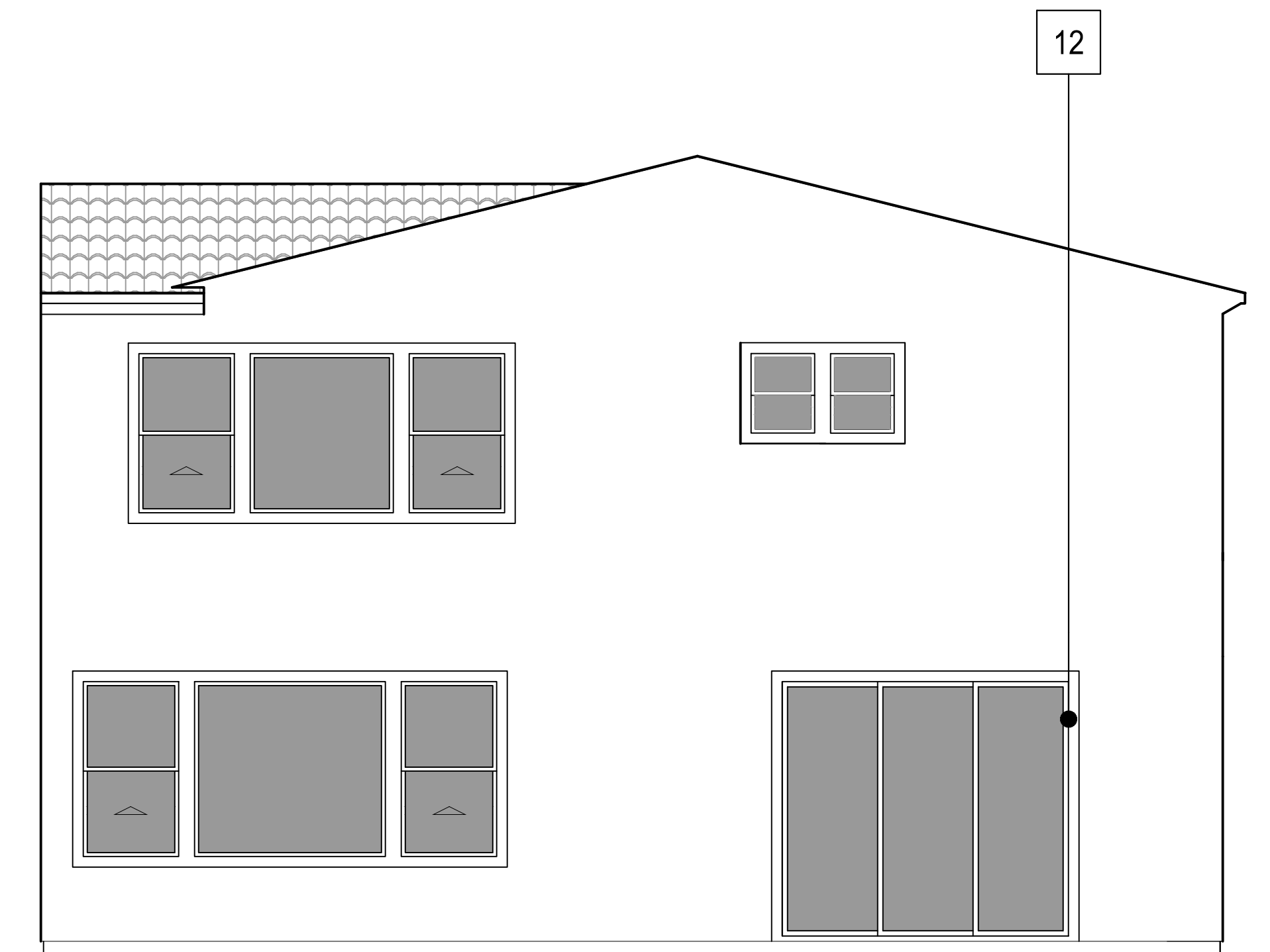
Left Elevation



Front Elevation



Right Elevation

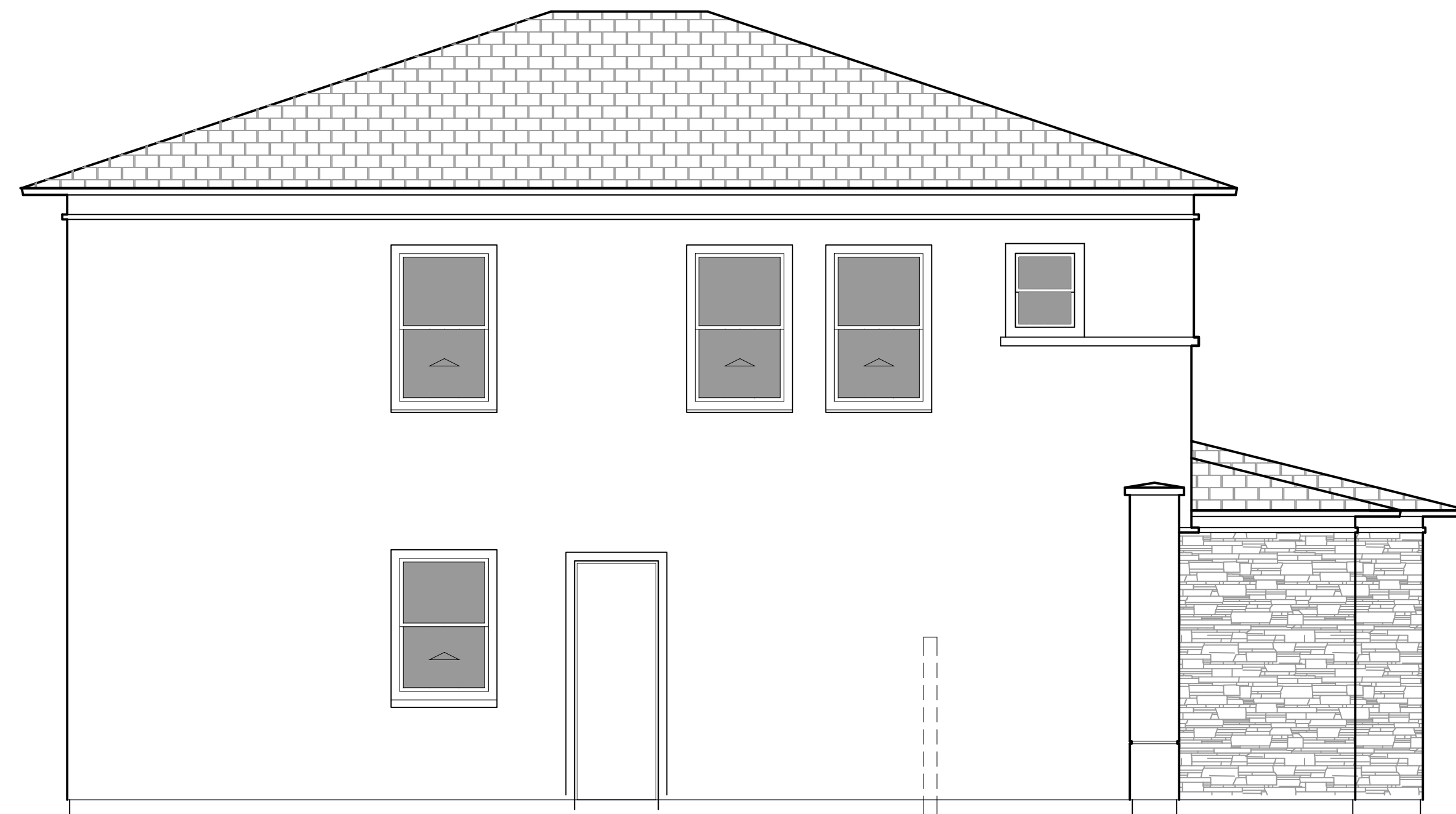


Rear Elevation

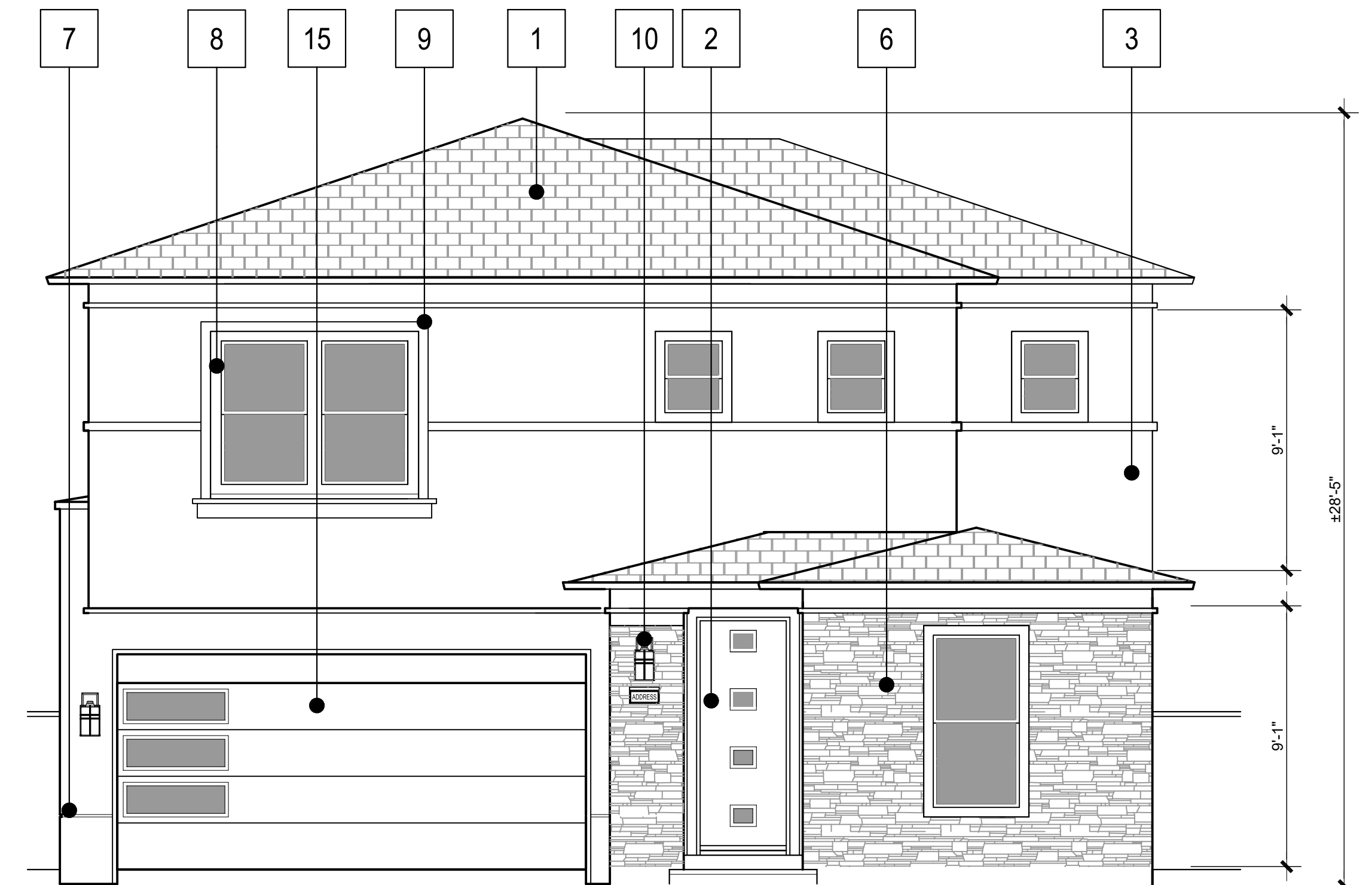


**Material Legend**

- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
- 9. Trim
- 10. Light Fixture
- 11. Wood Post With Kicker
- 12. Sliding Door
- 13. Cornice
- 14. Awning
- 15. Sectional Roll-Up Garage Door
- 16. Decorative Clay Pipes
- 17. Decorative Gable End Detail
- 18. Decorative Shutters



