



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 2

Planning Commission Hearing: July 21, 2021

## PROPOSED PROJECT

**Case Number(s):** CZ2100009 and PPT210001

**Applicant(s):** AZIZ LLC., Amir Aziz

**Environmental:** CEQ200005: MND

**Area Plan:** Southwest

**Representative(s):** Michael Ramirez

**Zoning Area/District:** Rancho California Area

**Supervisorial District:** Third District

**Project Planner:** Deborah Bradford

**Project APN(s):** 480-462-004

  
\_\_\_\_\_  
John Hildebrand  
Planning Director

## PROJECT DESCRIPTION AND LOCATION

**Change of Zone No. 2100009** is a proposal to change the project site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC).

**Plot Plan No. 210001** is a proposal for the construction of a 5,185 square foot convenience store, 5,320 square foot canopy for sixteen (16) gas dispensers, 2,315 square foot express car wash, and 2,226 square foot specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project site is located west of Winchester Road, north of Jean Nicholas Road, east of Elliot Road, and south of Ron Roberts Way within the French Valley community.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ200005** based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100009**, amending the zoning classification for the subject property from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC) Zone, in accordance with Exhibit No. 3, based upon the findings and conclusion incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 210001** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report pending final adoption of the zoning ordinance by the Board of Supervisors.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
Specific Plan:	Specific Plan No. 106 - Dutch Village, PA18a
Specific Plan Land Use:	Industrial
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R)
South:	Community Development: Light Industrial (CD: LI)
West:	Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Industrial Park (I-P) and Scenic Highway Commercial (C-P-S)
East:	Specific Plan (SP)
South:	One-Family Dwellings (R-1)
West:	One-Family Dwellings (R-1) and Industrial Park (I-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Residential Uses
West:	Residential Uses and Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.94	N/A
Proposed Building Area (SQFT):	9,726 SF	N/A
Building Height (FT):	29'	50'

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Car Wash	2,315 SF	1 space/3 employees and 2 spaces/stall	3	4
Convenience Store	5,185 SF	1 space/200 sq. ft. of gross floor area	26	26
Gas Station		4 spaces	4	4
Restaurants, Drive-Throughs, Cafes	1,210 SF service area and 4 emp. (2,226 SF total)	1 space/45 sq. ft. of serving area and 1 space/2 Employees	29	29
<b>TOTAL:</b>			<b>62</b>	<b>63</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area ("CSA"):	Yes – #103 – Murrieta-Temecula Street Lighting and Flood Control
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	Yes – #5477
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley, Zone E

## PROJECT LOCATION MAP

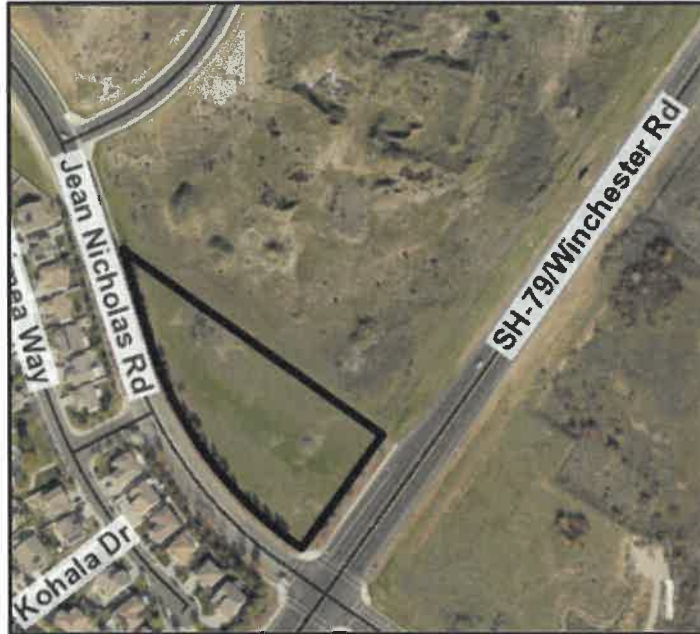


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Project Location:**

The Project site consists of approximately 2.94 gross acres and is located in the unincorporated area of Riverside County, within the City of Murrieta sphere of influence. The Project site fronts State Highway 79 (Winchester Road) and Jean Nicolas Road. The Project site consists of one parcel (APN: 480-462-004).

### **Current Site Characteristics:**

The project site is located within a developed area and is relatively flat, has an elevation range from 1380 above mean sea level (amsl) to 1412 amsl, and slopes from the southeast to the northwest. The Project site is located within a developed area and has been disturbed by previous agricultural activities. Vegetation is minimal and is comprised primarily of ruderal species.

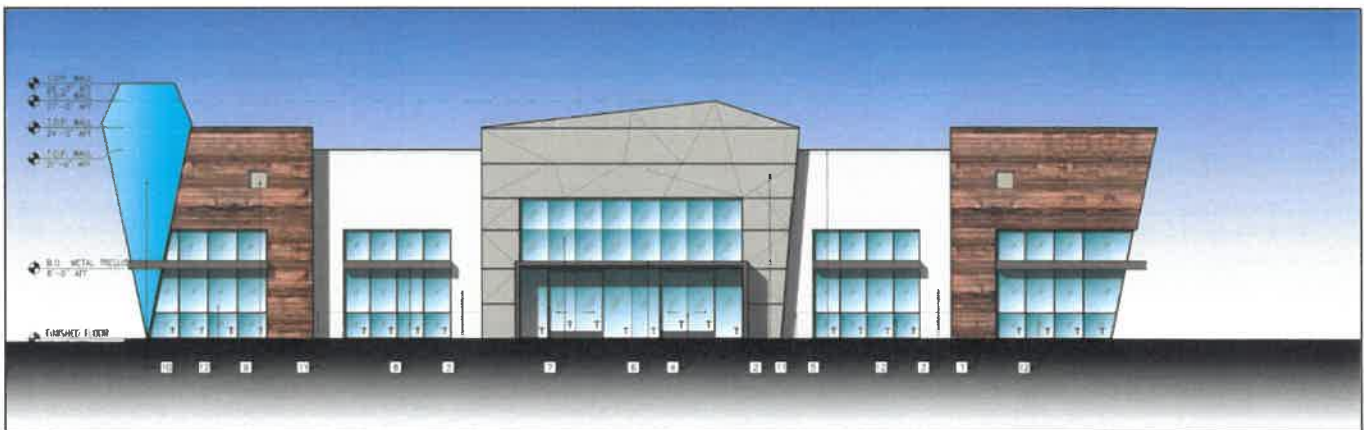
## **PROJECT DESCRIPTION**

### **Project Characteristics:**

The Project was first submitted for Pre-Application Review (PAR190063) to the Planning Department and was scheduled for comment with the Development Advisory Committee (DAC) on December 19, 2019. At the DAC meeting the applicant received comments regarding the overall site design of the Project in terms of car and truck circulation, buffering operation of the proposed uses from existing and proposed residential uses and visibility along Winchester Road.

Conditional Use Permit No. 200002 was formally submitted on January 29, 2020. At that time the applicant was proposing the construction of a gas station (16 pumps) with a convenience store, an express carwash, and a drive-through specialty coffee shop. The Conditional Use Permit was determined to be the proper entitlement process in that the applicant had originally proposed the sale of beer and wine for off-site consumption in the proposed convenience store. However, because the Project site is located within Specific Plan No. 106 (Dutch Village), with a land use designation of Community Development: Light Industrial (CD: LI) and a zoning classification of Industrial-Park. (I-P) a General Plan Amendment, Specific Plan Amendment, and a Change of Zone application would also need to be applied to allow for the off-site selling of beer and wine. The applicant decided to remove the sale of beer and wine and subsequently it was determined that a Plot Plan application was required for the development of the site and a Change of Zone application to change the zoning to Manufacturing – Service Commercial (M-SC) was required to allow for the proposed car wash.

On January 6, 2021 the applicant revised their application from a Conditional Use Permit to Plot Plan No. 210001 and Change of Zone No. 2100009 was submitted to the Planning Department on March 17, 2021. The current proposal remains as originally submitted with the removal of the sale of beer and wine. The proposed convenience store will be comprised of 5,185 square feet, the gas station will have 16 pumps with a canopy of approximately 4,205 square feet. The express car wash is comprised of approximately 2,315 square feet and the specialty coffee shop will be comprised of approximately 2,226 square feet. The architecture proposed is modern with cement siding that has the appearance of wood, irregular and angular rooflines, use of aluminum perforated panels. The height of the proposed buildings ranges from 22 feet to 29 feet. On May 13, 2021 the Riverside County Planning Director approved Setback Adjustment No. 210007 in accordance with Section 18.33 of Ordinance No. 348.



**Figure 2: Convenience Store (east)**



Figure 3: Car Wash (east)

### Conceptual Landscaping:

The project proposes the installation of approximately 35,771 square feet of landscaping, 32% of the Project site. Presently, there are 63 existing trees located along Jean Nicholas Road and Winchester Road. These trees are comprised of Aleppo Pine, California Sycamore, and Ornamental Pear. Approximately 14 of the Aleppo Pine and Ornamental Pear trees will be removed. Along the northerly boundary of the Project site a row of 24" box Thornless Chilean Mesquite trees will be planted. These trees are fast growing and will reach a height and spread of twenty-five (25') feet. Enhanced landscaping will occur along Winchester Road and Jean Nicholas Road. In addition to the existing trees along Jean Nicholas and Winchester Roads, six 24" box African Sumac will be planted along Winchester Road. These trees will reach a mature height of twenty (20') to thirty (30') feet and a spread of twenty (20") to thirty-five (35"). In addition to the proposed trees a variety of ground covers and shrubs will also be planted. The conceptual landscape plan meets the standards of Ordinance No. 348 Section 18.12 E., regarding landscaping requirements for off-street vehicle parking and Ordinance No. 859, regarding water efficient landscaping.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA), Environmental Assessment No. CEQ200005. The Initial Study identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation however; with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on June 14, 2021 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on July 14, 2021.

## 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 is located within Planning Area 18A of Specific Plan No. 106 which utilizes the land use designation of Light Industrial as provided in the General Plan. The Light Industrial land use designation encourages industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed gas station/convenience store, car wash and specialty drive-thru coffee shop are compatible with the encouraged uses for the Light Industrial land use designation as supporting retail and service uses and will also provide employment and services to the adjacent and surrounding community.
2. The project is also located within Specific Plan No. 106 (Dutch Village Specific Plan) Planning Area 18a, which designates the site as Industrial Park. The Plot Plan proposes development that includes the construction of a gas station/convenience store, car wash and specialty drive-thru coffee shop. This use is consistent with the land use designation of the Specific Plan and the General Plan as noted in the previous finding. The project is consistent with the applicable provisions of this Specific Plan.
3. The project site has a current Zoning Classification of Industrial Park (I-P), which is consistent with the Riverside County General Plan; however, the car wash use is not a permitted use in the Industrial Park (I-P) Zoning Classification. Therefore, a change of zone to the Manufacturing- Service Commercial (M-SC) zoning classification is required which allows for car washes subject to Plot Plan approval. The proposed M-SC zone is consistent with the land use designation of Light Industrial of the General Plan and Specific Plan since it generally allows for light manufacturing, service, and retail uses that are anticipated uses within the Light Industrial land use designation. Specific findings relating to the proposed use, including findings relating to the applicable development standards, are in the following separate sections below.
4. The project site is located within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.

**Change of Zone:**

Change of Zone No. 2100009 is a proposal to change the Project site's Zoning Classification from Industrial Park (I-P) to Manufacturing- Service Commercial (M-SC) and is subject to the following findings:

1. Change of Zone No. 2100009 is a proposal to change the Project site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). As provided in Ordinance No. 348, uses permitted in the M-SC zoning classification subject to Plot Plan approval include but are not limited to a variety of manufacturing, industrial, service and commercial uses. Specifically, the gasoline service stations (not including the concurrent sale of beer and wine), restaurants and other eating establishments, and car and truck washes are currently proposed with the related Plot Plan. The Change of Zone to M-SC will provide consistency with the Land Use Designation of Light Industrial (L-I) of the General Plan and Specific Plan since the M-SC zone generally allows for light manufacturing, service, and retail uses that are anticipated uses within the Light Industrial land use designation. The proposed Change of Zone is consistent with the General Plan and Specific Plan's land use designation.

**Plot Plan:**

The following findings shall be made pursuant to the provisions of the Riverside County Zoning Ordinance 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed Project is within the acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for the proposed Manufacturing-Service Commercial (M-SC) zoning classification as detailed further following this section. The project has been reviewed by Fire, Environmental Health, Building & Safety, and other departments that have all deemed the project acceptable to meet applicable standards for health and safety, in particular provision of emergency vehicle access to and on the project site. Due to the project's limited size, it is not anticipated to generate a substantial amount of traffic that would have any impacts on the surrounding area and the project would be adequately served by the surrounding existing road network and improvements. Furthermore, with the incorporation of standard conditions of approval and compliance with the California Building Code, Riverside County Ordinance No. 787, and Riverside County Ordinance No. 348, the project will not negatively affect the public health, safety, or welfare.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the surrounding parcels are similarly designated land uses and zoning classifications. The surrounding land use designations included Light Industrial, Business Park, and Commercial Retail. The zoning is similarly aligned, with the surrounding parcels zoned as Industrial-Park (I-P), Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1) and Specific Plan (SP). The proposed gas station/convenience store, car wash, and specialty coffee shop will be consistent with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels current designations.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project's main access, Mauna Loa Road which will be extended north of Jean Nicholas Road is designated as a Reserved Private Road and shall be improved with 48' full-width AC pavement, including curb, gutter and concrete sidewalk on both sides of the 78 foot full-width private road easement. The Project applicant submitted a thorough landscape, that provides a bio-retention basin located west of the proposed convenience store to handle the site's topographical and drainage conditions.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project include 4 buildings on one lot and to ensure compliance with this finding a condition of approval has been provided to state that prior to the selling of an individual structure a land division shall be recorded.



**Development Standards Findings:**

The applicant is proposing a change of zone from the I-P Zoning Classification to the M-SC Zoning Classification. Development standards for this zoning classification are as follows:

- A. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. *The Project site is comprised of approximately 2.94 gross acres. The site is triangular in shape and has a width of 337' at Winchester Road and approximately 768' along Jean Nicholas Road. The Project complies with this development standard.*
  
- B. Setbacks.
  - 1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. *The Project site does not adjoin any of the zoning classifications listed currently. Therefore, the Project complies with this development standard.*
  
  - 2. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback. *Although the Project site does not adjoin any of the zoning classification listed above a minimum setback of 8 feet will be provided along the northern property line. The Project complies with this development standard.*
  
  - 3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. *The Project site fronts along Jean Nicholas Road and Winchester Road and is required to provide a 25-foot building setback from the property line. Due to the limitations given the lot size and triangular shape of the site the applicant has received a setback adjustment along Jean Nicholas Road to allow for a twenty (20') foot setback for the convenience store and a twenty-one (21') foot setback for the car wash. The setback along Winchester Road meets the required twenty-five (25') foot setback requirement. The Project is in compliance with this development standard and as approved by Setback Adjustment No. 210007 (SBA210007)*
  
  - 4. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. *The Project complies with this development standard.*
  
- C. Height Requirements. The height of structures, including buildings, shall be as follows:
  - 1. Structures shall not exceed 40 feet at the yard setback line. *The maximum height of the proposed buildings will be 29'. The Project complies with this development standard.*

2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance. *The maximum height of the proposed buildings will be 29'. The Project complies with this development standard*
  3. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance. *No other structures other than buildings are proposed on the Project site. Therefore, the Project complies with this development standard.*
  4. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance. *No broadcasting antennas are proposed on the Project site. Therefore the Project complies with this development standard.*
- D. **Masonry Wall.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. *The proposed Project is for the development of service/commercial uses and does not adjoin any parcel with a residential zoning classification currently. However, an eight (8') high concrete masonry block wall will be constructed along the north property line. Therefore, the Project complies with this development standard.*
- E. **Landscaping.**
1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. *The applicant is proposing approximately 35,771 square feet (32%) of landscaped area. The Project complies with this development standard.*
  2. A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. *The applicant is proposing a minimum landscape setback area along Jean Nicholas Road of 16' and a 20' landscaped setback area along Winchester Road. The Project complies with this development standard.*
  3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. *The Project site is not adjacent to any of the zones as listed currently. Therefore, the Project complies with this Development Standard.*
- F. **Parking Areas.** Parking areas shall be provided as required by Section 18.12. of this ordinance. *The proposed car wash is required to have 1 parking space/3 employees and 2 parking spaces/stall. Three (3) parking spaces will be provided for the car wash. The 5,185 square foot convenience store is required to provide 1 parking space/200 square feet of floor area. Twenty-six (26) parking spaces will be provided for the convenience store. The Gas Station is required to provide four (4) parking spaces, 4 spaces will be provided. The drive-through is required to provide 1 parking space/45 square feet of service area and 1 parking space/2 employees. Twenty-nine (29) parking spaces will be provided for the proposed drive-through specialty coffee shop. A total*

*of 62 parking spaces are required. Of the 62 parking spaces required, The applicant has provided 63 parking spaces; therefore, the Project complies with this development standard.*

- G. **Trash Collection Areas.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. *Three trash enclosures will be provided on the Project site as provided on the site plan. Each enclosure will be roofed, gated, and enclosed by 8-foot-high concrete masonry walls with stucco to match the color palette of the proposed development. The Project complies with this development standard.*
- H. **Outside Storage and Service Areas.** Outside storage and service areas shall be screened structures or landscaping. *No outside storage is proposed for this Project. The Project complies with this development standard.*
- I. **Utilities.** Utilities shall be installed underground except electrical lines rated at 33kV or greater. *As a standard condition of approval all utilities will be installed underground except for electrical lines rated at 33kV or greater. The Project complies with this development standard.*
- J. **Mechanical Equipment.** Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. *The proposed roof mounted equipment will be screen from view by the parapet of the proposed buildings.*

**Other Findings:**

1. The Project Site is located within Criteria Cell #5479 and was therefore required to complete the Habitat Assessment and Negotiation Strategy (HANS) and Joint Project Review (JPR). The purpose of the Habitat Assessment was to identify potential impacts to biological resources and determine if site conditions had changed since a previously approved Biological Resources Assessment and HANS analysis (HANS00335) was conducted in 2003. The 2003 analysis was conducted by Glenn Lukos Associates and is dated October 27, 2003. Based on the 2020 evaluation, RCA Associates, Inc. concluded that the current site conditions have not changed significantly since the initial analysis in 2003, and the conclusions discussed in the 2003 MSHCP Consistency Analysis and the Biological Resources Assessment Report are still valid and accurate. Based on the review of the 2003 report and the additional site surveys conducted in 2020, an additional full habitat assessment and HANS analysis were deemed unnecessary.
2. The project site is located within the City of Murrieta Sphere of Influence. This project was provided to the City of Murrieta for review and comment on February 19, 2020. No comments were received either in favor or opposition of the project.
3. The project site is located within the French Valley Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review and on March 12, 2020, ALUC found the Project consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to recommended conditions of approval that have been incorporated into the conditions of approval of the Plot Plan.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2020. No response was received from Agua Caliente Band of Cahuilla