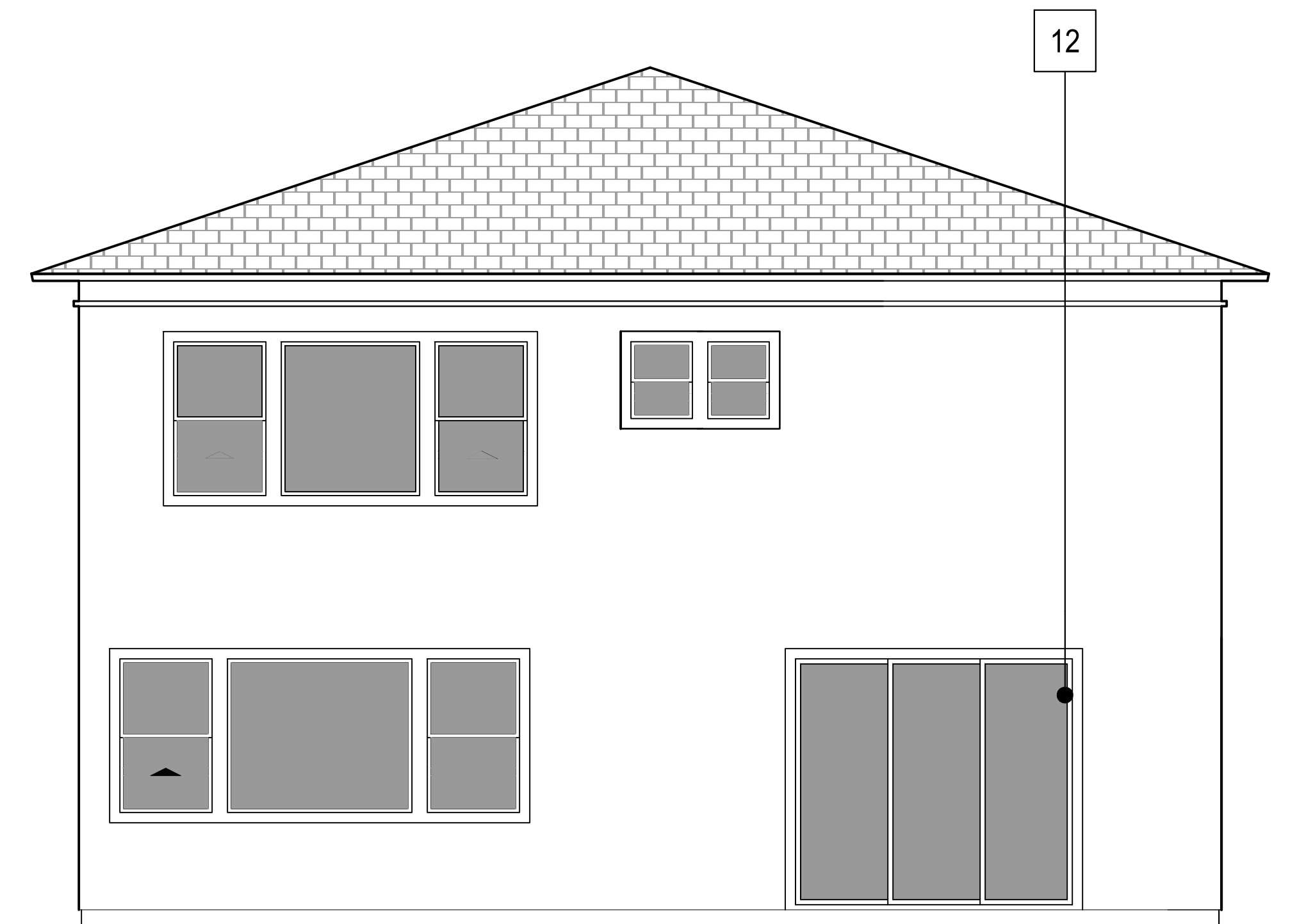
Left Elevation



Front Elevation



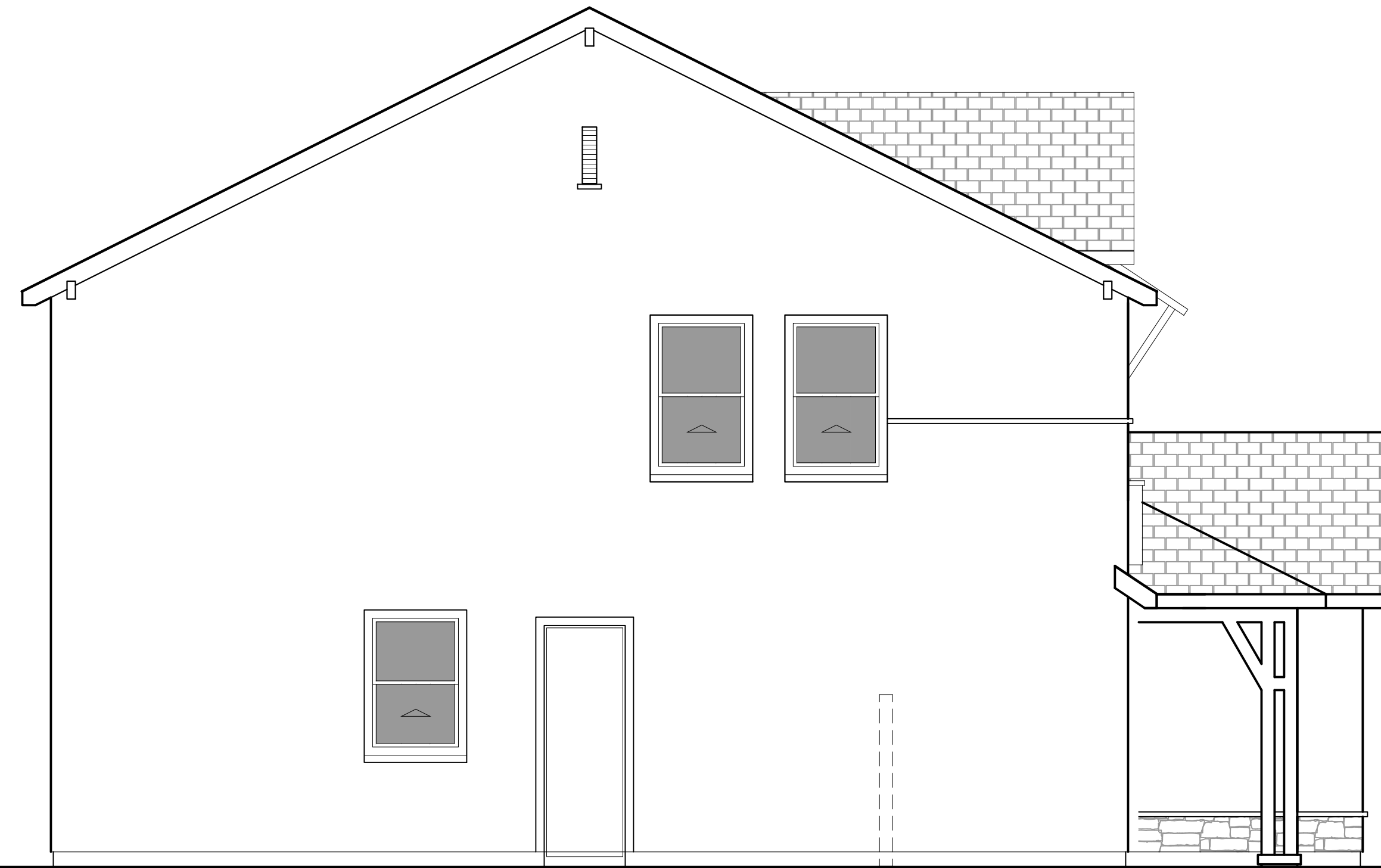
Right Elevation



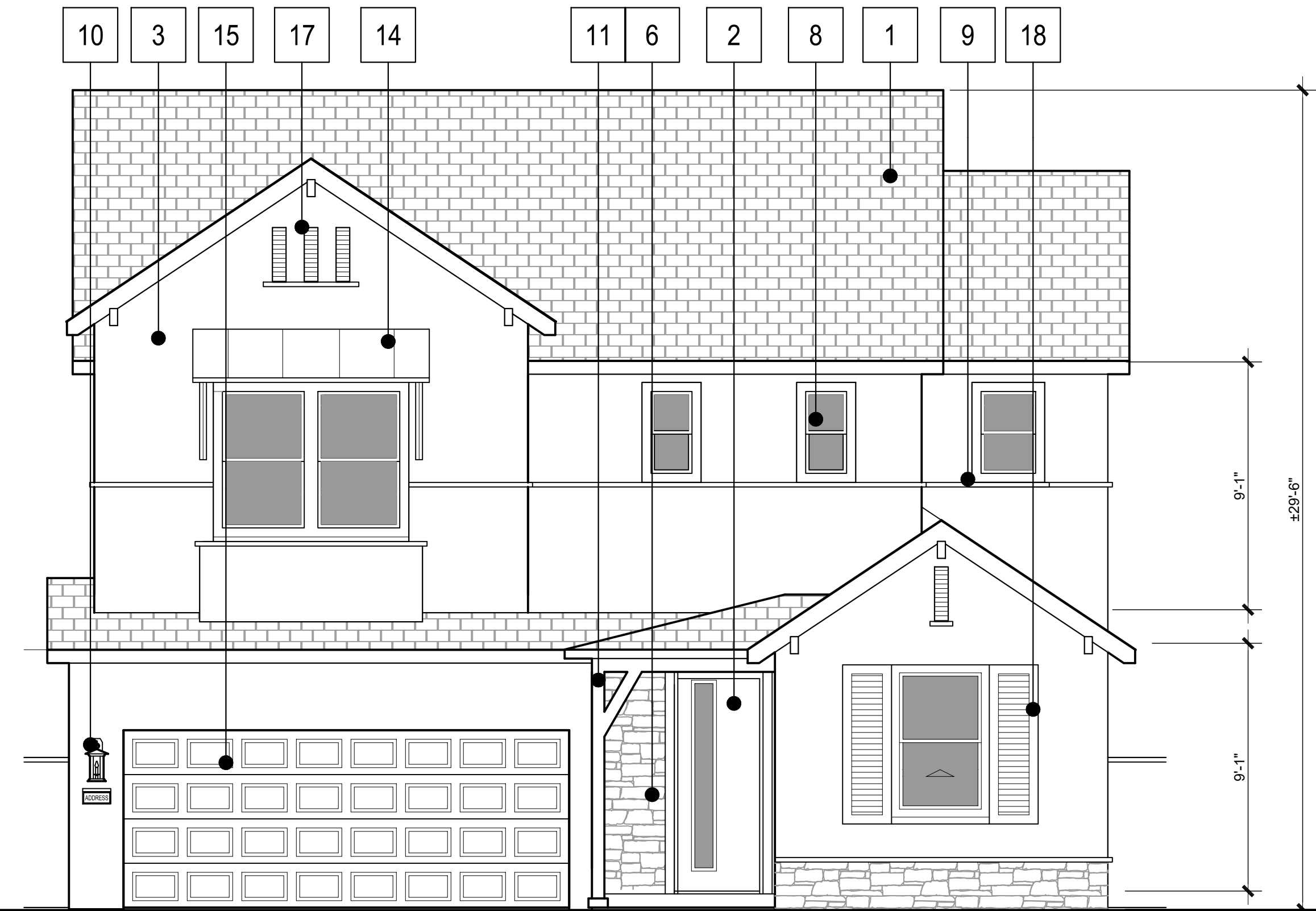
Rear Elevation

**Material Legend**

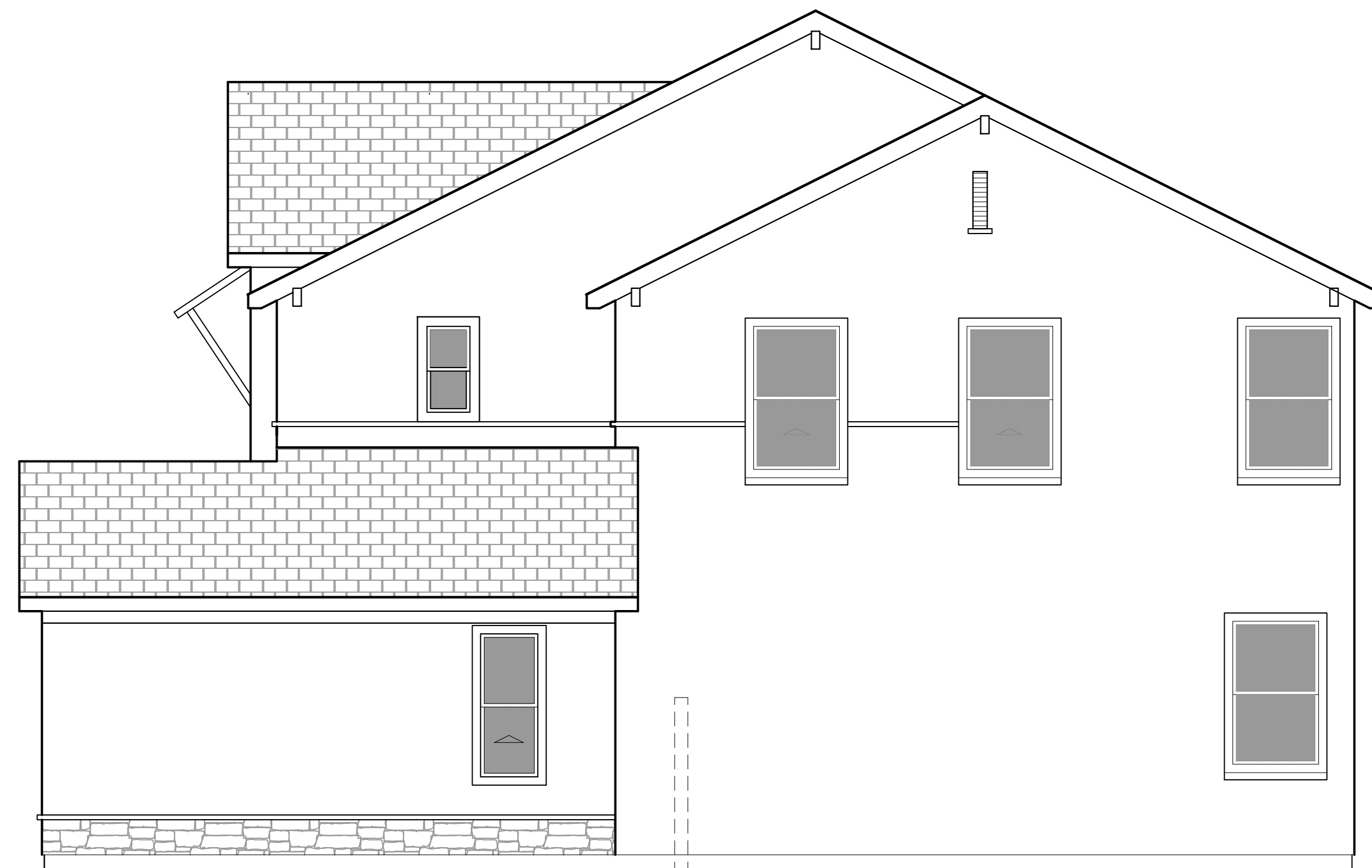
- 1. Roof
- 2. Entry Door
- 3. Stucco
- 4. Wood Railing
- 5. Metal Railing
- 6. Stone Veneer
- 7. 1" Reglet Channel
- 8. Recessed Windows
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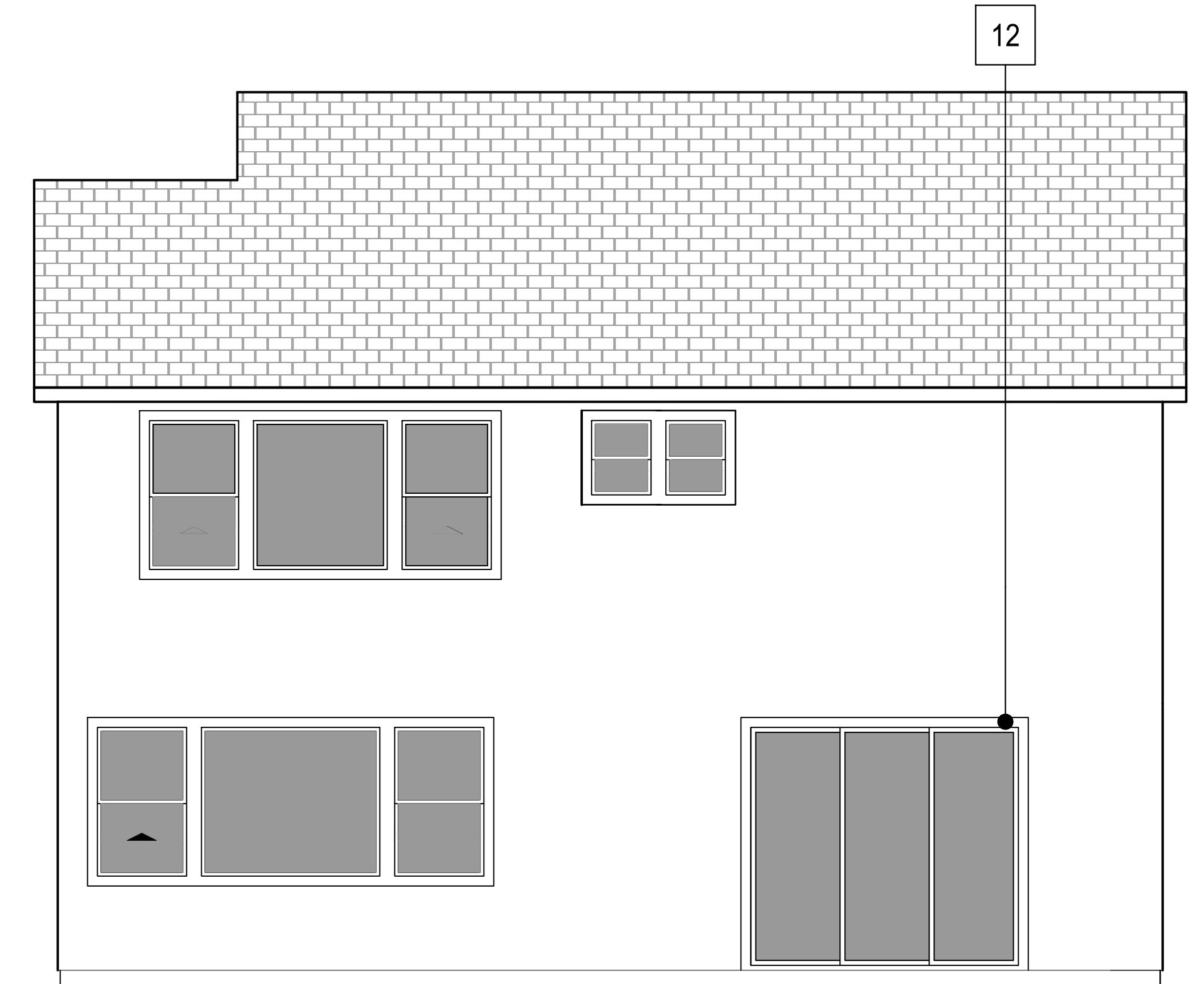
Left Elevation