Indians, Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Morongo Band of Mission Indians, Temecula Band of Luiseño Indians (Pechanga), Pala Band of Mission Indians, Rincon Band of Luiseño Indians or the Ramona Band of Mission Indians. Consultations were requested by the Soboba Band of Luiseño Indians. Soboba was provided with the cultural report and the conditions of approval. No Tribal Cultural Resources were identified by the tribe. However, the tribe expressed 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. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
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 site is not located within a Cal Fire State Responsibility Area ("SRA") and is not within a fire hazard zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

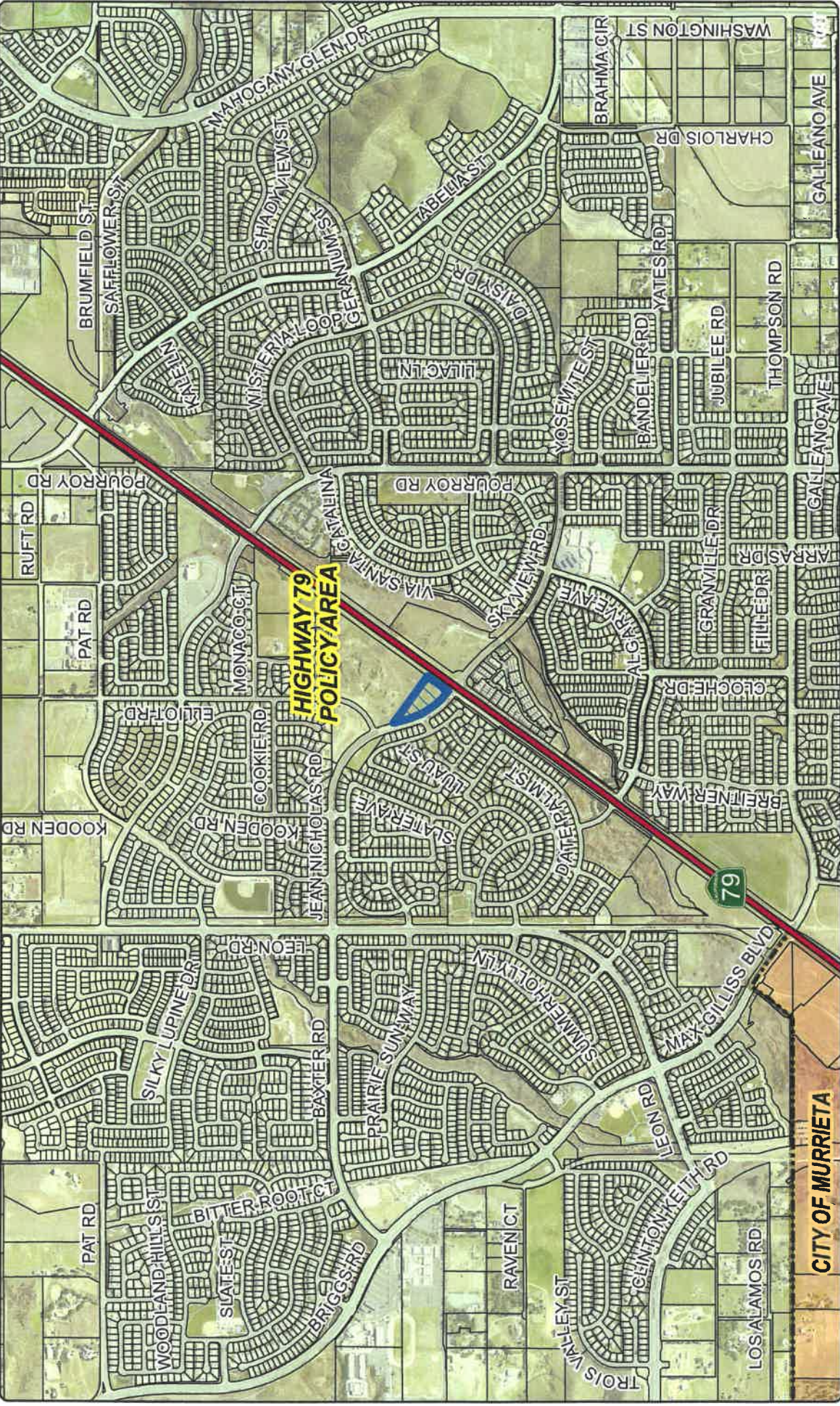
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated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

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ2100009 PPT210001**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 04/15/2021  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2800 (Western County) or in Palm Desert at (760) 325-8477 (Eastern County) or website: <http://www.riversideca.gov>

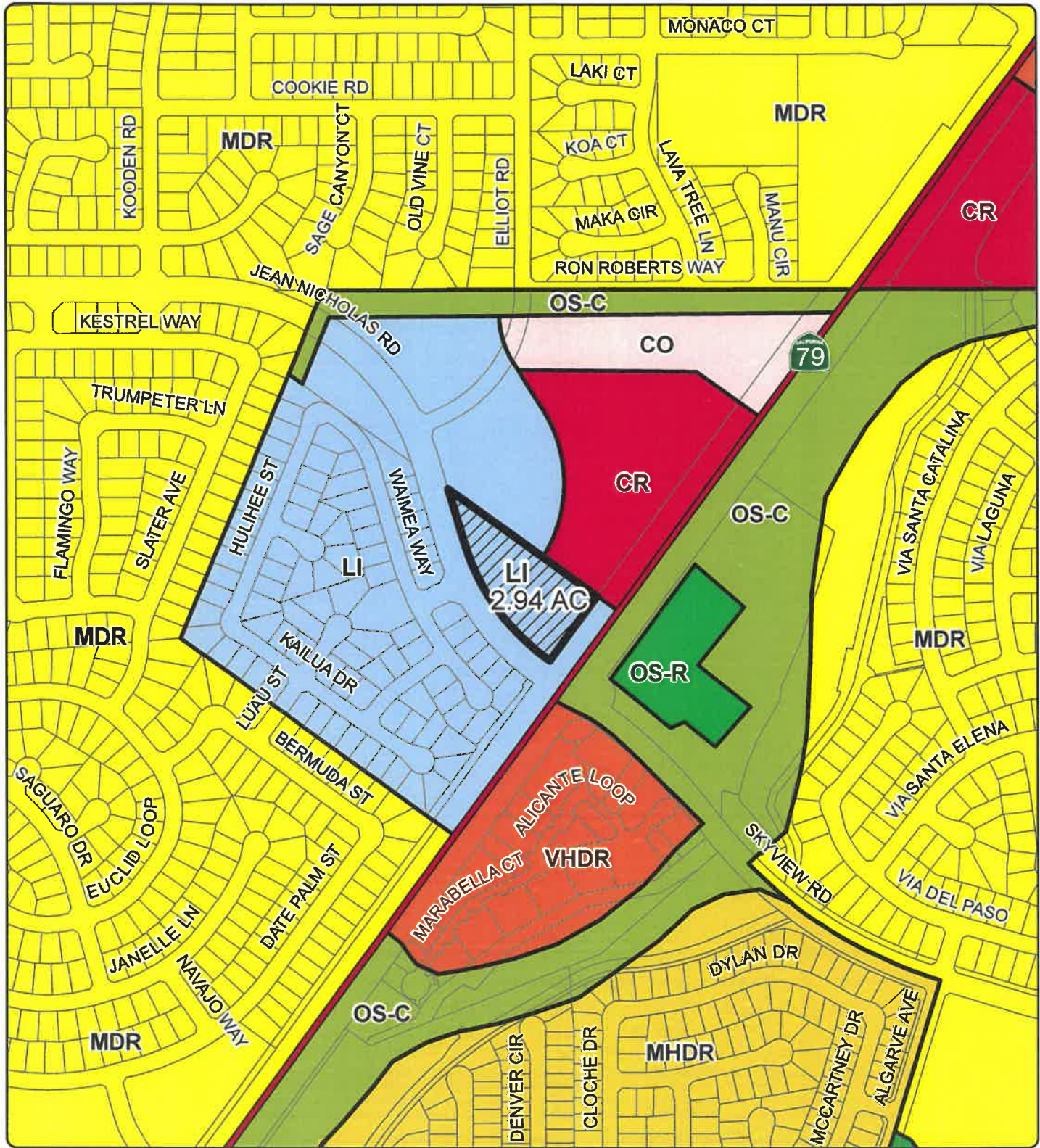
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100009 PPT210001

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 04/15/2021  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



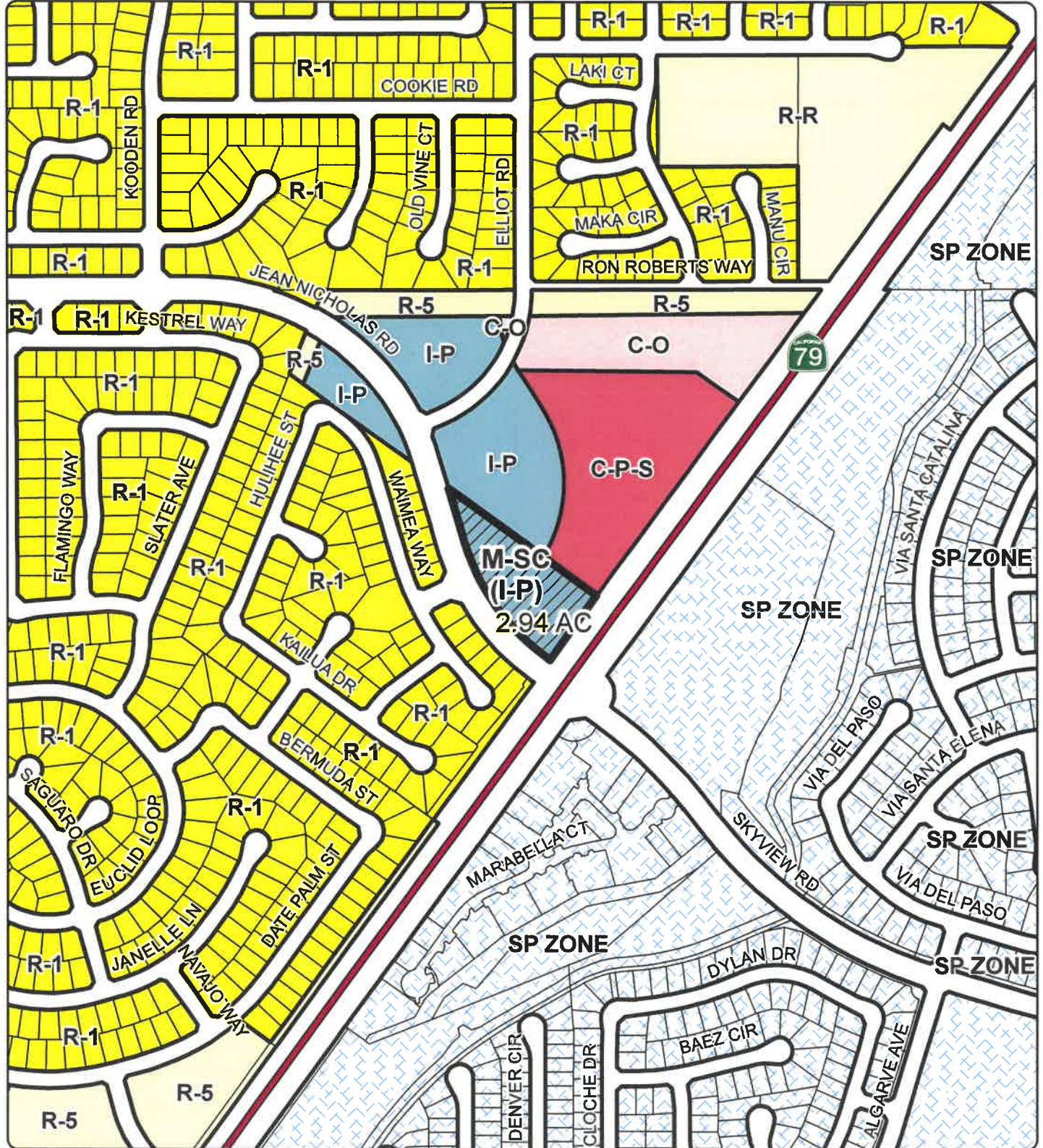
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ2100009 PPT210001**

Supervisor: Washington  
 District 3

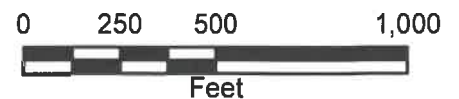
Date Drawn: 04/15/2021  
 Exhibit 3

**PROPOSED ZONING**



Zoning Area: Rancho California

Author: Vinnie Nguyen



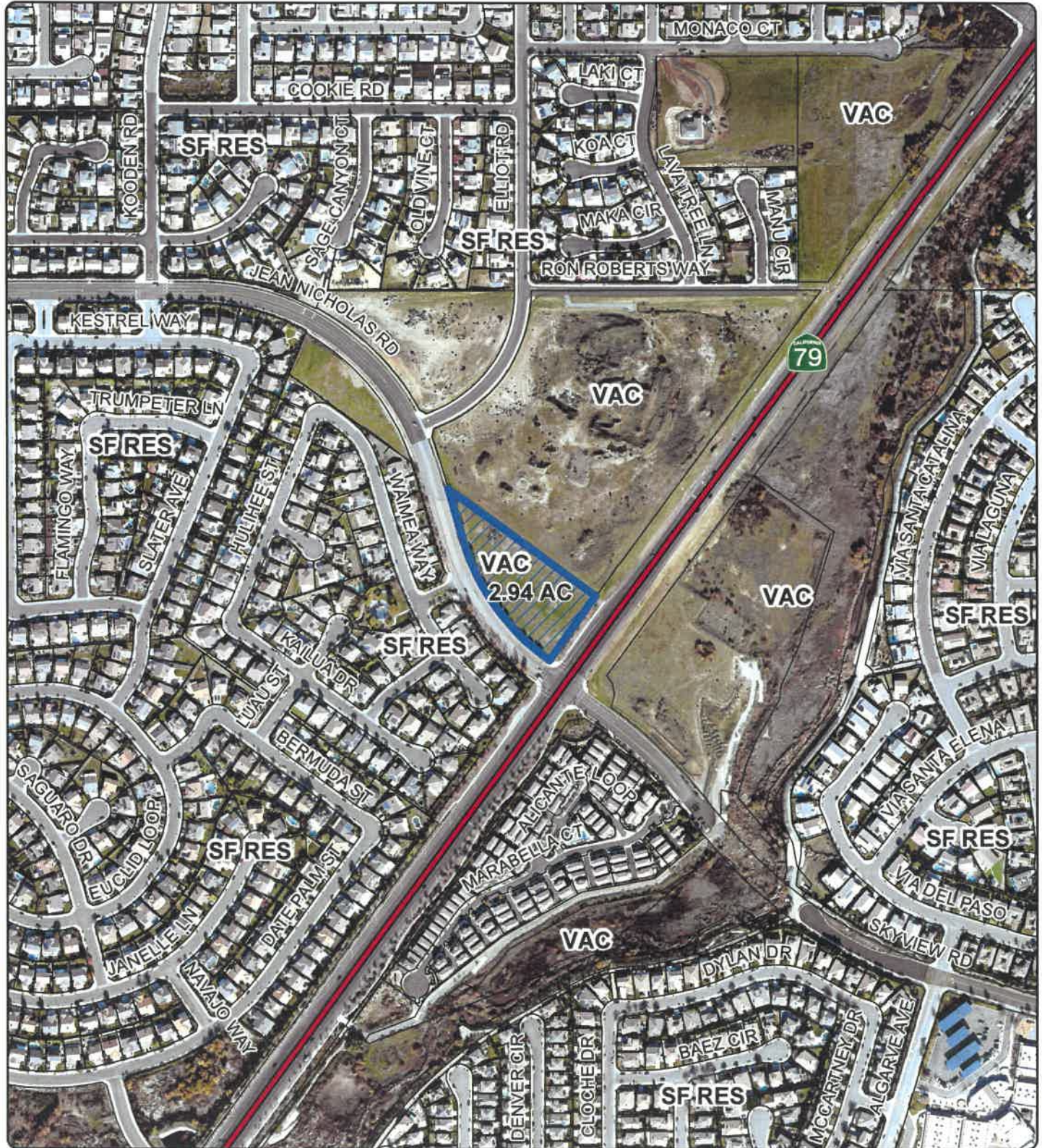
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ2100009 PPT210001

Supervisor: Washington  
District 3

Date Drawn: 04/15/2021  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



# New Development of A Beyond Food Mart, Gas Station, An Express Carwash & Starbucks w/ Drive Thru

NWC of WINCHESTER RD. & JEAN NICHOLAS RD. WINCHESTER, CA 92596

### Project Directory

OWNER: C  
455 E RINCON ST #175  
CORONA, CA 92603  
TEL: (949) 729-3414

ARCHITECT & CIVIL ENGINEER: WMLAND DESIGN CONSULTANTS INC. ARCHITECTURE, CIVIL ENGINEERING & INTERIOR DESIGN  
2335 W FORTHILL BLVD., STE 1, UPLAND, CA 91786  
TEL: (909) 946-1137