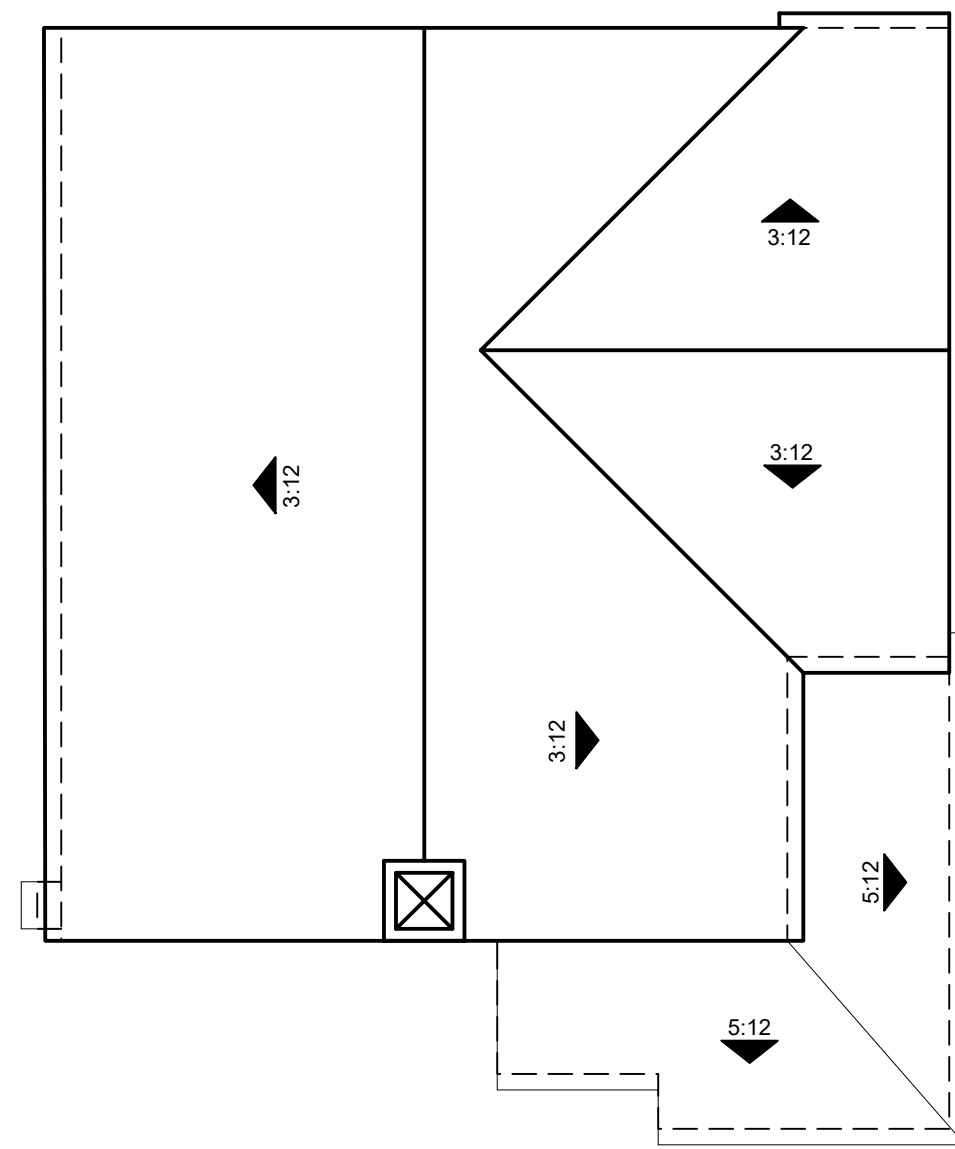
Front Elevation



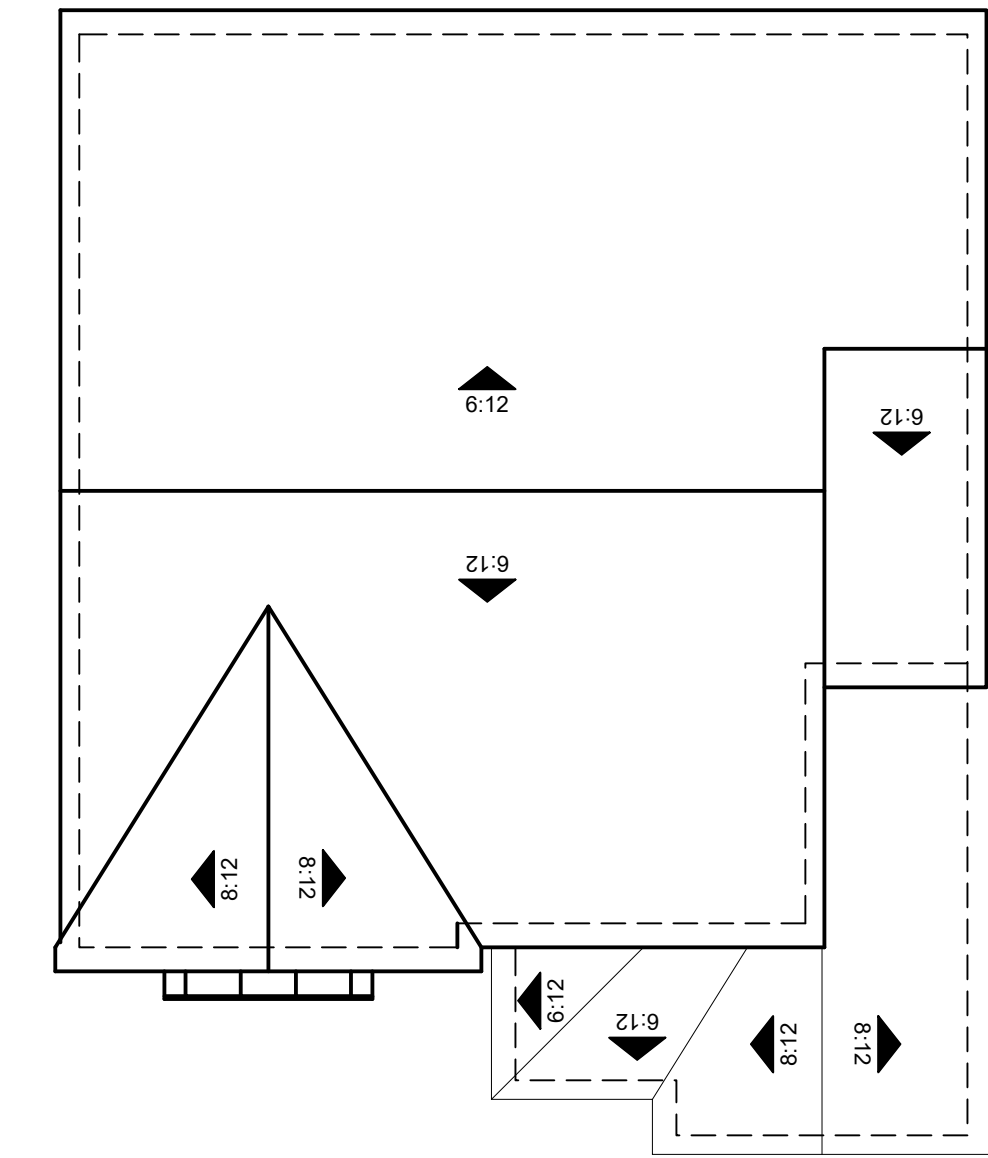
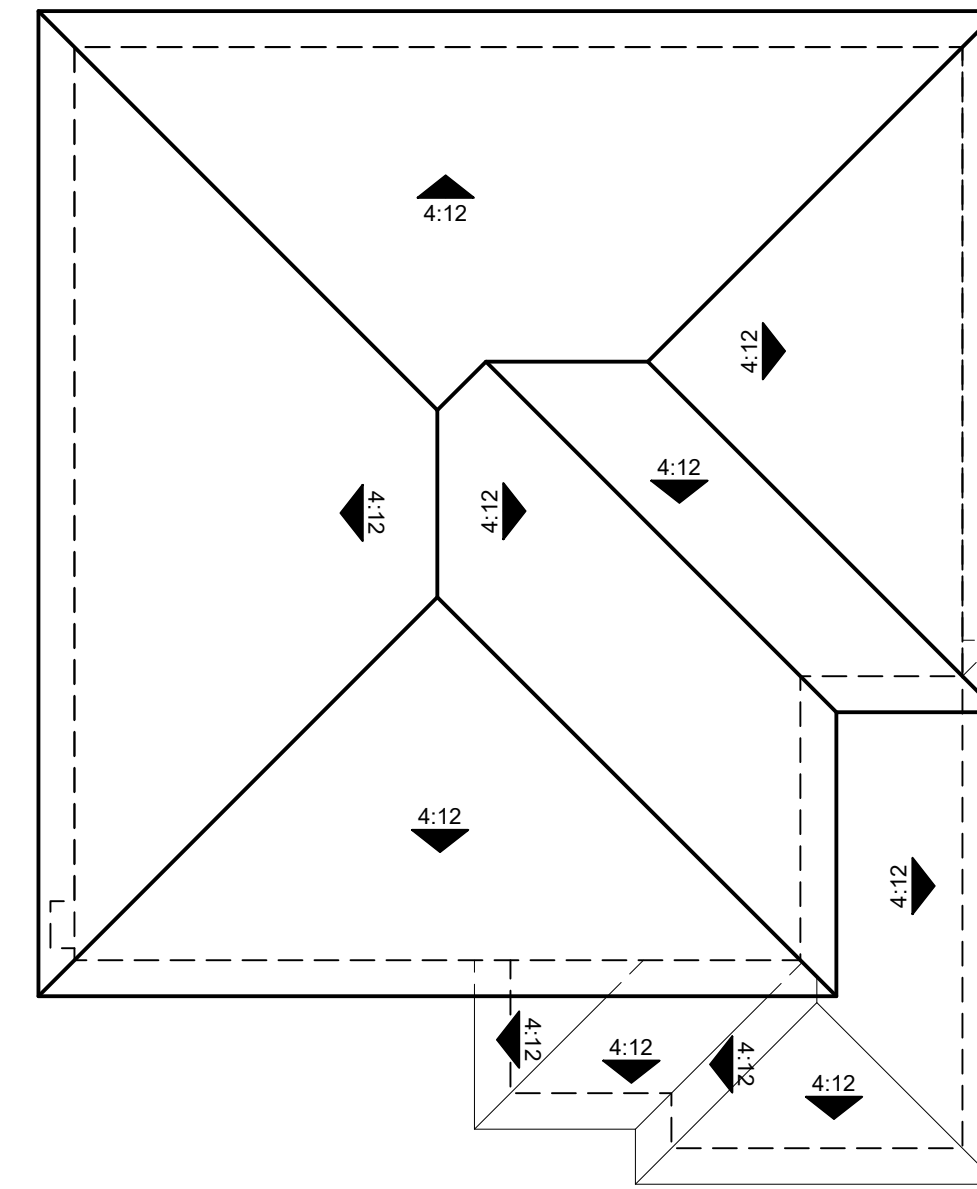
Right Elevation