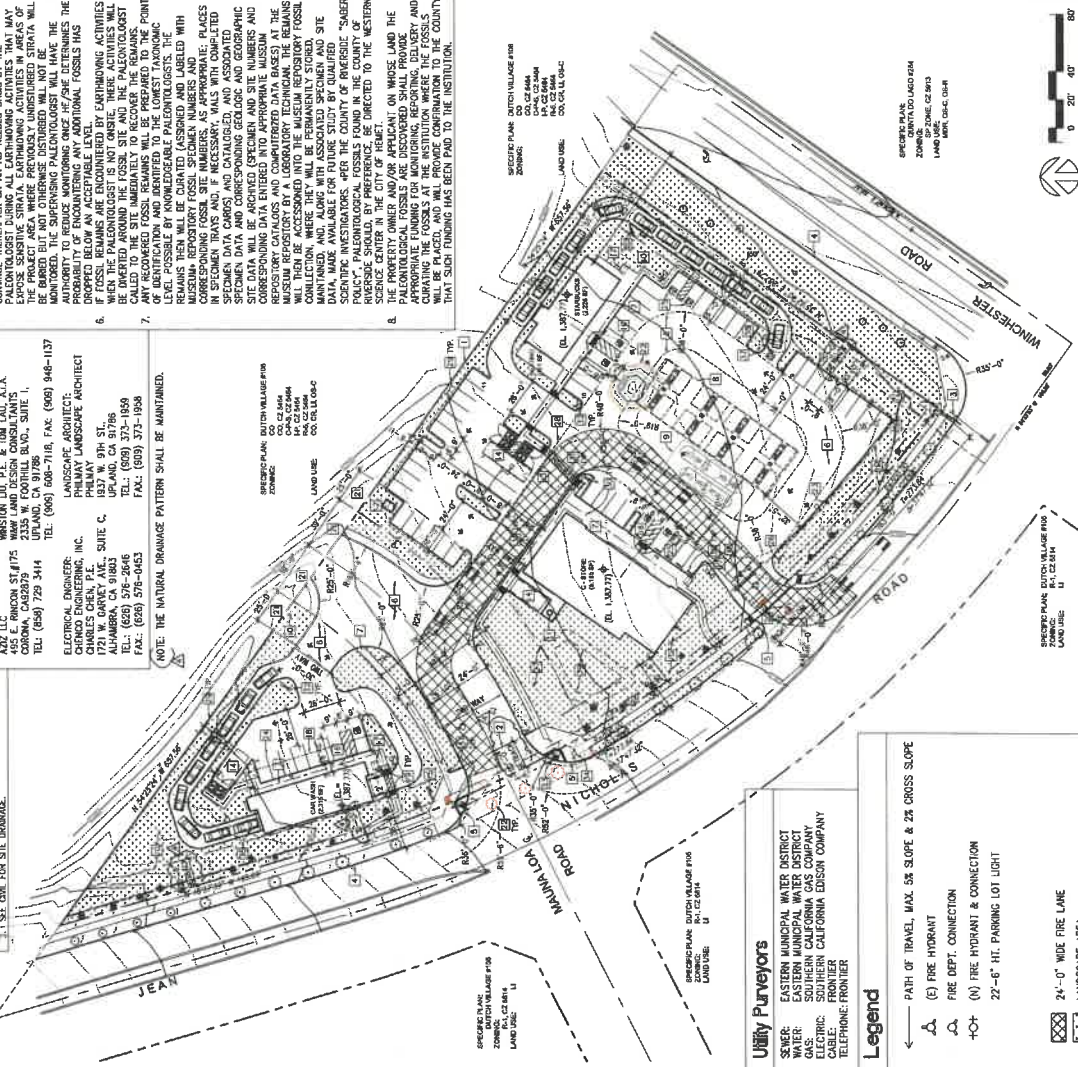
LANDSCAPE ARCHITECT: PHILWAY LANDSCAPE ARCHITECT  
2777 HUNTERS CIRCLE, SUITE C, ALHAMBRA, CA 91803  
TEL: (626) 576-2648  
FAX: (626) 578-0453

ENGINEERING: OMERON ENGINEERING, INC.  
CHARLES CHEN, P.E.  
ALHAMBRA, CA 91803  
TEL: (626) 576-2648  
FAX: (626) 578-0453

(NOTE: THE NATURAL DRAINAGE PATTERN SHALL BE MAINTAINED.)

### Notes

1. ALL STORAGE ARE UNDER SEP. PERMIT AND APPLICATION. SEE CITY FOR SITE DRAINAGE.



- #### Utility Purveyors
- SEWER: EASTERN MUNDIPAL WATER DISTRICT
  - WATER: EASTERN MUNDIPAL WATER DISTRICT
  - GAS: SOUTHERN CALIFORNIA GAS COMPANY
  - TEL: FRONTIER
  - CABLE: FRONTIER
  - TELEPHONE: FRONTIER

#### Legend

- PATH OF TRAVEL, MAX. 5% SLOPE & 2% CROSS SLOPE
- (C) FIRE HYDRANT
- FIRE DEPT. CONNECTION
- +O+ (N) FIRE HYDRANT & CONNECTION
- 22'-6" HT. PARKING LOT LIGHT
- 24'-0" WIDE FIRE LANE
- LANDSCAPE AREA
- COVERED PARKING AREA

### Low Paleo Potential Notes

- ALL SITE EXPOSURES SHALL BE CEASED IN THE AREA OF WHERE THE FOSIL REMAINS ARE ENCOUNTERED. EARTHMOVING ACTIVITIES MAY BE DIVERTED TO OTHER AREAS OF THE SITE.
- THE FOSIL DISCOVERY WHO WILL IN TURN IMMEDIATELY NOTIFY THE COUNTY GEOLOGIST OF THE DISCOVERY.
- THE COUNTY GEOLOGIST SHALL DETERMINE THE SIGNIFICANCE OF THE ENCOUNTERED FOSIL REMAINS OF EARTHMOVING ACTIVITIES WILL BE CONTINUED THEREAFTER ON AN AS-NEEDED BASIS BY THAT PALEONTOLOGIST DURING ALL EARTHMOVING ACTIVITIES THAT MAY OCCUR WITHIN THE PROJECT AREA.
- WHERE EARTHMOVING ACTIVITIES DISTURB STRATA WILL BE BARRED BUT NOT OTHERWISE DISTURBED WILL NOT BE MONITORED TO ENSURE WORKING ACTIVITIES WILL NOT BE THE PROBABILITY OF ENCOUNTERING ANY ADDITIONAL FOSILS HAS DROPPED BELOW AN ACCEPTABLE LEVEL.
- WHEN THE PALEONTOLOGIST IS NOT ONSITE, THEIR ACTIVITIES WILL BE DIVERTED AROUND THE FOSIL SITE AND THE PALEONTOLOGIST AND A COVERED FOSIL REMAINS WILL BE PREPARED TO THE POINT OF IDENTIFICATION AND IDENTIFIED TO THE LOWEST TAXONOMIC LEVEL POSSIBLE BY KNOWLEDGEABLE PALEONTOLOGISTS, THE CORRESPONDING FOSIL SITE NUMBERS, AND CORRELATED WITH SPECIMEN TRAYS AND IF NECESSARY, WALS WITH COMPLETED SPECIMEN DATA AND CORRESPONDING GEOLOGIC AND GEOGRAPHIC SITE DATA WILL BE ARCHIVED (SPECIMEN AND SITE NUMBERS AND CORRESPONDING DATA ENTIGED INTO APPROPRIATE MUSEUM MUSEUM REPOSITORY BY A LABORATORY TECHNICIAN. THE REMAINS MAINTAINED AND MANAGED WITH ASSOCIATED SPECIMEN AND SITE DATA WILL BE AVAILABLE FOR FUTURE STUDY BY QUALIFIED SCIENTIFIC INVESTIGATORS. PER THE COUNTY OF RIVERSIDE 'SUNER' REGULATIONS, THE FOSILS SHOULD BE DIRECTED TO THE WESTERN MUSEUM CENTER IN THE CITY OF HERBET.
- THE PROPERTY OWNER AND/OR APPLICANT ON WHOSE LAND THE FOSILS WERE DISCOVERED SHALL BE RESPONSIBLE FOR OBTAINING APPROPRIATE FUNDING FOR MONITORING, REPORTING, DELIVERY AND CURATING THE FOSILS AT THE INSTITUTION WHERE THE FOSILS WILL BE STORED AND MAINTAINED IN THE COUNTY OF RIVERSIDE THAT SUCH FUNDING HAS BEEN PAID TO THE INSTITUTION.

### Reference Notes

- PROPERTY LINES
- SET BACK
- TRAFFIC LIGHT
- CURB AND GUTTER
- GARB AND GUTTERS/DRIVEWAY
- AC PAVING
- CONC. SIDEWALK
- 36"x110"-R CANOPY ABOVE WITH CONC PAVING SLAB
- UNDERGROUND STORAGE TANKS UNDER SEPARATED CANOPY
- HEAVY PAVK
- TRANSFORMER PAD
- TRASH & RECYCLE ENCLOSURE
- MONI. SIGN UNDER SEPARATE PERMIT.
- LOADING/UNLOADING (10'-0" x 20'-0")
- HOP PARKING
- BIK RACK
- VACUUM CANOPY ABOVE
- TRUNCATED DOMES PAD AT CURB RAMP AREA, MIN. 3'-0"
- MENU BD.
- EASEMENT, SEE CIVIL PLAN.
- STREET TREE & PLANT TO REMOVE, SEE LANDSCAPE PLAN.
- AIR W/ATER TOWER
- VACUUM # 7 LOC.
- EY STATION AT 3 LOCATIONS.
- DIRECTIONAL SIGNAGE
- ILLUMINATION (SEE CIVIL PLAN)
- 24" WIDE FIRE LANE
- 8'-0" HIGH CURB SPLITFACE FENCE WALL, SEE 18
- WHEEL STOP AT ZERO CURB PARKING AREA, SEE 17
- MIN. 4'-0" WIDE CONC. PAVED WALKWAY, CONNECTING TO DRIVEWAY, MIN. MAX. 2% CROSS SLOPE
- 22'-6" HT. PARKING LOT LIGHT W/ LIGHT SHIELD.
- FIRE HYDRANT TO RELOCATE, SEE CIVIL PLAN.
- PROPOSED (N) LOCATION FOR (E) FIRE HYDRANT, SEE CIVIL PLAN.
- CLARIFIER TANK, TRAFFIC RATED, NON-PORTABLE, FOR CARWASH USE ONLY, TWO 1,500 GAL. PER CARWASH SYSTEM
- 24'-0" WIDE FIRE LANE PER COUNTY STANDARDS.
- PRE-MENU BOARD.
- HEIGHT RESTRICTION BAR.
- BIO-RETENTION BMP, SEE CIVIL PLAN.

### Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH CANOPY, UNDERGROUND STORAGE TANKS UNDER SEPARATED CANOPY, EXPRESS CARWASH AND STARBUCKS WITH DRIVE THRU.

**Project Data**

PROJECT ADDRESS: NWC OF JEAN NICHOLAS RD & WINCHESTER, CA 92596

APNE: 127,865 S.F. (2,932+ ACRES)

ZONING CLASSIFICATION: L-1-1-CZ NUMBER 8814

LAND USE DESIGNATION: DTDRN VILLAGE #106, AREA 106

SPECIAL PLAN: DTDRN VILLAGE #106, AREA 106

CONSTRUCTION TYPE: V2, B & M

OCCUPANCY: V2, B & M

FIRE SPRINKLER: YES (SMPA 72)

ALLOWABLE BUILDING AREA: 24,000 S.F. MAX

REQUIREMENTS: PROVIDED

SETBACK REQUIREMENTS: 25'-0" FRONT YARD, NONE SIDE YARD, NONE REAR YARD, NONE INTERIOR SIDE

LANDSCAPE AREA: 36,371 S.F. (0.83 AC)

SIET COVERAGE: 14,284 (INCLUDING GAS & VACUUM CANNOPES)

BUILDING AREA: 4,185 S.F.

C-STORY: 4,205 S.F.

CANNOPY 130'-0" x 110'-0"

EXPRESS CAR WASH: 2,315 S.F. (SINGLE STORY)

CARWASH TUNNEL/STOR. ETC.: 1,661 S.F. (CANNOPY)

STARBUCKS WITH DRIVE THRU: 2,226 S.F. (SINGLE STORY)

BUILDING AREA: 1,410 S.F. (SERVING AREA)

### Legal Description

BEAR PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 85 OF TRACT 31,330 AC SHOWN ON A SUBDIVISION MAP OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND TO BE SHOWN IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

MPN: 480-462-004-0

### Sheet Index

- A 1.01 SITE PLAN
- A 1.02 TRASH ENCLOSURE DETAILS
- A 1.03 CONDITIONS OF APPROVAL
- A 1.10 CANOPY DETAILS
- A 1.11 TREE INVENTORY PLAN-1
- A 2.01 C-STORY FLOOR PLAN
- A 2.02 CARWASH FLOOR PLAN
- A 2.03 STARBUCKS FLOOR PLAN
- A 3.01 EAST & WEST ELEVATIONS (C-STORY & OSB)
- A 3.02 NORTH & SOUTH ELEVATIONS (CARWASH)
- A 3.03 EAST & WEST ELEVATIONS (STARBUCKS)
- A 3.04 NORTH & SOUTH ELEVATIONS (STARBUCKS)
- A 3.05 EAST & WEST ELEVATIONS (STARBUCKS)
- A 3.06

### Proposed Site Plan

SCALE: 1"=100'-0"

**NEW DEVELOPMENT OF A BEYOND FOOD MART, GAS STATION, AN EXPRESS CARWASH & STARBUCKS WITH DRIVE THRU**

PROJECT: NEW GAS STATION, EXPRESS CARWASH & STARBUCKS DEVELOPMENT

CONTRIBUTOR: WMLAND DESIGN CONSULTANTS INC. ARCHITECTURE, CIVIL ENGINEERING & INTERIOR DESIGN

2335 W FORTHILL BLVD., STE 1, UPLAND, CA 91786  
PHONE: (909) 946-1137

CLIENT: WMLAND DESIGN CONSULTANTS INC.  
455 E RINCON ST. SUITE 175,  
CORONA, CA 92603

ADDRESS: WMC OF WINCHESTER RD. AND JEAN NICHOLAS RD., WINCHESTER, CA 92596

PROPOSED SITE PLAN  
PROJECT DIRECTORY  
DATA AND REFERENCE

DATE: 09/15/2020  
DESIGNED BY: TL  
CHECKED BY: TL  
PERMIT SET  
BIO SET

REVISIONS  
NO. DATE REVISIONS  
1 09/15/2020  
2 09/15/2020  
3 09/15/2020  
4 09/15/2020  
5 09/15/2020

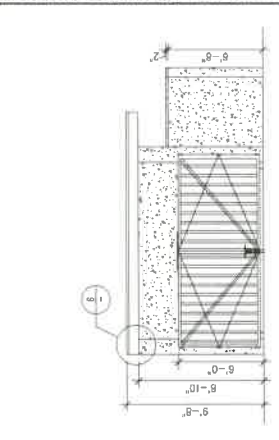
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DATE DESCRIPTION  
1 10/15/2020

PLANNED REVISION  
DATE DESCRIPTION  
1 10/15/2020

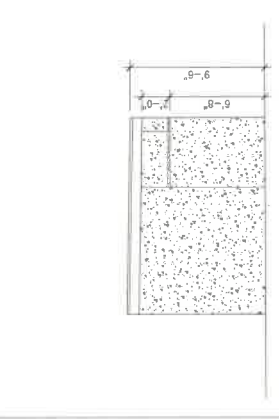
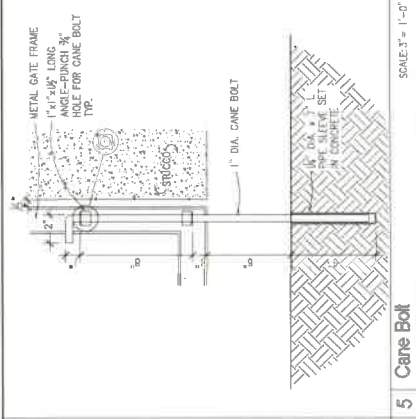
PLANNED REVISION  
DATE DESCRIPTION  
1 10/15/2020

**Reference Notes**

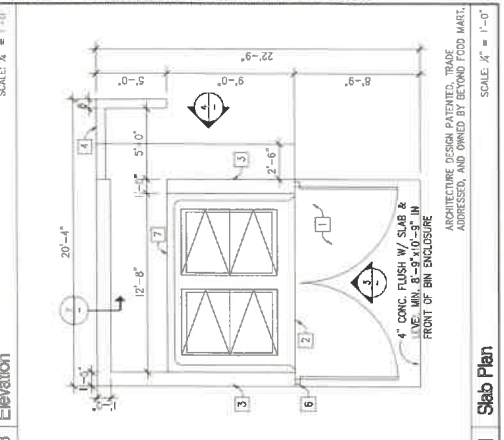
- 1 6" CONC. SLAB W/ #4 @16" O.C. AT ENTER OVER 2' SAND OVER 90% TO MAX COMPACTED SUB-GRADE
- 2 ROOF ABOVE
- 3 12" SOLID CROUTED CMU WALL W/ STUCCO.
- 4 8'-8" HEIGHT 8" SOLID CROUTED CMU WALL W/ STUCCO.
- 5 1/2" COX. PLYWOOD W/ 8D COMMON NAILS, 6" O.C EDGES, 12" D.C. AT FIELD W/ CLASS A ROOFING.
- 6 HSS 4x4x4 CONT. COLUMN W/ 3/8" DIAx6x6" END. BOLTS @ 16" O.C. TO CMU WALL.
- 7 6" HT. CONC. CURB.