Rear Elevation



Plan 3A - Spanish



Plan 3C - Farmhouse

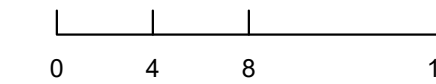


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949.851.2133  
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Steven Walker Communities  
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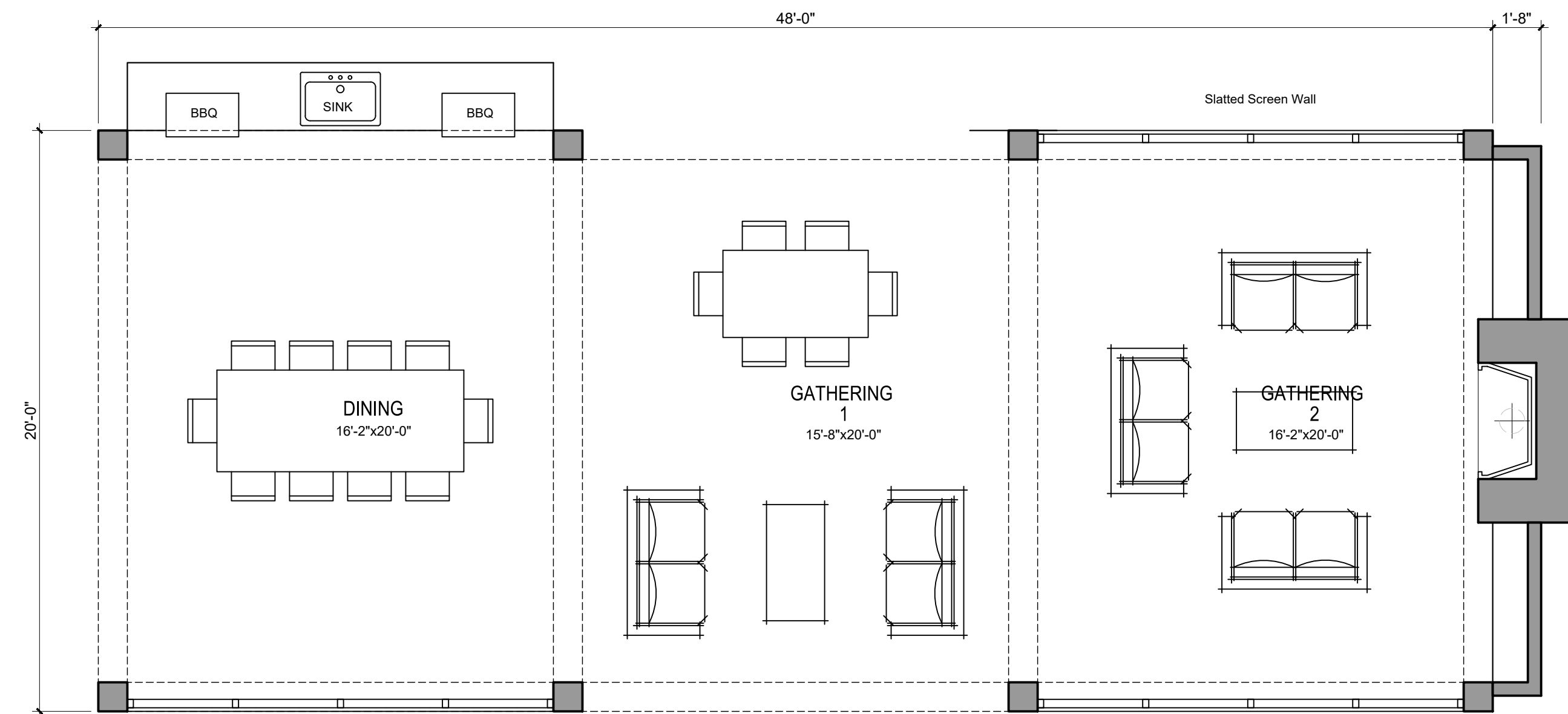
**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
JUNE 27, 2023



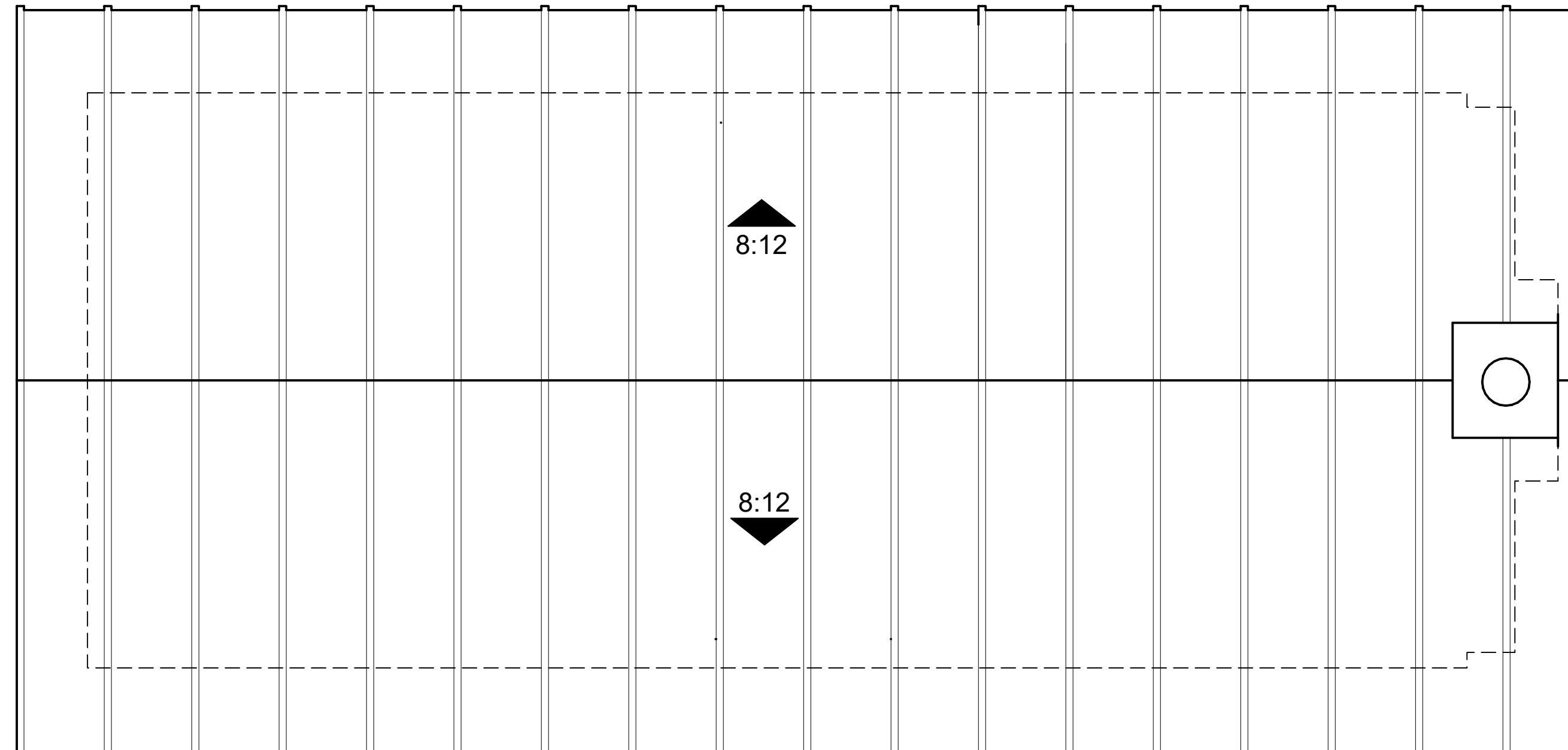
**PLAN 3**  
Roof Plans

**A3.5**



GROSS S.F.	
1ST FLOOR	993 SQ. FT.

Floor Plan



Roof Plan

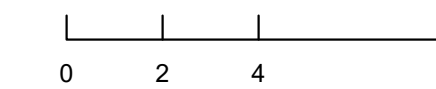


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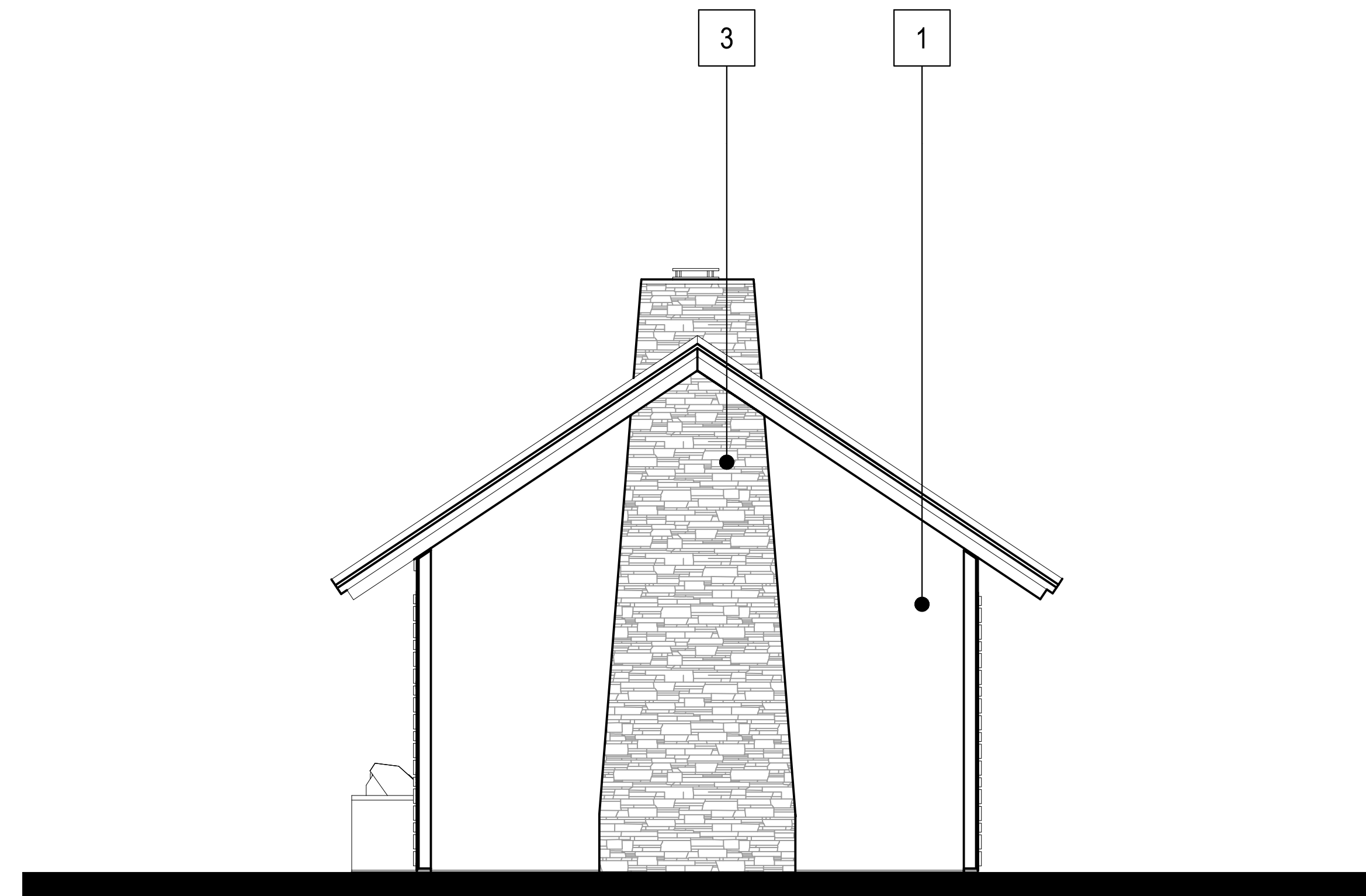
**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