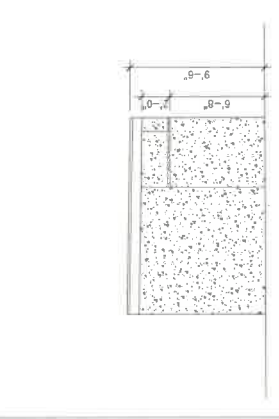
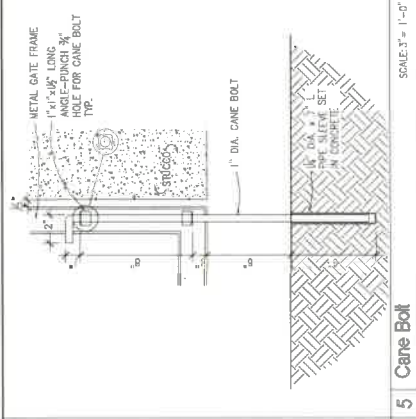
3 Elevation SCALE: 1/8" = 1'-0"



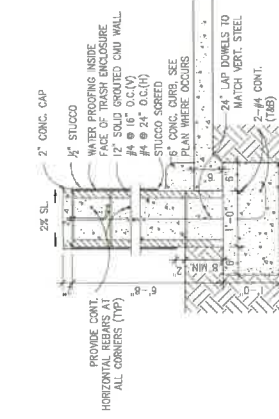
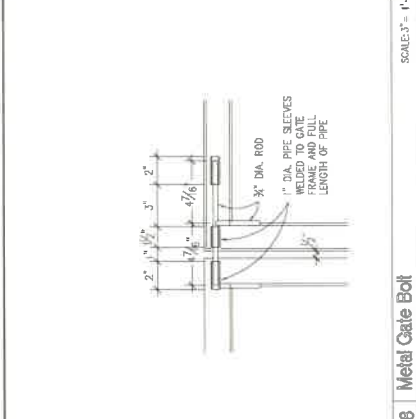
4 Elevation SCALE: 1/8" = 1'-0"



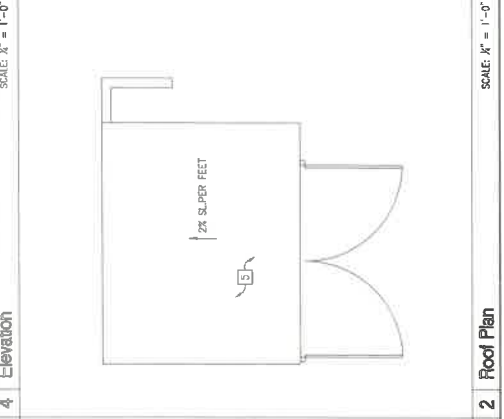
1 Slab Plan SCALE: 1/8" = 1'-0"



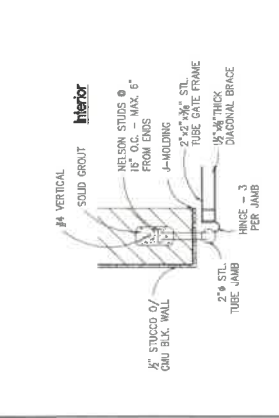
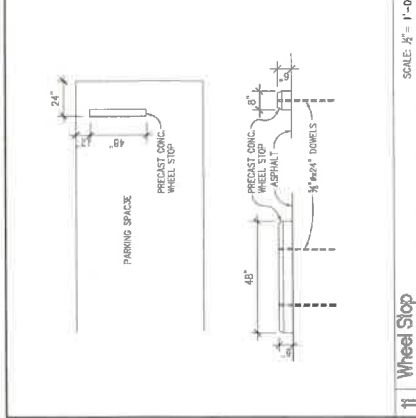
2 Roof Plan SCALE: 1/8" = 1'-0"



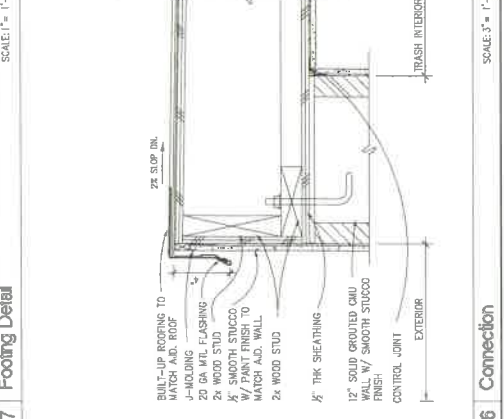
5 Cane Bolt SCALE: 3/8" = 1'-0"



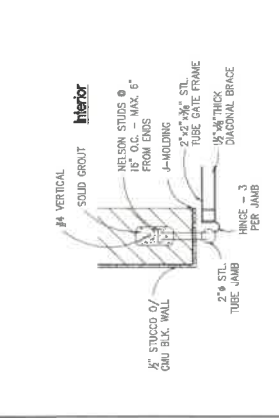
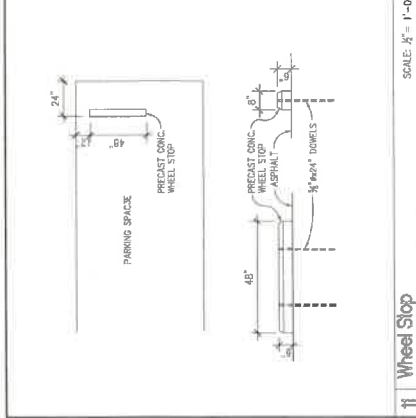
2 Roof Plan SCALE: 1/8" = 1'-0"



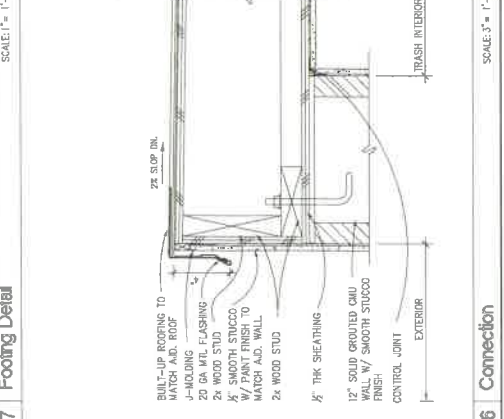
8 Metal Gate Bolt SCALE: 3/8" = 1'-0"



7 Footing Detail SCALE: 1/8" = 1'-0"



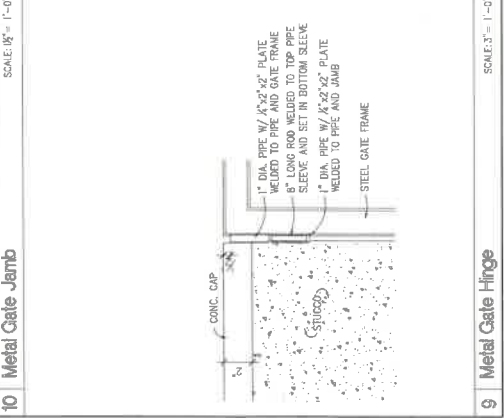
9 Metal Gate Hinge SCALE: 3/8" = 1'-0"



6 Connection SCALE: 3/8" = 1'-0"



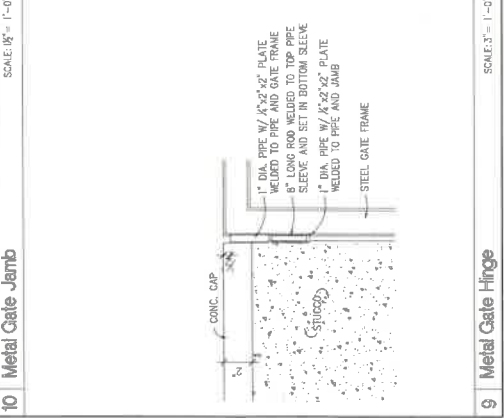
10 Metal Gate Jamb SCALE: 1/8" = 1'-0"



9 Metal Gate Hinge SCALE: 3/8" = 1'-0"



10 Metal Gate Jamb SCALE: 1/8" = 1'-0"



9 Metal Gate Hinge SCALE: 3/8" = 1'-0"

TRASH ENCLOSURE & SITE DETAILS

SHEET TITLE



WANI AND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR  
2525 W. FOUNTAIN BLVD. STE. 1, LIPINA, CA 95753  
PHONE: (925) 698-7118 FAX: (925) 948-1137

PROJECT: NEW GAS STATION, EXPRESS  
CARMASH & STARBUCKS  
DEVELOPMENT  
PPTZ 10001  
RD., WINCHESTER, CA 95996  
RIVER-SIDE COUNTY  
CITY: WINCHESTER, CA 95996  
CONTRACT NO. 489 E INDEPENDENT ST., SUITE 175,  
CONTRA COSTA, CA 94729

DATE: 02/18/2019

JOB NO.	15008
DRAWN BY:	T.L.
SUPERVISED BY:	T.L.
PLAN CHECK:	T.L.
DATE SET:	1/24/19
REVISIONS	
DESIGN REVIEW:	11/21/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018
PLANNING REVIEW:	10/16/2018

SHEET NO.

**Conditions of Approval**

**060 - Flood Mitigation - Use**

The project is located within the Flood Control District No. 140 Section 10225. The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that the project be paid a flood mitigation fee. The mitigation charge for new construction shall be paid at the time of final approval of the ADP. The mitigation charge for existing structures shall be paid at the time of final approval of the ADP. The mitigation charge for the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the Flood Control District. The fee shall not be accepted for payment.

**060 - Flood Mitigation - Use**

This project is located within the limits of the Meridian Creek-Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinal No. 140 Section 10225.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that the project be paid a flood mitigation fee. The mitigation charge for new construction shall be paid at the time of final approval of the ADP. The mitigation charge for existing structures shall be paid at the time of final approval of the ADP. The mitigation charge for the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the Flood Control District. The fee shall not be accepted for payment.

**060 - Waste Resources - Waste - Recyclables Collection and Loading Area**

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Waste Resource Compliance Form (Form D) to the Waste Resource Compliance Section. The applicant shall also submit a copy of the Waste Resource Compliance Form (Form D) to the Waste Resource Compliance Section for review and approval to Waste Resource Compliance. The applicant shall conform to the Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Public Works, which shall be available to the applicant at the time of application. The location of and access to the collection area for recyclables materials, shall demonstrate appropriate attention for trash and recyclable materials and have the adequate signage indicating the location of the collection area. The applicant shall also have adequate signage indicating the location of the collection area. The applicant shall also have adequate signage indicating the location of the collection area. The applicant shall also have adequate signage indicating the location of the collection area.

**060 - Waste Resources - Waste - Recyclables Collection and Loading Area**

Prior to final inspection, the applicant shall complete a Merchandise Commercial Recycling and Organics Recycling Compliance Form (Form D). Form D requires applicants to identify programs or activities that are in compliance with the Waste Resource Compliance Form (Form D) and the Department of Public Works. Once completed, Form D shall be submitted to the Recycling Section of the Department of Public Works for review and approval. The applicant shall also submit a copy of the Waste Resource Compliance Form (Form D) to the Waste Resource Compliance Section at 867-485-3300, or email to: [Waste-Compliance@pwrp.org](mailto:Waste-Compliance@pwrp.org).

**060 - Waste Resources - Waste - Recyclables Collection and Loading Area**

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in accordance with the Waste Resource Compliance Form (Form D) and the Department of Public Works. The applicant shall also submit a copy of the Waste Resource Compliance Form (Form D) to the Waste Resource Compliance Section at 867-485-3300, or email to: [Waste-Compliance@pwrp.org](mailto:Waste-Compliance@pwrp.org).

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Riverside Office - 4000 Lerman Street, 12th Floor  
P.O. Box 1400, Riverside, California 92502-1400  
(951) 955-3300 - Fax: (951) 955-3187  
Downtown Office - 775 9th St, Suite 2001  
P.O. Box 1400, Riverside, California 92502-1400  
(951) 955-3300 - Fax: (951) 955-3187



WMA ENVIRONMENTAL DESIGN CONSULTANTS, INC.  
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR DESIGN  
1155 W. VERNAL AVENUE, STE. 1, IRVINE, CA 92614  
PHONE: (949) 251-7170 FAX: (949) 946-1137

PROJECT: NEW GAS STATION, EXPRESS CARWASH & STRAUPS  
CLIENT: KH. ASHRAF-AZIZ  
ADDRESS: 455 E. HANCOCK ST., SUITE 175, CONONA, CA 92679  
RIVERSIDE COUNTY  
RD. WINCHESTER, CA 92596  
PROJECT NO: P21719091  
DATE: 01/20/2010

CONDITIONS OF APPROVAL

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

DRAWN BY: 1938  
SUPERVISED BY: TL  
CHECKED BY: TL  
PLAN CHECK: TL  
PROJECT SET: TL

**REVISONS**

NO.	DATE	DESCRIPTION
1	FEB 23, 2010	ISSUE SET
2	FEB 23, 2010	PLANNING SERIAL
3	FEB 23, 2010	PLANNING SERIAL
4	FEB 23, 2010	PLANNING SERIAL
5	FEB 23, 2010	PLANNING SERIAL
6	FEB 23, 2010	PLANNING SERIAL
7	FEB 23, 2010	PLANNING SERIAL
8	FEB 23, 2010	PLANNING SERIAL
9	FEB 23, 2010	PLANNING SERIAL
10	FEB 23, 2010	PLANNING SERIAL
11	FEB 23, 2010	PLANNING SERIAL
12	FEB 23, 2010	PLANNING SERIAL
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100	FEB 23, 2010	PLANNING SERIAL

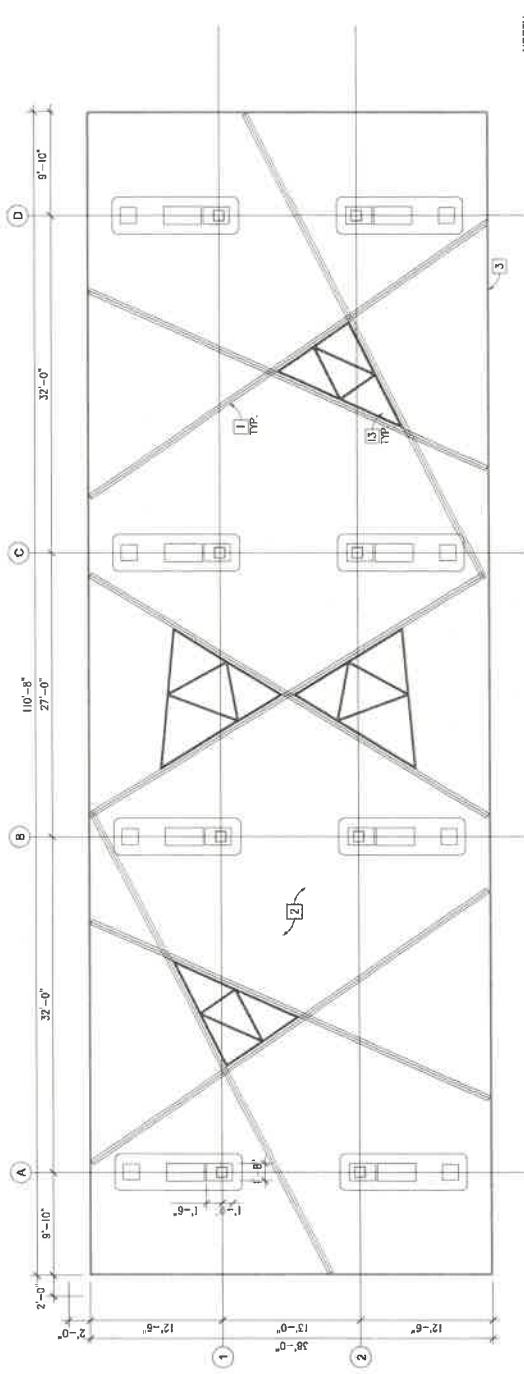
SHEET NO:

**A1.03**  
OF SHEETS

Riverside Office - 4000 Lerman Street, 12th Floor  
P.O. Box 1400, Riverside, California 92502-1400  
(951) 955-3300 - Fax: (951) 955-3187  
Downtown Office - 775 9th St, Suite 2001  
P.O. Box 1400, Riverside, California 92502-1400  
(951) 955-3300 - Fax: (951) 955-3187

**Reference Notes**

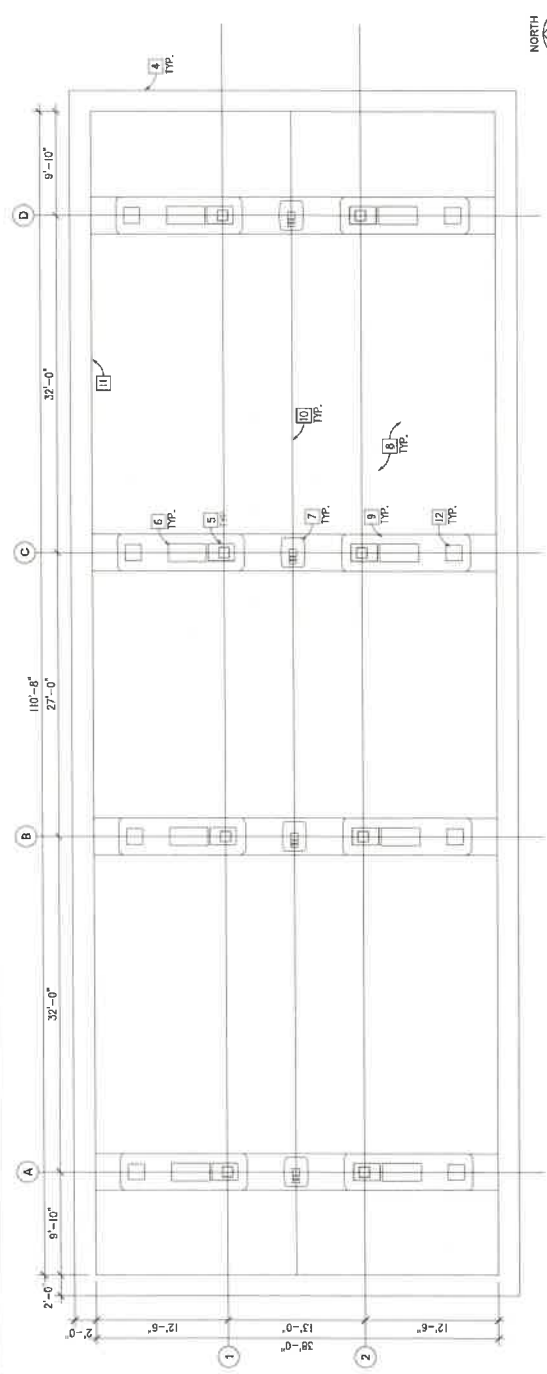
- 1 ACM PANEL
- 2 STORAGE BY OTHERS
- 3 CONC. CURB
- 4 ACRYLIC W/ MIL. FRAME BACK LIGHT  
COLOR: WHITE
- 5 CEMENT RD.
- OPTION A:  
KAYAKS HARDIE  
ARTISAN SHIP-LAP SIDING  
COLOR:  
OTHER BROWN 40%  
SOMBER BROWN 25%  
NEW LUMBER 25%
- OPTION B:  
NEWTECHWOOD  
ALL WEATHER SIDING SYSTEM  
COLOR:  
PERUVIAN TEAK (TK) 50%  
BRAZILIAN IPE (IP) 50%
- OPTION C:  
NICHIA  
ROODRAWN  
COLOR: TOBACCO-FEGZAIN
- 6 MPD BY OTHERS @ 8 LOCATIONS
- 7 PIC UNIT @ 4 LOCATIONS
- 8 CONCRETE SLAB



**Proposed Canopy RCP**

SCALE: 3/8" = 1'-0"

2



**Proposed Canopy Slab Plan**

SCALE: 3/8" = 1'-0"

1



**NEW LAND DESIGN CONSULTANTS, INC.**  
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR DESIGN

1211 N. COVINA BLVD., STE 1, UPLAND, CA 91786  
PHONE: (909) 486-7116 FAX: (909) 946-1117

**PROPOSED CANOPY PLANS**

SHEET TITLE

PROJECT: NEW GAS STATION EXPRESS DEVELOPMENT  
CARWASH & STRABUCKS

ADDRESS: MHC OF WINCHESTER RD, AND JEAN NICHOLAS PPT1210001  
RIVERSIDE COUNTY  
RIVERSIDE COUNTY  
MIR ASHRAF AZIZ  
CONONA, CA 92578

CLIENT: 485 E. THURGOOD ST, SUITE 175  
RIVERSIDE COUNTY  
MIR ASHRAF AZIZ  
CONONA, CA 92578

KEY MAP SEAL/STAMP

JOB NO. 1955  
DRAWN BY: TL  
SUPERVISOR BY: TL  
CHECKED BY: TL  
PLAN CHECK: *[Signature]*  
DATE SET: *[Signature]*

**REVISIONS**

DESIGN REVIEW FEB 27, 2020  
PLANNING SERIAL MAR 15, 2020  
PLANNING COMMENTS APR 16, 2020  
PLANNING SERIAL APR 16, 2020  
PLANNING COMMENTS JUN 30, 2020  
PLANNING SERIAL JUL 13, 2020  
PLANNING COMMENTS AUG 11, 2020  
PLANNING SERIAL AUG 24, 2021

SHEET NO. **A1.10**

OF SHEETS

S H E E T

ARCHITECTURE DESIGN PATTERNS, TRADE ADDRESSED, AND OWNED BY BEYOND FOOD MARKET.