SCHEMATIC DESIGN  
JUNE 27, 2023

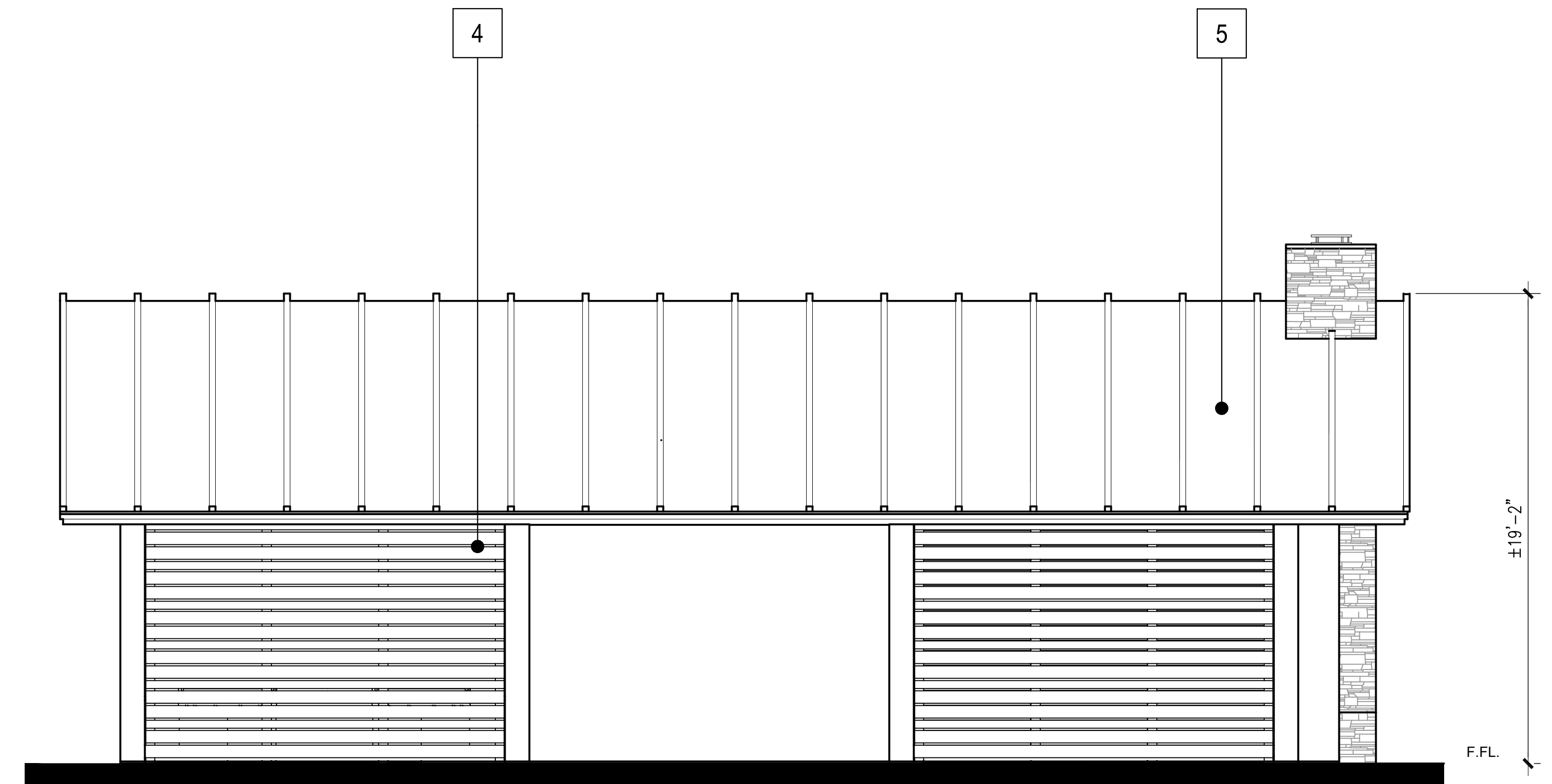


SHADE STRUCTURE PLANS  
SHADE STRUCTURE

A4.0



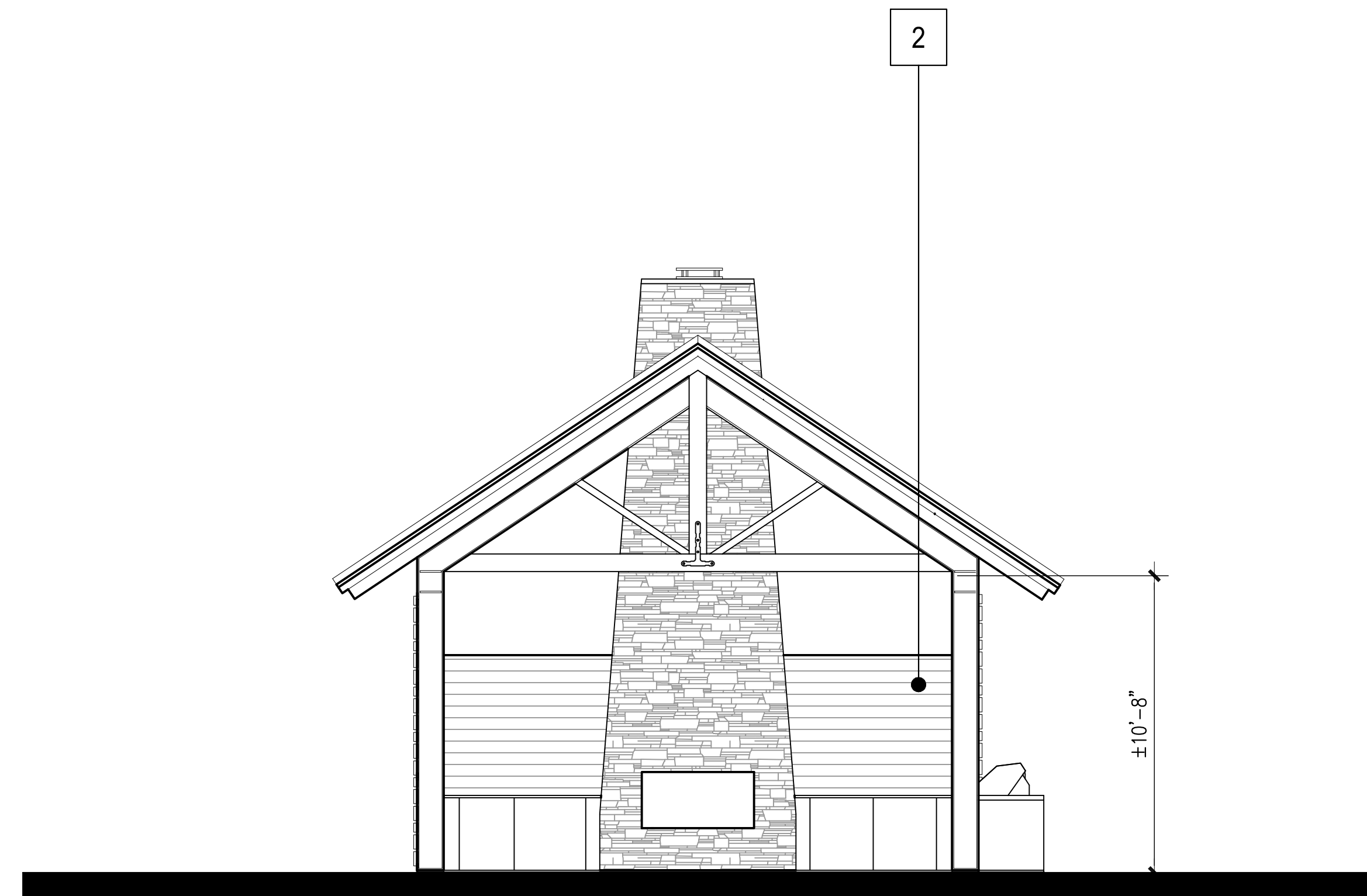
Right Elevation



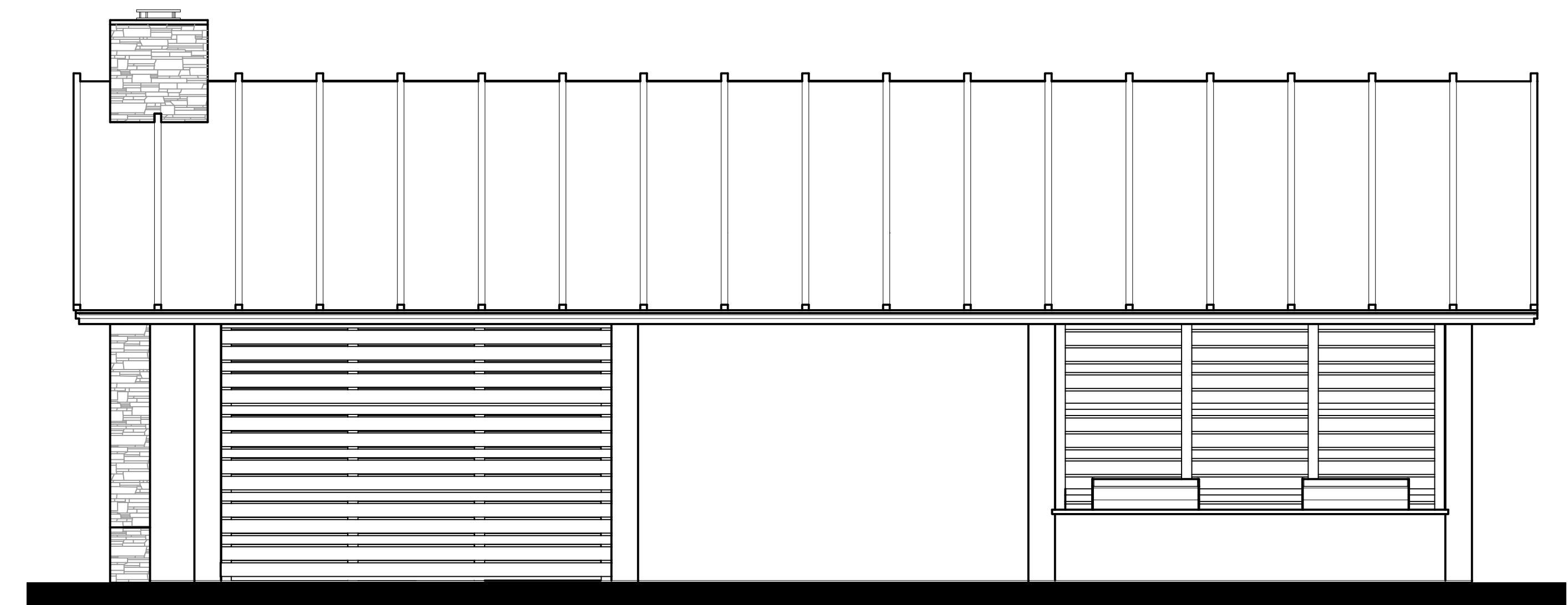
Front Elevation

Material Legend

- 1. Stucco
- 2. Wood Planks
- 3. Stone Veneer
- 4. Slatted Screen Wall
- 5. Standing Metal Seam Roof



Left Elevation



Rear Elevation

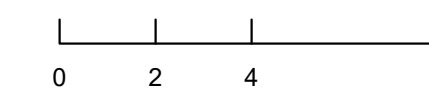


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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

SCHEMATIC DESIGN  
JUNE 27, 2023



EXTERIOR ELEVATIONS  
SHADE STRUCTURE

A4.1



**Plan 3**  
Spanish

**Plan 1**  
Prairie

**Plan 2**  
Farmhouse

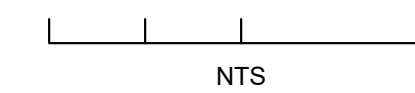


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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
JUNE 27, 2023



PERSPECTIVES

A5.0

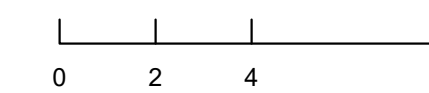


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949.851.2133  
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**HIGHGROVE**  
RIVERSIDE, CA # 2019-0186

**SCHEMATIC DESIGN**  
JUNE 27, 2023



**PERSPECTIVES**  
SHADE STRUCTURE

**A5.1**

## Highgrove News (RoadRunner Acct)

---

**From:** Highgrove News (RoadRunner Acct) <highgrovenews@roadrunner.com>  
**Sent:** Sunday, November 5, 2023 9:12 PM  
**To:** 'District1@rivco.org'; 'District2@rivco.org'; 'District3@rivco.org'; 'District4@rivco.org'; 'District5@rivco.org'  
**Subject:** Highgrove's Opposition to a 7/11 being built in an Agricultural zone.

**ALL SUPERVISORS:**

### **Please do not change the zoning on the N/E corner of Center St. and Mt. Vernon Ave. in Highgrove.**

**Needed: A Grocery store and Shopping Center instead of a Seven/Eleven.**

There is already land set aside for a retail shopping center on the N/W corner of the Highgrove Town Center that is now under construction by the school.

To view this location and my Highgrove Traffic Plan, please follow these instructions:

Google: Highgrovehappenings.net (Latest Issue) or Highgrovehappeningsneswpaper.com and scroll down to **Issues from 2008 to 2021** and look at the **June 2021** and **August 2021 issues**. My **Highgrove Traffic Plan** is shown on the **October 2021** issue but has been revised to use the abandoned Union Pacific railroad track between Center St. and Citrus St. (6 tents of a mile,) to enable traffic to get **to and from the Iowa Ave. Overpass** when trains block Center St. and Main Streets.

Highgrove residents do not want a 7/11 at this location and it is also not wanted at the current location designated for a retail shopping Center on Center St. as specified in the map. (Please follow the above instructions)

We need a Grocery Store so Highgrove residents can shop in Highgrove and bring the tax revenue to Riverside County instead of the tax revenue going Grand Terrace in San Bernardino County.

If you have any questions feel free to contact me at any time.

Thank you,

R. A. "Barney" Barnett  
Highgrove Happenings Newspaper  
[highgrovenews@roadrunner.com](mailto:highgrovenews@roadrunner.com)  
(951) 255 6648  
(951) 683 4994

R. A. "Barney" Barnett  
Highgrove Happenings Newspaper  
[highgrovenews@roadrunner.com](mailto:highgrovenews@roadrunner.com)  
(951) 683 4994



Cell/Voice mail  
(909) 228-6970

Donald Farley  
139 Carlin Lane  
Riverside, CA 92507  
e-mail : [dvfarley@att.net](mailto:dvfarley@att.net)

Phone/Fax  
(951) 683-1050

Riverside County Board of Supervisors  
P.O. Box 1409  
Riverside, CA 92502-1409

Attn: Kevin Jeffries, [district1@rivco.org](mailto:district1@rivco.org); Karen Spiegel, [district2@rivco.org](mailto:district2@rivco.org); Chuck Washington, [district3@rivco.org](mailto:district3@rivco.org); V. Manuel Perez, [district4@rivco.org](mailto:district4@rivco.org); Yxstian Gutierrez, [district5@rivco.org](mailto:district5@rivco.org)

### Comments to the Riverside County Board of Supervisors November 7, 2023

Members of the Riverside County Board of Supervisors,

*I want to preface my remarks by stating that there is a rumor that the current zoning of the parcel is agricultural, not residential. The following remarks are based on the assumption that the rumor is incorrect. If the rumor is true, the arguments against a zone change would persist, but be different, so everyone would need an opportunity to respond to the new conditions.*

I appreciate this opportunity to express my opposition to any zone change for the NE corner of Mt Vernon and Center Streets.

I have previously stated, in testimony before you, and in writing to each of you, my and many neighbors, serious objections to the proposed zone change from residential to commercial for one portion of the property, and to high density residential for the remainder, so will not re-state them here.

We now understand that the developer has withdrawn the proposal to put a 7-11 convenience store with gas station, and strip-mall from the proposed plan, but still is pursuing the zone change from residential to commercial for that portion of the property. It is good that the developer has withdrawn the 7-11 and strip-mall from the proposal, but not good that the zoning change is still being pursued.

Any developer needs to be encouraged to develop the entire parcel according to the current zoning. If the currently proposed residential section were completed, even at the density as specified in the currently assumed zoning, it would be inefficient to ever develop the remaining property as residential. Any zone change needs to be rejected.

In summary, people who moved to this neighborhood did so based on reasonably expected future development, which did not include high density housing or commercial development. Highgrove already has a commercial area and commercial development needs to be limited to that area. The proposed zone change from residential to commercial should be **rejected** and the housing density specified in the current zoning needs to be maintained.

You, the Board of Supervisors, can build community trust by supporting issues embraced by the community. The community is clearly against the zone change and will appreciate your support. Vote "**No**" on any zone change.

Thank you for your consideration.

Donald  
Farley

11-7-2023  
Item  
2111