**Reference Notes**

- 1 ACM PANEL
  - 2 SIGNAGE BY OTHERS
  - 3 CONC. CURB
  - 4 ACRYLIC W/ MIL. FRAME BACK LIGHT  
COLOR: WHITE
  - 5 CEMENT BD.
- OPTION A:
- JAMES HARDE
  - ARTISAN SHIP LAP SIDING
  - COLOR: BROWN 40%
  - OTHER BROWN 40%
  - SOMMER BROWN 25%
  - NEW LUMBER 25%
- OPTION B:
- NEWTCHWOOD
  - ALL WEATHER SIDING SYSTEM
  - COLOR:
  - PERUVIAN TEAK (TK) 50%
  - BRAZILIAN IPE (IP) 50%
- OPTION C:
- NICHIIA
  - ROUGH-SAWN
  - COLOR: TOBACCO-EPIC24IN
- 6 MPD BY OTHERS @ 8 LOCATIONS
  - 7 PIC UNIT @ 4 LOCATIONS
  - 8 CONCRETE SLAB



NEW LAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
1500 S. GARDEN BLVD., SUITE 100, GARDEN CITY, CA 92345  
TEL: (951) 261-1118 FAX: (951) 261-1117  
WWW.NLDDESIGN.COM

PROJECT: NEW GAS STATION, EXPRESS DEVELOPMENT  
CRAWFISH & STARBUCKS  
ADDRESS: NWC OF WINCHESTER RD. AND JEAN NICHOLAS RD., WINCHESTER, CA 92696  
CLIENT: MTL ASHRAF AZIZ  
RIVERSIDE COUNTY  
CORONA, CA 92679

**PROPOSED CANOPY ELEVATIONS**

SHEET TITLE:

KEY MAP

SCALE/STAMP

DATE: 10/28  
DRAWN BY: TL  
CHECKED BY: TL  
PLAN CHECK: TL  
PERMIT SET: TL  
BID SET: TL

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/28/2020	ISSUE FOR PERMIT
2	11/11/2020	ISSUE FOR PERMIT
3	11/11/2020	ISSUE FOR PERMIT
4	11/11/2020	ISSUE FOR PERMIT
5	11/11/2020	ISSUE FOR PERMIT
6	11/11/2020	ISSUE FOR PERMIT
7	11/11/2020	ISSUE FOR PERMIT
8	11/11/2020	ISSUE FOR PERMIT
9	11/11/2020	ISSUE FOR PERMIT
10	11/11/2020	ISSUE FOR PERMIT

A1.11

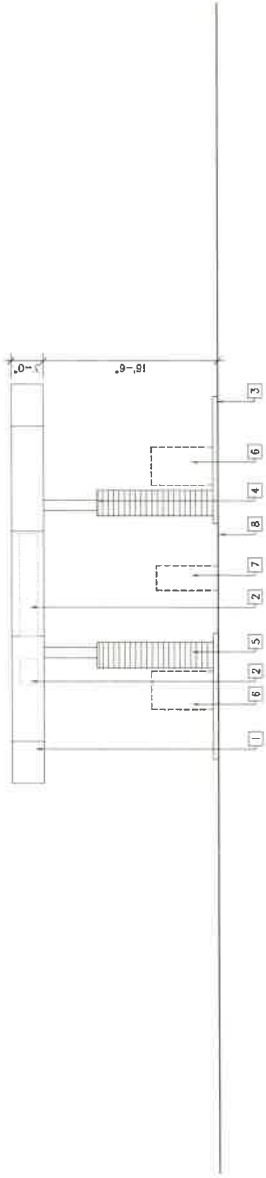
OF SHEETS

ARCHITECTURE DESIGN PATENTED, TRADE DRESSING, AND OWNED BY BEYOND FOOD MART.



SCALE: 3/8" = 1'-0"

Proposed Canopy North / South Elevation



2



SCALE: 3/8" = 1'-0"

Proposed Canopy East / West Elevation



1



WAHIAKIACUM COUNTY PUBLIC WORKS  
 ADMINISTRATION, 2000 WASHINGTON ST. SE  
 TACOMA, WA 98402  
 PHONE: (360) 885-1111 FAX: (360) 885-1112

PROJECT: NEW GAS STATION, EXPRESS  
 DEVELOPMENT  
 CARWASH & STARBUCKS  
 PTZ10001  
 R/O OF MANCHESTER RD. AND JEAN NICHOLAS  
 RD., WINCHESTER, CA 95996  
 CLIENT: MR. ASHRAF AZIZ  
 455 E RIMMON ST., SUITE 175,  
 CORONA, CA 92679

C-STORE BUILDING  
 FLOOR PLAN

SHEET NO. 1

REV. MAP SEA/STAMP

1000  
 DRAWN BY: TL  
 SUPERVISED BY: TL  
 CHECKED BY: TL  
 PLAN CHECK: TL  
 PERMIT SET: TL

REVISIONS

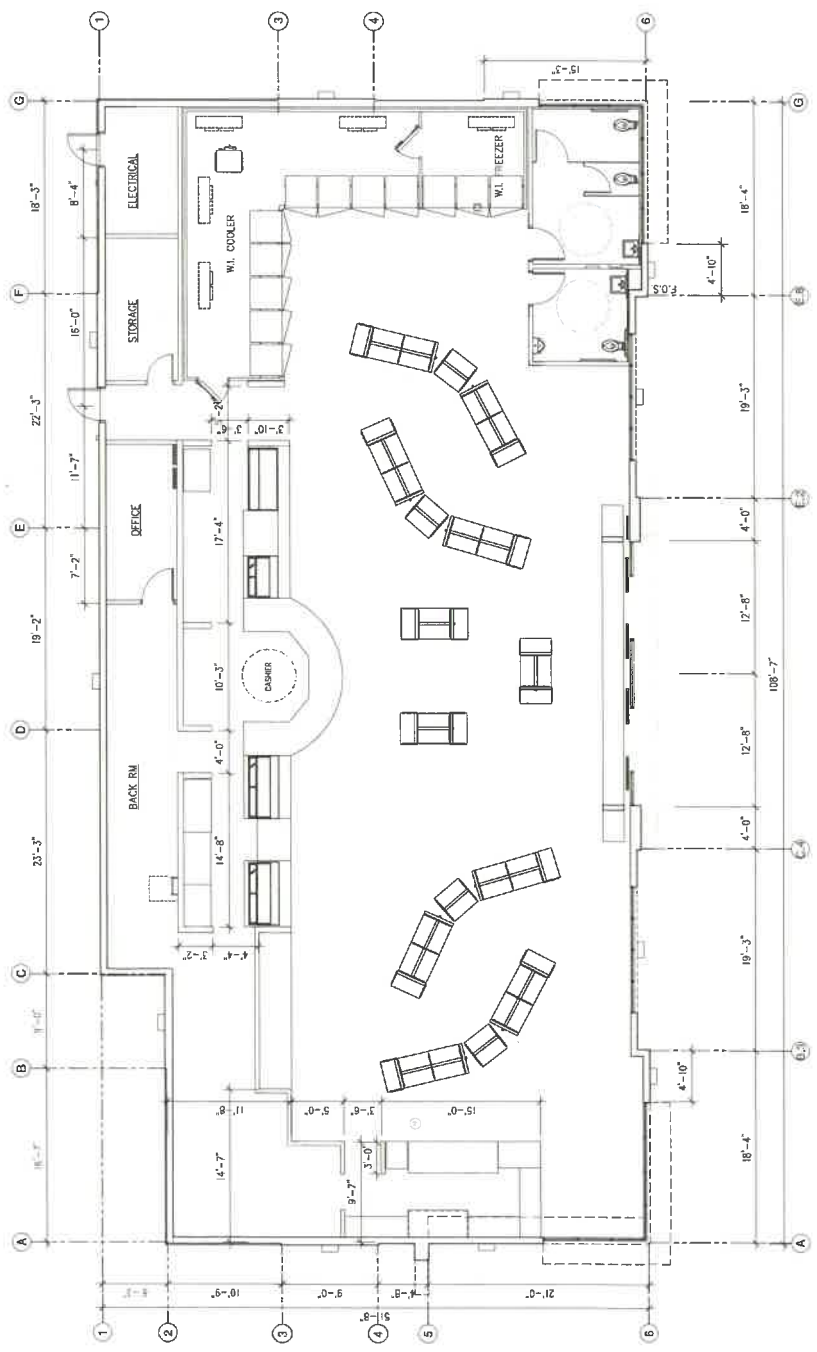
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99	ISSUED FOR PERMIT	11/10/2020
100	ISSUED FOR PERMIT	11/10/2020

A2.01

OF SHEETS  
 S H E E T

Reference Notes

1



Floor Plan

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

1



WASH STATE ARCHITECTS  
 1000 W. BROADWAY, SUITE 1000, PORTLAND, OR 97207  
 PHONE: (503) 253-7100 FAX: (503) 253-7101

PROJECT: NEW GAS STATION EXPRESS  
 DEVELOPMENT  
 CARWASH & STARBUCKS  
 ADDRESS: 405 E. MARION ST., SUITE 175,  
 CORVALLIS, OR 97331  
 CLIENT: MR. ASHRAF AZIZ  
 RD., WINCHESTER, CA 95996  
 RIVERSIDE COUNTY  
 CORVALLIS, OR 97331

SHEET TITLE: CARWASH BUILDING  
 FLOOR PLAN

KEY MAP  
 SCALE/STAMP

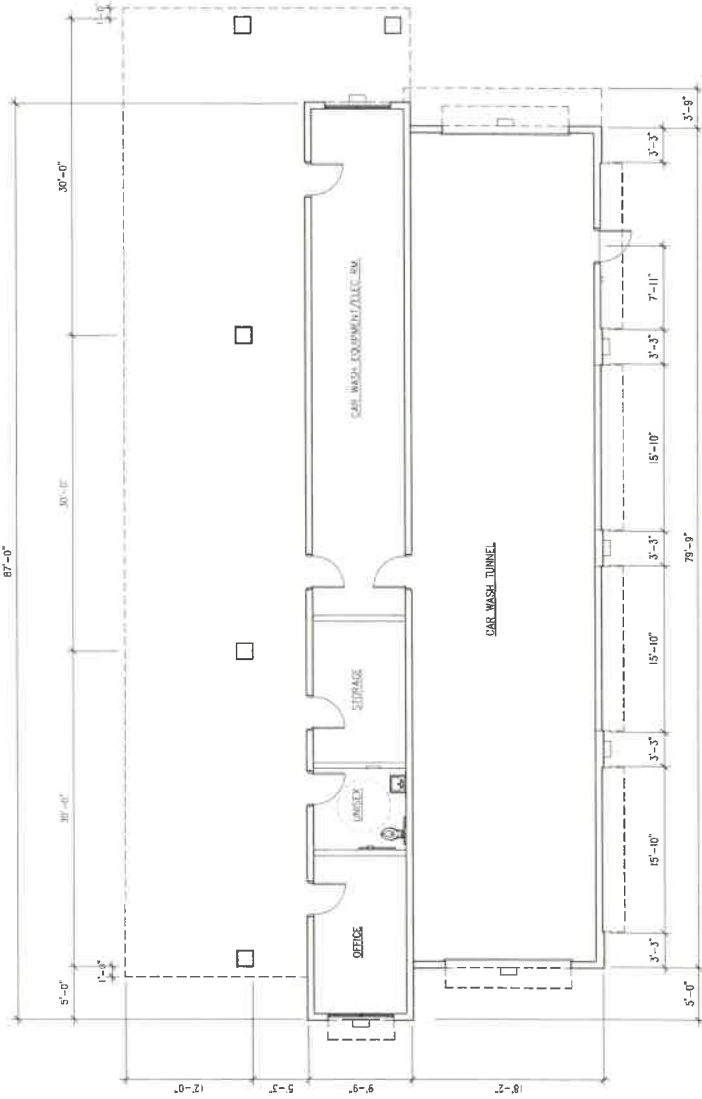
JOB NO. 1838  
 DRAWN BY: TL  
 SUPERVISED BY: TL  
 CHECKED BY: TL  
 PLAN CHECK: TL  
 PERMIT SET: TL  
 DATE: 03/21/2023

PLANNING PERMITS  
 PERMITS REVIEW FEB 21, 2023  
 PLANNING PERMITS REVIEW APR 13, 2023  
 PLANNING PERMITS REVIEW APR 13, 2023  
 PLANNING PERMITS REVIEW JUL 13, 2023  
 PLANNING PERMITS REVIEW NOV 11, 2023  
 PLANNING PERMITS REVIEW MAR 24, 2023

SHEET NO. A2.02  
 OF SHEETS 1

Reference Notes

□



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

Floor Plan

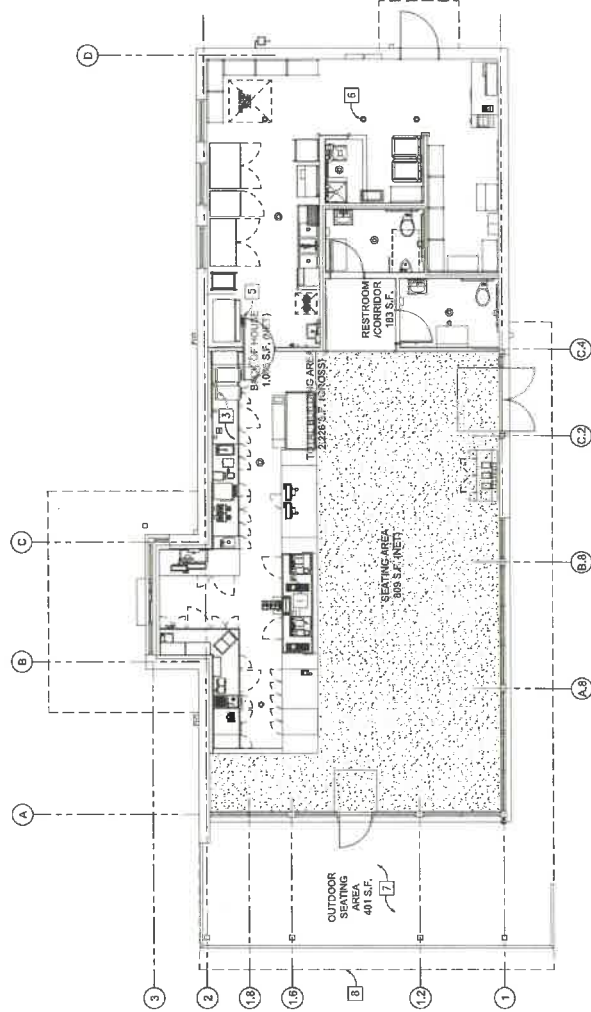
**General Notes**

1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, I.O.N.
3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS

TI LINNER SEPARATE PERMIT & BY OTHERS

**Reference Notes**

- 1 CASHIER COUNTER
- 2 KITCHEN EQUIPMENTS BY OTHERS AND UNDER SEF. PERMIT
- 3 FLOOR SINK
- 4 FLOOR DRAIN
- 5 OUTDOOR PATIO, 401 S.F.T.
- 6 DASH LINE INDICATED OPEN/ROOF ABOVE.



NEWLAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR  
DESIGN  
2555 W. FORTMILL BLVD., STE. 1, UPLAND, CA 91786  
PHONE: (909) 998-7110 FAX: (909) 946-1117

PROJECT: NEW GAS STATION EXPRESS  
DEVELOPMENT  
CARMASH & STARBUCKS  
RD. WINCHESTER, CA 92596  
RIVERSIDE COUNTY  
PT1210001  
CLIENT: MR. ASHRAF AZIZ  
MR. E. FINCKON ST. SUITE 175,  
CORONA, CA 92879

SHEET TITLE: STARBUCKS BUILDING  
FLOOR PLAN

KEY MAP  
SCALE/STAMP

JOB NO. 1908  
DRAWN BY: TL  
SUPERVISED BY: TL  
CHECKED BY: TL  
PLAN CHECK: TL  
PERMIT SET: TL

REVISIONS  
NO. DESCRIPTION DATE  
1 PERSON REVIEW FEB 21, 2020  
2 PLANNING SERIAL MAR 16, 2020  
3 PLANNING SERIAL APR 16, 2020  
4 PLANNING COMMENTS APR 20, 2020  
5 PLANNING SERIAL JUN 11, 2020  
6 PLANNING SERIAL NOV 11, 2020  
7 PLANNING SERIAL MAR 24, 2021

SHEET NO.

A2.03  
OF SHEETS  
S H E E T

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

Floor Plan





WLAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR  
DESIGN  
2305 W. FORTMILL BLVD., STE. 1, UPLAND, CA 91786  
PHONE: (909) 946-7118 FAX: (909) 946-1177

PROJECT: NEW GAS STATION EXPRESS  
DEVELOPMENT  
CARWASH & STARBUCKS  
ADDRESS: MWC OF WINCHESTER RD. AND JEAN NICHOLAS  
RD., WINCHESTER, CA 92588  
CLIENT: IN-KASHER AZIZ  
495 E PINNACOCK ST.  
CORONA, CA 92729

BUILDING ELEVATIONS  
NORTH & SOUTH  
(C-STORE)

JOB NO. 1808  
DRAWN BY: TL  
CHECKED BY: TL  
DATE CHECKED: 10/1/2020  
DATE PRINTED: 10/1/2020  
BIG SET

REVISIONS  
DESIGN REVIEW FEB 21, 2020  
PLANNING SERIAL, MAR 18, 2020  
PLANNING RE-SERIAL, APR 16, 2020  
PLANNING COMMENTS, JUN 25, 2020  
PLANNING RE-SERIAL, JUL 21, 2020  
PLANNING RE-SERIAL, NOV 11, 2020  
PLANNING RE-SERIAL, MAY 28, 2021

SHEET NO. A3.01  
OF SHEETS

**Reference Notes**

[1] NOT USED.

[16] ADDRESS NUMBER SIGNAGE

[11] 3/4" TRY REVEAL  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[12] GLASS/ALUM. WINDOW  
CLEAR GLASS/ CLEAR ANODIZED

[13] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[14] METAL DOOR AND FRAME  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1 (METALLIC)

[15] SIGNAGE

[16] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY LITHONIA LIGHTING OR EQUAL, WIDE3 LED

[17] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY SONNEIMAN LIGHTING, PRISMA TALL LED SCONCE

**Colors & Materials**

[1] CEMENT BOARD  
LAP SIDING  
JAMESHARDIE PLANK  
ARTISAN SHIRAP SIDING  
COLOR: WOODPILE, COPPER PEBBY  
NUT BROWN, & MANSON TAN

[2] ALUMINUM PERFORATED  
METAL PANEL  
GRANGER OR EQUAL  
16-GAUGE, ROUND HOLE SHAPE,  
STAGGERED HOLE PATTERN  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[3] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[4] GLASS/ALUM. STOREFRONT  
CLEAR ANODIZED  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[5] FOAM MOLDING  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[6] ALUMINUM PERFORATED  
METAL PANEL  
CLEAR GLASS  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[7] GLASS CURTAIN WALL  
STEEL CHANNEL  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[8] THE PIN  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

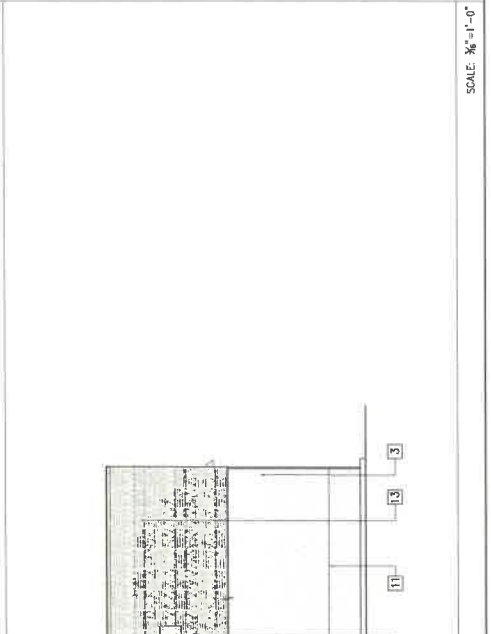


**Color Legend**

[1] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE  
SEE COLOR & MATERIALS NOTE [13]

[2] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE  
SEE COLOR & MATERIALS NOTE [8]

[3] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE  
SEE COLOR & MATERIALS NOTE [3]



**Reference Notes**

[1] NOT USED.

[16] ADDRESS NUMBER SIGNAGE

[11] 3/4" TRY REVEAL  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[12] GLASS/ALUM. WINDOW  
CLEAR GLASS/ CLEAR ANODIZED

[13] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[14] METAL DOOR AND FRAME  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1 (METALLIC)

[15] SIGNAGE

[16] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY LITHONIA LIGHTING OR EQUAL, WIDE3 LED

[17] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY SONNEIMAN LIGHTING, PRISMA TALL LED SCONCE

**Colors & Materials**

[1] CEMENT BOARD  
LAP SIDING  
JAMESHARDIE PLANK  
ARTISAN SHIRAP SIDING  
COLOR: WOODPILE, COPPER PEBBY  
NUT BROWN, & MANSON TAN

[2] ALUMINUM PERFORATED  
METAL PANEL  
GRANGER OR EQUAL  
16-GAUGE, ROUND HOLE SHAPE,  
STAGGERED HOLE PATTERN  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[3] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[4] GLASS/ALUM. STOREFRONT  
CLEAR ANODIZED  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[5] FOAM MOLDING  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[6] ALUMINUM PERFORATED  
METAL PANEL  
CLEAR GLASS  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[7] GLASS CURTAIN WALL  
STEEL CHANNEL  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[8] THE PIN  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1



**Reference Notes**

[1] NOT USED.

[16] ADDRESS NUMBER SIGNAGE

[11] 3/4" TRY REVEAL  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[12] GLASS/ALUM. WINDOW  
CLEAR GLASS/ CLEAR ANODIZED

[13] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[14] METAL DOOR AND FRAME  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1 (METALLIC)

[15] SIGNAGE

[16] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY LITHONIA LIGHTING OR EQUAL, WIDE3 LED

[17] EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY SONNEIMAN LIGHTING, PRISMA TALL LED SCONCE

**Color Legend**

[1] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE  
SEE COLOR & MATERIALS NOTE [13]

[2] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE  
SEE COLOR & MATERIALS NOTE [8]

[3] EXTERIOR STUCCO W/ PAINTED FINISH.  
COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE  
SEE COLOR & MATERIALS NOTE [3]

**Colors & Materials**

[1] CEMENT BOARD  
LAP SIDING  
JAMESHARDIE PLANK  
ARTISAN SHIRAP SIDING  
COLOR: WOODPILE, COPPER PEBBY  
NUT BROWN, & MANSON TAN

[2] ALUMINUM PERFORATED  
METAL PANEL  
GRANGER OR EQUAL  
16-GAUGE, ROUND HOLE SHAPE,  
STAGGERED HOLE PATTERN  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[3] STUCCO FINISH  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[4] GLASS/ALUM. STOREFRONT  
CLEAR ANODIZED  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[5] FOAM MOLDING  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1

[6] ALUMINUM PERFORATED  
METAL PANEL  
CLEAR GLASS  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6

[7] GLASS CURTAIN WALL  
STEEL CHANNEL  
LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2

[8] THE PIN  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1





WINK AIR DESIGN CORP. PAPER TRACING ARCHITECTURE, CIVIL ENGINEERING & INTERIORS  
 7155 W. FEDERAL BLVD., STE. 101 WILLOW CREEK, CO 80159  
 PHONE: (303) 996-7110

PROJECT: NEW GAS STATION EXPRESS  
 DRAWING TITLE: EAST & WEST (C-STORE)  
 ADDRESS: 1408 W. WINCHESTER, CA 95959  
 COUNTY: N. YUBA COUNTY  
 CLIENT: MRS. ASHLEY S. STANLEY

OWNER: CARLEIGH & STARBUCKS  
 PROJECT NO. 1408  
 DRAWN BY: TL  
 CHECKED BY: TL  
 PLAN CHECK: TL  
 PRINT SET: [ ]

REVISIONS:  
 REVISION NO. 1: 10/11/2024  
 REVISION NO. 2: 10/11/2024  
 REVISION NO. 3: 10/11/2024  
 REVISION NO. 4: 10/11/2024  
 REVISION NO. 5: 10/11/2024  
 REVISION NO. 6: 10/11/2024  
 REVISION NO. 7: 10/11/2024  
 REVISION NO. 8: 10/11/2024  
 REVISION NO. 9: 10/11/2024

DATE: 10/11/2024  
 SCALE: 3/8" = 1'-0"

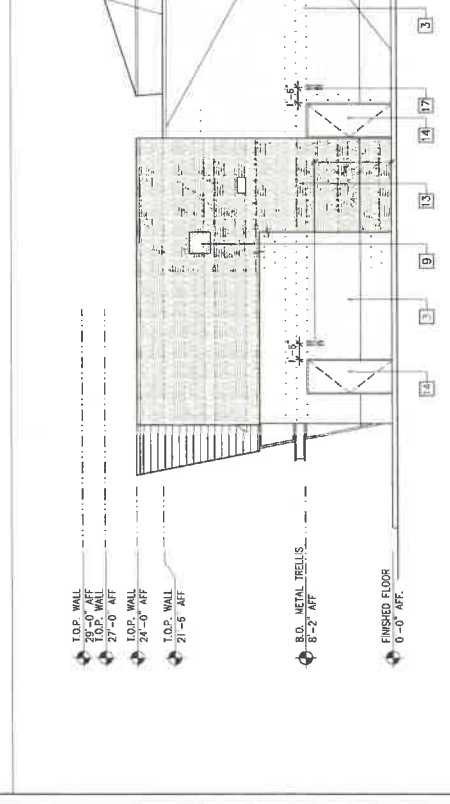
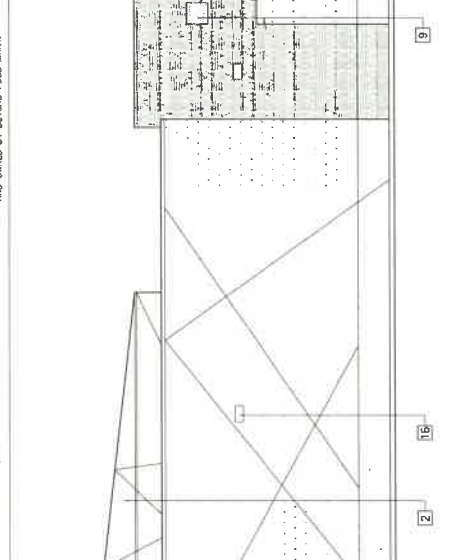
PROJECT NO. 1408  
 SHEET NO. A3.02  
 OF SHEETS 18

**Colors & Materials**

- 1 CHEST BOARD LAP SIDING
- 2 ALUMINUM PERFORATED METAL PANEL
- 3 STUCCO FINISH
- 4 GLASS/ALUM. WINDOW
- 5 FOAM MOLDING
- 6 ALUMINUM PERFORATED METAL PANEL
- 7 GLASS CURTAIN WALL
- 8 STEEL CHANNEL
- 9 STUCCO FINISH
- 10 THE PIN
- 11 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 12 ARTESAN SHIP LAP SIDING
- 13 COFFER PENNY NUT BROWN, & MANSION TAN
- 14 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 15 COFFER PENNY NUT BROWN, & MANSION TAN
- 16 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 17 COFFER PENNY NUT BROWN, & MANSION TAN
- 18 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 19 ARTESAN SHIP LAP SIDING
- 20 COFFER PENNY NUT BROWN, & MANSION TAN
- 21 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 22 COFFER PENNY NUT BROWN, & MANSION TAN
- 23 ALUMINUM PERFORATED METAL PANEL
- 24 STUCCO FINISH
- 25 GRASS CURTAIN WALL
- 26 STEEL CHANNEL
- 27 STUCCO FINISH
- 28 THE PIN
- 29 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 30 ARTESAN SHIP LAP SIDING
- 31 COFFER PENNY NUT BROWN, & MANSION TAN
- 32 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 33 COFFER PENNY NUT BROWN, & MANSION TAN
- 34 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 35 ARTESAN SHIP LAP SIDING
- 36 COFFER PENNY NUT BROWN, & MANSION TAN
- 37 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 38 COFFER PENNY NUT BROWN, & MANSION TAN
- 39 ALUMINUM PERFORATED METAL PANEL
- 40 STUCCO FINISH
- 41 GRASS CURTAIN WALL
- 42 STEEL CHANNEL
- 43 STUCCO FINISH
- 44 THE PIN
- 45 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 46 ARTESAN SHIP LAP SIDING
- 47 COFFER PENNY NUT BROWN, & MANSION TAN
- 48 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 49 COFFER PENNY NUT BROWN, & MANSION TAN
- 50 JAMESHARDIE PLANK ARTESAN SHIP LAP SIDING
- 51 ARTESAN SHIP LAP SIDING
- 52 COFFER PENNY NUT BROWN, & MANSION TAN
- 53 GRANGER OR EQUAL 18-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 54 COFFER PENNY NUT BROWN, & MANSION TAN
- 55 ALUMINUM PERFORATED METAL PANEL
- 56 STUCCO FINISH
- 57 GRASS CURTAIN WALL
- 58 STEEL CHANNEL
- 59 STUCCO FINISH
- 60 THE PIN

**Reference Notes**

- 1 NOT USED.
- 2 CLEAR GLASS/ CLEAR ANODIZED LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
- 3 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 4 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 5 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 6 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 7 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 8 ADDRESS NUMBER SIGNAGE
- 9 CLEAR GLASS/ CLEAR ANODIZED LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
- 10 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 11 3/4" FRYS RECVAL
- 12 CLEAR GLASS/ CLEAR ANODIZED LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
- 13 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 14 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 15 EXTERIOR STUCCO #7/ PAINTED FINISH SEE COLOR & MATERIALS NOTE 9
- 16 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 17 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 18 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 19 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
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- 45 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
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- 49 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
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- 53 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 54 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
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- 56 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 57 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 58 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 59 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.
- 60 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEIMAN LIGHTING; PRISMIA TALL LED SOURCE AND OWNED BY BEYOND FOOD MART.



2 West Elevation  
 1 East Elevation  
 SCALE: 3/8" = 1'-0"

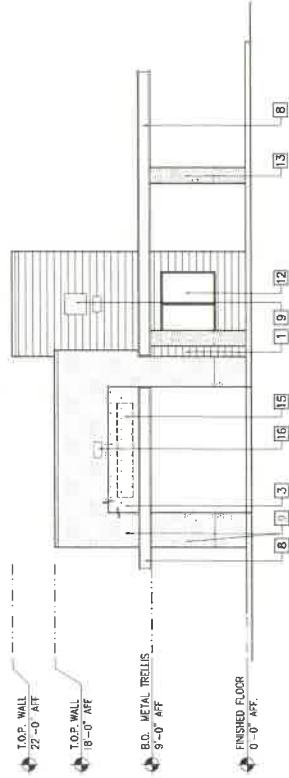
**Colors & Materials**

- 1 CEMENT BOARD  
LAP SIDING
- 2 ALUMINUM PERFORATED  
METAL PANEL
- 3 STUCCO FINISH
- 4 GLASS/ALUM. STOREFRONT  
CLEAR ANODIZED
- 5 FOAM MOLDING
- 6 ALUMINUM PERFORATED  
METAL PANEL
- 7 CLASS CURTAIN WALL
- 8 STEEL CHANNEL
- 9 STUCCO FINISH
- 10 THE PIN
- 11 JAMBOURIE PLANK  
ARTISAN SHIP LAP SIDING  
COLOR: WOODPILE, COPPER PENNY  
NUT BROWN, & MANSON TAN
- 12 GRANGER OR EQUAL  
16-GAUGE, ROUND HOLE SHAPE,  
STAGGERED HOLE PATTERN  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2
- 13 CLEAR GLASS
- 14 SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6
- 15 LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2
- 16 3"PRK. CHROMA OR EQUAL  
COLOR: COBALT BLUE (B23)
- 17 GRANGER OR EQUAL  
16-GAUGE, ROUND HOLE SHAPE,  
STAGGERED HOLE PATTERN  
COLOR: SHERWIN WILLIAMS  
7037 BALANCED BEIGE-249-C2
- 18 CLEAR GLASS/ CLEAR ANODIZED
- 19 LAHABRA STUCCO OR EQUAL  
SANTA BARBARA MISSION FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6
- 20 METAL DOOR AND FRAME  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1 (METALLIC)
- 21 SIGNAGE
- 22 EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY LITRONIA LIGHTING DR EQUAL: W063 LED
- 23 EXTERIOR WALL MOUNTED LIGHT FIXTURE  
BY SONNEBAN LIGHTING: PRISMA TALL LED SCORCE

**Reference Notes**

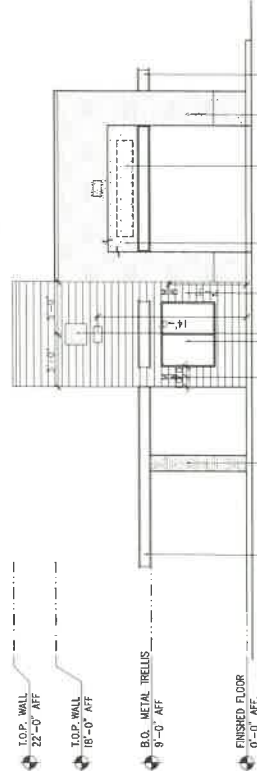
- 1 NOT USED.
- 2 ADDRESS NUMBER SIGNAGE

ARCHITECTURE DESIGN PATENTED, TRADE DRESSED,  
AND DIMED BY BEYOND GOOD BART.



South Elevation

SCALE:  $\frac{1}{8}''=1'-0''$



North Elevation

SCALE:  $\frac{1}{8}''=1'-0''$



NEW LAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR  
DESIGN  
1000 S. GARDEN BLVD., SUITE 110, PLAIN, CA 91766  
PHONE: (909) 408-1118 FAX: (909) 946-1137

PROJECT: NEW GAS STATION EXPRESS  
DEVELOPER: CARWASH & STARBUCKS  
ADDRESS: 405 E. RIMCOON ST. SUITE 175,  
MILWAUKEE, WI 53202  
CLIENT: MNC OF WINCHESTER RD. AND JEAN NICHOLAS  
CONCA, CA 92679

SHEET TITLE: NORTH & SOUTH ELEVATIONS (CARWASH)

KEY MAP SEAL/STAMP

JOB NO.: 1928  
DRAWN BY: TL  
SUPERVISED BY: TL  
CHECKED BY: TL  
PLANNING SET: TL

REVISIONS  
 REVISION REVIEW DATE  
 1 PLANNING SET APR 18, 2020  
 2 PLANNING SET APR 18, 2020  
 3 PLANNING SET APR 18, 2020  
 4 PLANNING SET APR 18, 2020  
 5 PLANNING SET APR 18, 2020  
 6 PLANNING SET APR 18, 2020  
 7 PLANNING SET APR 18, 2020  
 8 PLANNING SET APR 18, 2020  
 9 PLANNING SET APR 18, 2020  
 10 PLANNING SET APR 18, 2020

SHEET NO.: A3.03  
OF SHEETS: 8



WEST & NORTH ELEVATIONS  
ARCHITECTURE & INTERIORS  
1000 S. GARDEN ST. SUITE 100  
SAN ANTONIO, TX 78205  
PHONE: (214) 520-1111 FAX: (214) 520-1112

PROJECT: NEW GAS STATION, EXPRESS  
DEVELOPMENT  
CARMASH & STARBUCKS  
PP121001  
ADDRESS: NMG OF WINCHESTER RD. AND JEAN NICHOLAS  
RD., WINCHESTER, CA 92596  
CLIENT: MR. ASHRAF AZIZ  
485 RICHMOND ST., SUITE 175,  
OAKLAND, CA 94612

SHEET TITLE: WEST & NORTH ELEVATIONS (CARWASH)

KEY MAP: SEAL/STAMP

DATE NO. 1808  
DRAWN BY: TL  
SUPERSEDED BY: TL  
CHECKED BY: TL  
PLAN CHECK: TL  
PERMIT SET: TL  
BID SET: TL

REVISIONS  
1. EXISTING ELEVATION 10/27/2009  
2. EXISTING ELEVATION 11/10/2009  
3. EXISTING ELEVATION 11/10/2009  
4. EXISTING ELEVATION 11/10/2009  
5. EXISTING ELEVATION 11/10/2009  
6. EXISTING ELEVATION 11/10/2009  
7. EXISTING ELEVATION 11/10/2009  
8. EXISTING ELEVATION 11/10/2009  
9. EXISTING ELEVATION 11/10/2009  
10. EXISTING ELEVATION 11/10/2009

A3.04  
OF SHEETS  
S H E E T

**Colors & Materials**

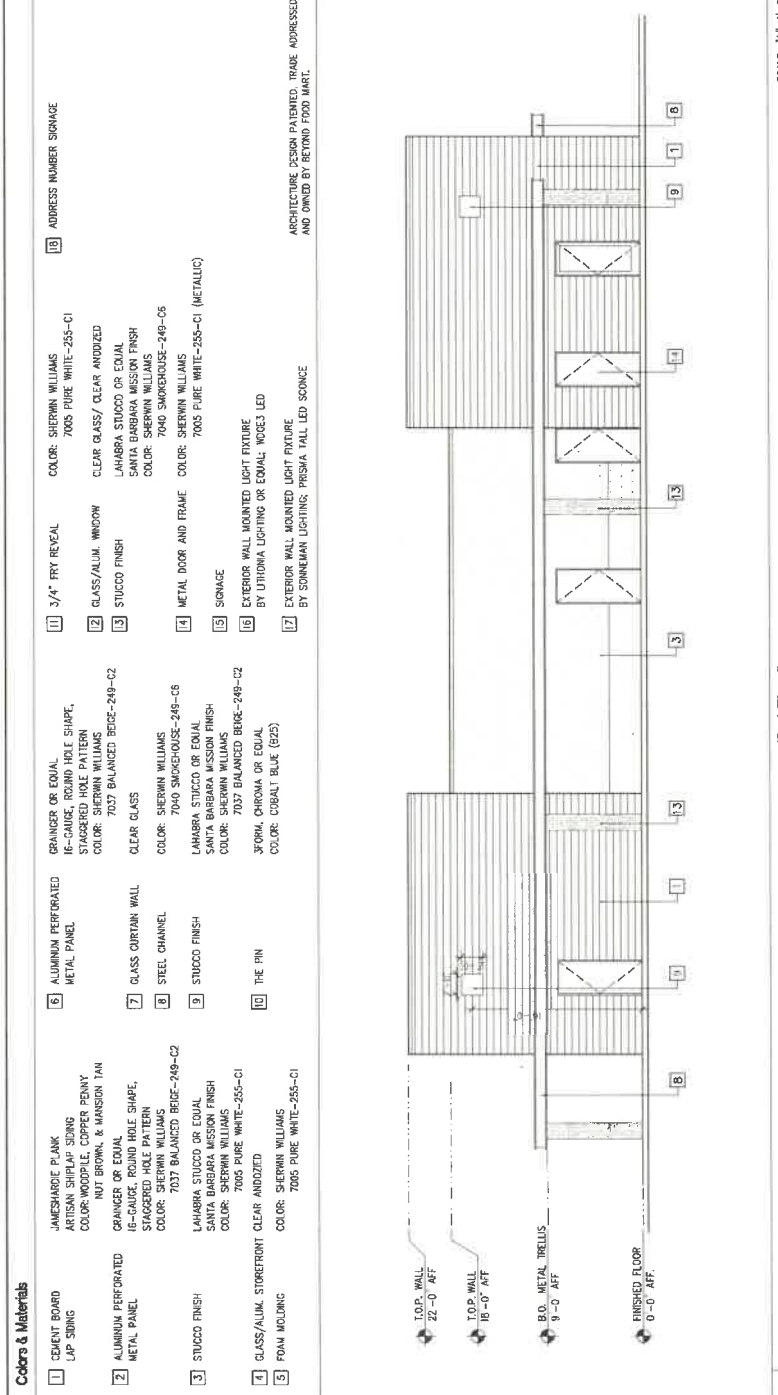
- 1 CHEST BOARD LAP SIDING
- 2 ALUMINUM PERFORATED METAL PANEL
- 3 STUCCO FINISH
- 4 GLASS/ALUM. STOREFRONT CLEAR ANODIZED
- 5 FOAM MOLING
- 6 ALUMINUM PERFORATED METAL PANEL
- 7 GLASS CURTAIN WALL
- 8 STEEL CHANNEL
- 9 STUCCO FINISH
- 10 THE FIN
- 11 JAMESHARDIE PLANK ARTISAN SHRAP SIDING
- 12 ARTISAN SHRAP SIDING COLOR: WOODPILE, COPPER PENNY NUT BROWN, & MANSION TAN
- 13 GRANGER OR EQUAL IG-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN
- 14 CLEAR GLASS
- 15 LAHABRA STUCCO OR EQUAL
- 16 SANTA BARBARA MISSION FINISH
- 17 7037 BALANCED BRICE-249-C2
- 18 7037 BALANCED BRICE-249-C2
- 19 7037 BALANCED BRICE-249-C2
- 20 7037 BALANCED BRICE-249-C2
- 21 7037 BALANCED BRICE-249-C2
- 22 7037 BALANCED BRICE-249-C2
- 23 7037 BALANCED BRICE-249-C2
- 24 7037 BALANCED BRICE-249-C2
- 25 7037 BALANCED BRICE-249-C2
- 26 7037 BALANCED BRICE-249-C2
- 27 7037 BALANCED BRICE-249-C2
- 28 7037 BALANCED BRICE-249-C2
- 29 7037 BALANCED BRICE-249-C2
- 30 7037 BALANCED BRICE-249-C2
- 31 7037 BALANCED BRICE-249-C2
- 32 7037 BALANCED BRICE-249-C2
- 33 7037 BALANCED BRICE-249-C2
- 34 7037 BALANCED BRICE-249-C2
- 35 7037 BALANCED BRICE-249-C2
- 36 7037 BALANCED BRICE-249-C2
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- 38 7037 BALANCED BRICE-249-C2
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- 40 7037 BALANCED BRICE-249-C2
- 41 7037 BALANCED BRICE-249-C2
- 42 7037 BALANCED BRICE-249-C2
- 43 7037 BALANCED BRICE-249-C2
- 44 7037 BALANCED BRICE-249-C2
- 45 7037 BALANCED BRICE-249-C2
- 46 7037 BALANCED BRICE-249-C2
- 47 7037 BALANCED BRICE-249-C2
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- 55 7037 BALANCED BRICE-249-C2
- 56 7037 BALANCED BRICE-249-C2
- 57 7037 BALANCED BRICE-249-C2
- 58 7037 BALANCED BRICE-249-C2
- 59 7037 BALANCED BRICE-249-C2
- 60 7037 BALANCED BRICE-249-C2
- 61 7037 BALANCED BRICE-249-C2
- 62 7037 BALANCED BRICE-249-C2
- 63 7037 BALANCED BRICE-249-C2
- 64 7037 BALANCED BRICE-249-C2
- 65 7037 BALANCED BRICE-249-C2
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- 79 7037 BALANCED BRICE-249-C2
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- 92 7037 BALANCED BRICE-249-C2
- 93 7037 BALANCED BRICE-249-C2
- 94 7037 BALANCED BRICE-249-C2
- 95 7037 BALANCED BRICE-249-C2
- 96 7037 BALANCED BRICE-249-C2
- 97 7037 BALANCED BRICE-249-C2
- 98 7037 BALANCED BRICE-249-C2
- 99 7037 BALANCED BRICE-249-C2
- 100 7037 BALANCED BRICE-249-C2

**Reference Notes**

- 1 NOT USED.
- 2 ADDRESS NUMBER SIGNAGE
- 3 3/4" FRY REVEAL
- 4 GLASS/ALUM. WINDOW
- 5 STUCCO FINISH
- 6 METAL DOOR AND FRAME
- 7 SIGNAGE
- 8 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY UTRONIA LIGHTING OR EQUAL, WOOD3 LED
- 9 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING, PRISMA TALL LED SCORCE
- 10 EXTERIOR STUCCO W/ PAINTED FINISH COLOR: SHERWIN WILLIAMS, SW740 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 1
- 11 EXTERIOR STUCCO W/ PAINTED FINISH COLOR: SHERWIN WILLIAMS, SW740 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 1
- 12 EXTERIOR STUCCO W/ PAINTED FINISH COLOR: SHERWIN WILLIAMS, SW740 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 1
- 13 EXTERIOR STUCCO W/ PAINTED FINISH COLOR: SHERWIN WILLIAMS, SW740 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 1



2 East Elevation  
SCALE: 3/8"=1'-0"



1 West Elevation  
SCALE: 3/8"=1'-0"



WAM LAND DESIGN CONSULTANTS INC.  
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR  
DESIGN  
1500 S. DOWNEY BLVD. STE. 110, LAKELAND, CA 92347  
TEL: (951) 940-1110 FAX: (951) 940-1110

PROJECT: NEW GAS STATION, EXPRESS  
DEVELOPMENT  
CARRAWASH & STARBUCKS  
ADDRESS: WMC OF WINCHESTER RD., AND JEAN NICHOLAS  
RD., WINCHESTER, CA 92596  
CLIENT: MFL ASHPAF AZIZ  
RIVERSIDE COUNTY  
CORONA, CA 92879

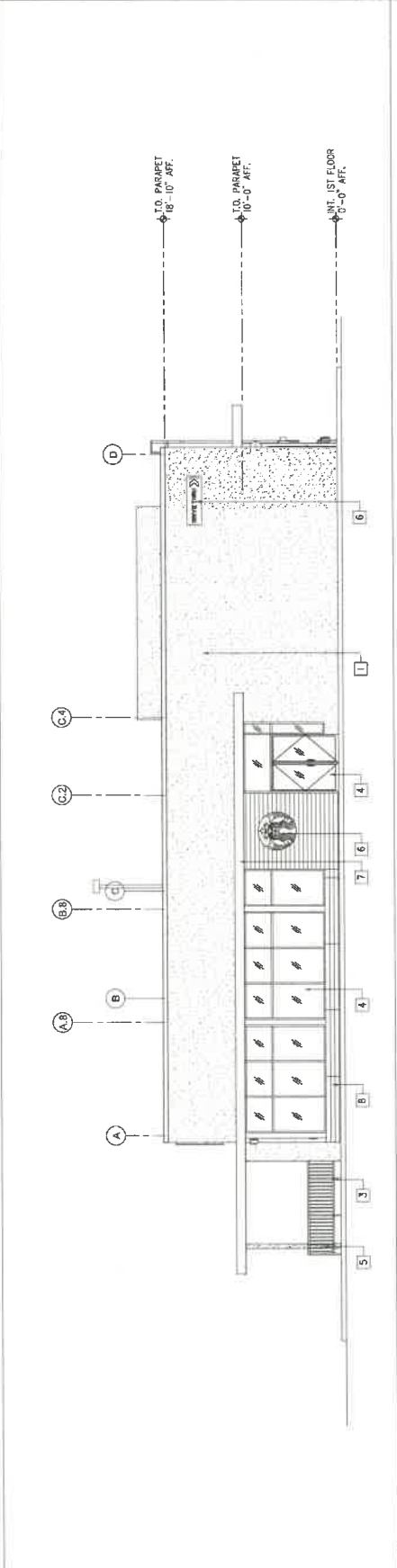
SHEET TITLE: NORTH & SOUTH ELEVATIONS (STARBUCKS)  
KEY MAP  
SCALE: 1/8" = 1'-0"

JOB NO.: 15026  
DRAWN BY: TL  
SUPERVISED BY: TL  
CHECKED BY: TL  
PLANNING SERIAL: 15026  
PLANNING NO.: 15026  
PLANNING DATE: APR 10, 2009  
PLANNING COUNTY: SAN DIEGO  
PLANNING DISTRICT: 13  
PLANNING DISTRICT NO.: 11  
PLANNING DISTRICT DATE: APR 24, 2009

REVISIONS  
PERSON REVIEW FEB 27, 2009  
PLANNING SERIAL MAR 18, 2009  
PLANNING NO.: 15026  
PLANNING DATE: APR 10, 2009  
PLANNING COUNTY: SAN DIEGO  
PLANNING DISTRICT: 13  
PLANNING DISTRICT NO.: 11  
PLANNING DISTRICT DATE: APR 24, 2009

A3.05  
OF SHEETS  
SHEET NO. 1

- Colors & Materials**
- 1 STUCCO FINISH  
LAHARBA STUCCO OR EQUAL  
SANTA BARBARA MESSON FINISH  
COLOR: SHERWIN WILLIAMS  
7005 PURE WHITE-255-C1
  - 2 NOT IN USE
  - 3 METAL HANDRAIL W/  
PAINT FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6
  - 4 GLASS/ALUM.  
WINDOW & STOREFRONT  
CLEAR GLASS/ANODIZED,  
T: TEMPERED GLASS
  - 5 STEEL COLUMN W/  
PAINT FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6
  - 6 SIGNAGE BY OTHERS
  - 7 CANOPY W/  
PAINT FINISH  
COLOR: SHERWIN WILLIAMS  
7040 SMOKEHOUSE-249-C6
- GENERO BOARD SINGING**
- 8 CEMENT BOARD SINGING  
OPTION A:  
ARTISAN SHIP-LAP SINGING BY JAMESHARDIE  
COLOR: OTTER BROWN (409) [A]  
SOMBER BROWN (353) [B]  
NEW LUMBER (255) [C]
  - 9 ALL WEATHER SINGING SYSTEM BY NEWTECHWOOD  
COLOR: HERULMAN TEAK (TK) 50K,  
BRAZILIAN PE (P) 50K
  - 10 ROUGHSAW BY NICHHA  
COLOR: TIBACCO-EPCZANI
- DRIVE-THRU WINDOW**
- 11 DRIVE-THRU WINDOW



1

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



WEST AND EAST ARCHITECTURE INC.  
 1000 S. GARDEN ST., SUITE 100  
 ANAHEIM, CA 92815  
 PHONE: (714) 944-7700 FAX: (714) 944-7177

PROJECT: NEW GAS STATION, EXPRESS  
 DEVELOPMENT  
 CARWASH & STARBUCKS  
 PPT210001  
 ADDRESS: NWC OF WINCHESTER RD. AND JEAN NICHOLES  
 RD., WINCHESTER, CA 92596  
 CLIENT: MR. ASHRAF AZIZ  
 455 E RIMMON ST., SUITE 175,  
 CORONA, CA 92879

ELEVATIONS  
 (STARBUCKS)  
 EAST & WEST

SHEET TITLE: ELEVATIONS  
 REV: 001  
 SCALE: 3/8" = 1'-0"

DATE: 03/21/2020  
 DRAWN BY: T.L.  
 SUPERVISED BY: T.L.  
 CHECKED BY: T.L.  
 PLAN CHECK: T.L.  
 PERMIT SET: T.L.  
 PROJECT: CARWASH & STARBUCKS  
 DATE: 03/21/2020  
 PROJECT: CARWASH & STARBUCKS  
 DATE: 03/21/2020  
 PROJECT: CARWASH & STARBUCKS  
 DATE: 03/21/2020  
 PROJECT: CARWASH & STARBUCKS  
 DATE: 03/21/2020

A3.06  
 OF SHEETS  
 SHEETS

**Colors & Materials**

1 STUCCO FINISH  
 LAHABRA STUCCO OR EQUAL  
 SANTA BARBARA MISSION FINISH  
 COLOR: SHERWIN WILLIAMS  
 7040 SMOKEHOUSE-249-C6

2 STUCCO FINISH  
 7003 PURE WHITE-235-C1  
 LAHABRA STUCCO OR EQUAL  
 SANTA BARBARA MISSION FINISH  
 COLOR: SHERWIN WILLIAMS  
 7040 SMOKEHOUSE-249-C6

3 GREEN WALL

4 CLEAR GLASS/ANODIZED,  
 WINDOW & STOREFRONT  
 T: TEMPERED GLASS

5 STEEL COLUMN W/  
 PAINT FINISH

6 STORAGE BY OTHERS

7 FASCIA W/ PAINT FINISH  
 COLOR: SHERWIN WILLIAMS  
 7040 SMOKEHOUSE-249-C6

8 CEMENTO BOARD  
 SOUNG

OPTION A:  
 ARTISAN SHIPLAP SIDING BY JAMESHARDIE  
 COLOR: OTTER BROWN (409), [A], [B]  
 SONBER BROWN (359), [B]  
 NEW LUMBER (253), [C]

OPTION B:  
 ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD  
 COLOR: PERUVIAN TEAK (10) SIDE  
 BEKAZULUM PE (IP) SIDE  
 POUKISSAWI BY INCIUBA  
 COLOR: TOBACCO-EPQ24N

**Stucco Color Legend**

EXTERIOR STUCCO W/ PAINTED FINISH,  
 COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE  
 SEE COLOR & MATERIALS NOTE [2]

EXTERIOR STUCCO W/ PAINTED FINISH,  
 COLOR: SHERWIN WILLIAMS, SW7003 PURE WHITE  
 SEE COLOR & MATERIALS NOTE [1]

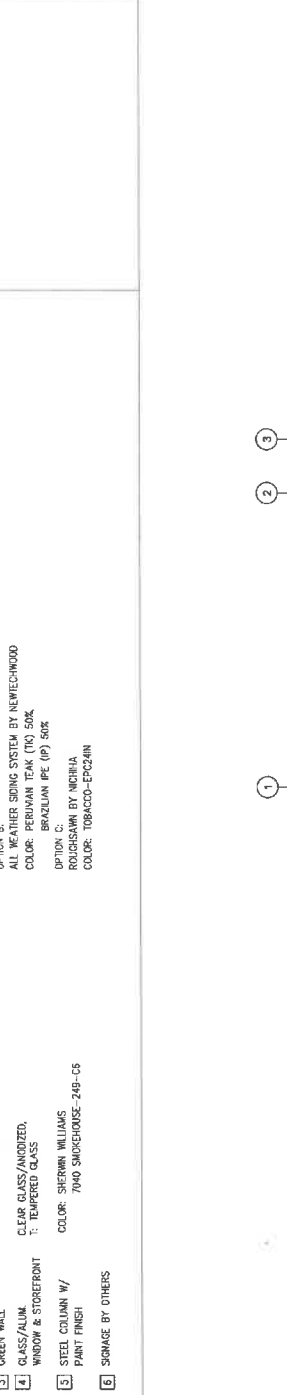
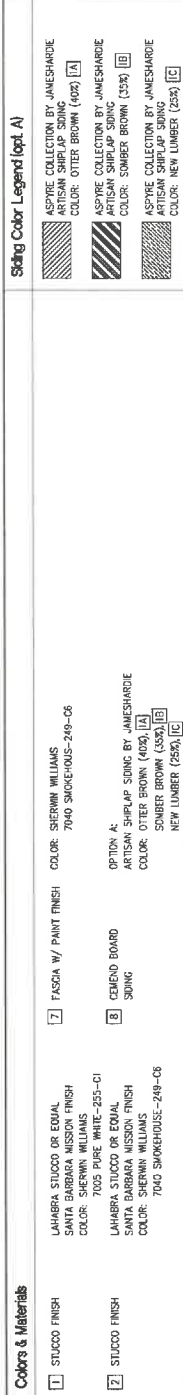
**Stucco Color Legend (opt. A)**

ASPIRE COLLECTION BY JAMESHARDIE  
 ARTISAN SHIPLAP SIDING  
 COLOR: OTTER BROWN (409) [A]

ASPIRE COLLECTION BY JAMESHARDIE  
 ARTISAN SHIPLAP SIDING  
 COLOR: SONBER BROWN (359) [B]

ASPIRE COLLECTION BY JAMESHARDIE  
 ARTISAN SHIPLAP SIDING  
 COLOR: NEW LUMBER (253) [C]

T1 UNDER SEPARATE PERMIT & BY OTHERS



**East Elevation**

SCALE: 3/8" = 1'-0"

**West Elevation**

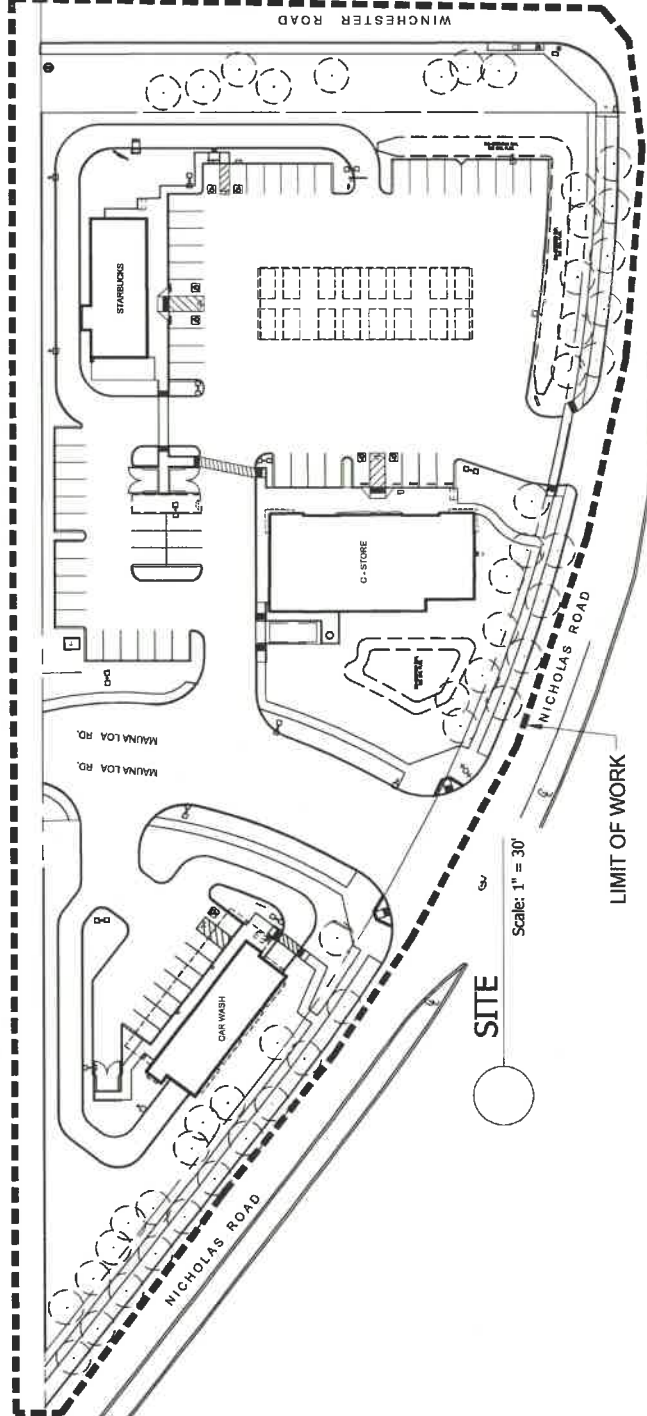
SCALE: 3/8" = 1'-0"

1

# LANDSCAPE ARCHITECTURAL PLANS

## NEW DEVELOPMENT OF BEYOND FOOD MART, GAS STATION & EXPRESS CAR WASH & STARBUCKS W/ DRIVE THRU

### NWC OF WINCHESTER RD. & JEAN NICHOLAS RD. WINCHESTER, CA 92596



- ### INDEX OF SHEETS
1. TITLE SHEET
  2. TREE INVENTORY PLAN-1
  3. TREE INVENTORY PLAN-2
  4. PLANTING PLAN-1
  5. PLANTING PLAN-2

\*I agree to comply with the requirements of Ordinance No. 889 and submit a complete Landscape Documentation Package. Should the ordinance be revised, these plans may be subject to change based on the updated ordinance.

PHI MAY, LANDSCAPE ARCHITECT  
Date: 04/22/2021

NOTE: REFERENCE TO LANDSCAPE SPECIFICATIONS BOOKLET, IRRIGATION SYSTEM, AND SOILS FOR FURTHER GUIDELINES TO BE FOLLOWED AND APPLY TO THIS PROJECT.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY:  
ON-SITE: **ROGOSSA Tree Service & Landscape**, (909) 817-4472  
OFF-SITE: **ROGOSSA Tree Service & Landscape**, (909) 817-4472

APPROVED FINAL LANDSCAPE PLAN  
AME 04/22/2021



### Project Directory

**ARCHITECT & CIVIL ENGINEER:**  
WINSTON LUI, P.E. & TOM LAM, A.I.A.  
466 E. RIVINGTON ST #175  
COSTA MESA, CA 92626  
TEL: (949) 775-3414

**ELECTRICAL ENGINEER, INC.**  
CHENOS CORP. P.C.  
ALHAMBRA, CA 91803  
TEL: (626) 578-2646

**LANDSCAPE ARCHITECT:**  
PHIL MAY, LANDSCAPE ARCHITECT  
1515 N. COVINGTON BLVD., SUITE 1  
UPLAND, CA 91786  
TEL: (909) 373-8558  
FAX: (909) 373-8558

### Utility Surveyors

**SEWER:** EASTERN MUNICIPAL WATER DISTRICT  
**WATER:** EASTERN MUNICIPAL WATER DISTRICT  
**ELECTRIC:** SOUTHERN CALIFORNIA EDISON COMPANY  
**CABLE:** FRONTIER  
**TELEPHONE:** FRONTIER

### Shade Analysis

6,940 SF. = 60 PARKING SPACES  
PARKING AREA TO BE SHADED = 5,175 SF. = 52% AREA TO BE SHADED

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE	MONTHS	YEAR	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL
Adjustment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fertilizing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mulching	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Prior to project construction, I agree to submit a complete landscape construction document package that complies with the requirements of applicable ordinances, including but not necessarily limited to ordinance No. 859.3; Ordinance 548; Ordinance 461; Project Conditions of Approval; and substantial conformance with approved Landscape Concept Plan. Should the ordinance be revised, plans may be subject to change.

### REVISIONS

BY	DATE	DESCRIPTION
	07-17-2020	
	11-11-2020	
	02-11-2021	
	04-22-2021	

**PHIL MAY LANDSCAPE ARCHITECT**  
1837 West 6th Street  
Upland, CA 91786  
Phone: 909 373 1859  
Fax: 909 373 1858  
www.philmaylandscape.com



**PRELIMINARY LANDSCAPE DESIGN PLAN-1**

NEW BEYOND FOOD MART, GAS STATION EXPRESS CAR WASH & STARBUCKS W/ DRIVE THRU  
NWC OF WINCHESTER RD. & JEAN NICHOLAS RD. WINCHESTER, CA 92596  
CUP 200022 (AKA PRT210001)

NO.	DATE	REVISION
1	04/22/2021	ISSUED FOR PERMIT

REVISIONS	BY
07-17-2020	
11-11-2020	
04-22-2021	



**PHIL MAY**  
LANDSCAPE  
ARCHITECT

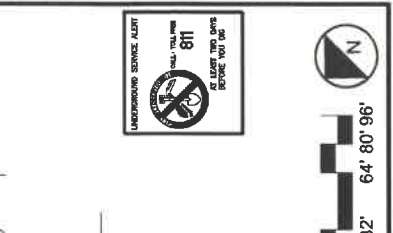
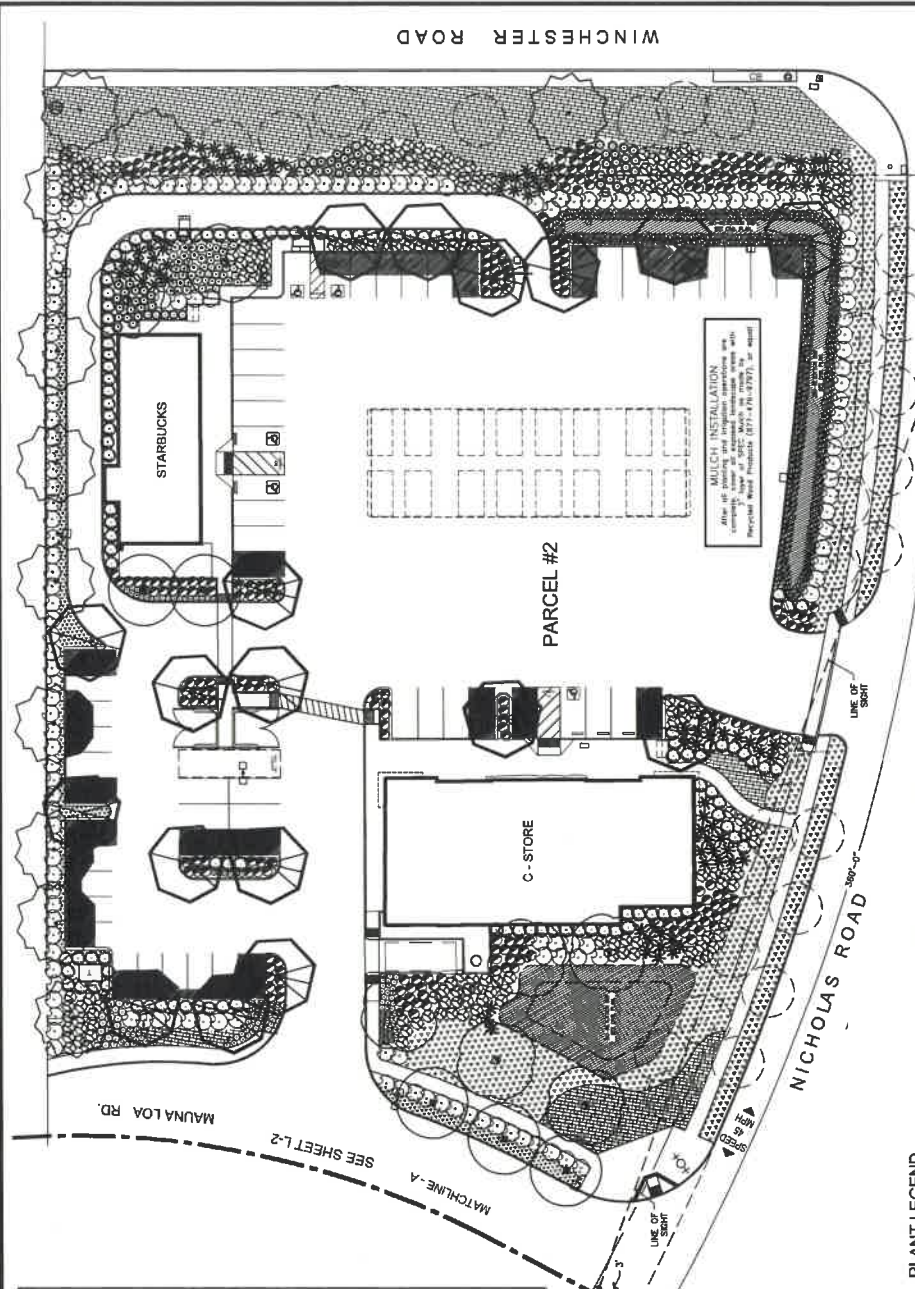
107 West 4th Street  
San Jose, CA 95131  
Phone: 509 273 1959  
Fax: 509 273 1958  
www.philmaydesign.com



**PRELIMINARY**  
**LANDSCAPE DESIGN**  
**PLAN -1**

NEW BEYOND FOOD MART, GAS STATION EXPRESS CAR WASH & STARBUCKS W/ DRIVE THRU NICHOLS RD, WINCHESTER, CA 92596  
CUP 20002 (AKA PPT210001)

DATE	04/28/2021
BY	PHIL MAY
PROJECT	NEW BEYOND FOOD MART, GAS STATION EXPRESS CAR WASH & STARBUCKS W/ DRIVE THRU NICHOLS RD, WINCHESTER, CA 92596
SHEET	L-2



**LANDSCAPE APPROACH**

Overall approach of proposed landscape for this project, is to incorporate low water and low maintenance plants and low water use plants with county landscape ordinance. New plant material will be compatible with existing landscape. Existing adjacent plant material consist of low growing shrubs, such as Dietes bicolor and large scale trees, such as Platanus racemosa.

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SEMI-SIZE	WUCOLS FACTOR
	Quercus agrifolia	California Oak	24" box	8	Standard Trunk	Low
	Albizia julibrissin	Silk Tree	24" box	18	Standard Trunk	Low
	Thornless Citrus	Thornless Citrus	24" box	9	Standard Trunk	Low
	African Sumac	African Sumac	24" box	27	Standard Trunk	Low
	Quercus agrifolia	California Oak	5 gal	135	plant @ 45" o.c.	Low
	Quercus agrifolia	California Oak	5 gal	325	plant @ 45" o.c.	Low
	Quercus agrifolia	California Oak	5 gal	171	plant @ 60" o.c.	Low
	Quercus agrifolia	California Oak	5 gal	229	plant @ 72" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	160	plant @ 45" o.c.	Low
	Quercus agrifolia	California Oak	5 gal	54	plant @ 36" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	189	plant @ 24" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	230	plant @ 24" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	307	plant @ 48" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	172	plant @ 60" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	172	plant @ 48" o.c.	Low
	Quercus agrifolia	California Oak	1 gal	47	plant @ 18" o.c.	Medium
	Quercus agrifolia	California Oak	1 gal	168	plant @ 24" o.c.	Low

**City of Riverside Landscape Water Use Calculations**

Project: [Name] (City of Riverside)

1. Irrigation Area Schedule

Area	Area (sq ft)	Plant Type	Plant Spacing	Plant Density	Plant Water Use (gal)	Plant Type	Plant Spacing	Plant Density	Plant Water Use (gal)
Starbucks	10,206	Quercus agrifolia	45" x 45"	4.44	45,317	Quercus agrifolia	45" x 45"	4.44	45,317
C-STORE	10,206	Quercus agrifolia	45" x 45"	4.44	45,317	Quercus agrifolia	45" x 45"	4.44	45,317
Parcel #2	10,206	Quercus agrifolia	45" x 45"	4.44	45,317	Quercus agrifolia	45" x 45"	4.44	45,317

2. Irrigation System Water Use

System	Area (sq ft)	Plant Type	Plant Spacing	Plant Density	Plant Water Use (gal)
Starbucks	10,206	Quercus agrifolia	45" x 45"	4.44	45,317
C-STORE	10,206	Quercus agrifolia	45" x 45"	4.44	45,317
Parcel #2	10,206	Quercus agrifolia	45" x 45"	4.44	45,317

3. Irrigation System Water Use Summary

System	Area (sq ft)	Plant Type	Plant Spacing	Plant Density	Plant Water Use (gal)
Starbucks	10,206	Quercus agrifolia	45" x 45"	4.44	45,317
C-STORE	10,206	Quercus agrifolia	45" x 45"	4.44	45,317
Parcel #2	10,206	Quercus agrifolia	45" x 45"	4.44	45,317

- IRRIGATION NOTES**
- Hydrozones will be properly designated. Applicant must indicate proposed method(s) of irrigation.
  - No overhead irrigation allowed within 24" of non-permeable surfaces.
  - Subsurface or low-volume irrigation must be used for irregularly shaped areas, or areas less than 10 feet in width.

**PARKING STALL SHADING CALCULATIONS:**

TOTAL PARKING STALL AREA= 10,206 S.F.

PROPOSED TREE SHADING AREA= 4,507 S.F. OR 44.2%

REQUIRED SHADING PER CODE: 40%

SYMBOL

APPROVED FINAL  
LANDSCAPE PLAN  
DATE 04/28/2021



REVISIONS	BY
07-17-2020	
11-11-2020	
04-23-2021	



**PHIL MAY**  
LANDSCAPE  
ARCHITECT

187 West 4th Street  
Upland, CA 91786

Phone: 909 273 1855  
Fax: 909 273 1855  
www.philmaydesign.com



**PRELIMINARY**  
**LANDSCAPE DESIGN**  
**PLAN - 2**

CUP 20002 (AKA PPT210001)

NEW BEYOND FOOD MART, GAS  
STATION EXPRESS CAR WASH &  
STARBUCKS W/ DRIVER THRU &  
MVC OF WINCHESTER RD. & JEAN  
NICHOLAS RD, WINCHESTER, CA 92896

REVISION	R.S.	P.M.
DATE		
04-23-2021		
12820		
17-257		
DATE		
04/23/2021		
SHEET		

**C-17**

5

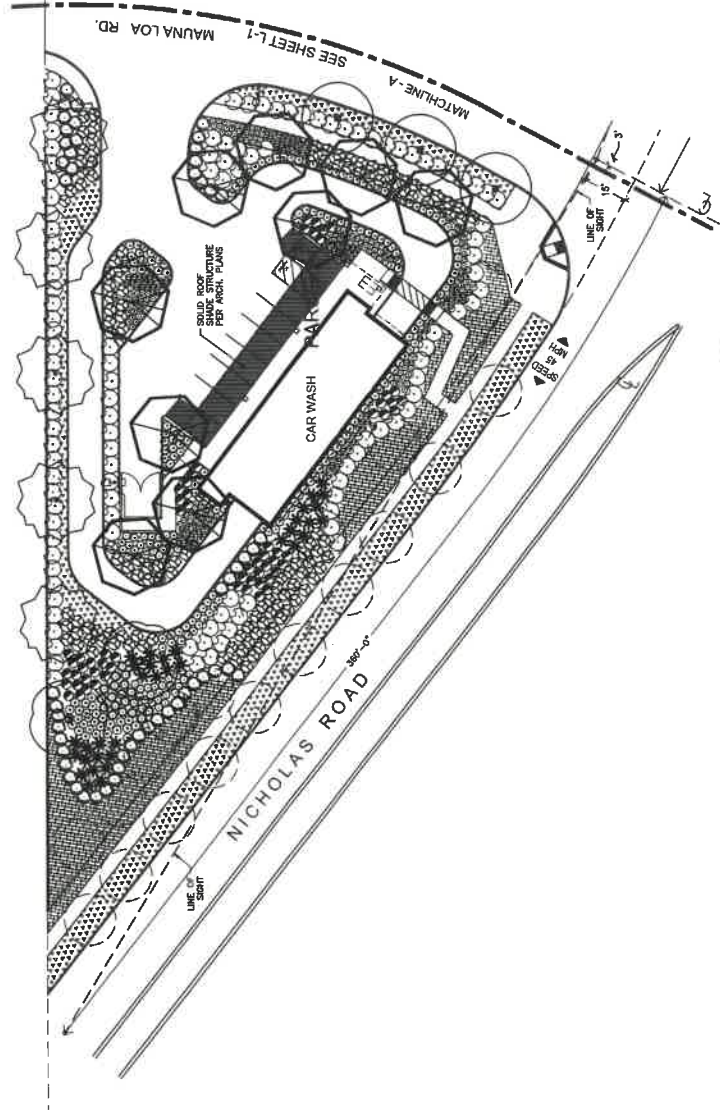
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WINDSPEED
	Chilodactylon laetevirens	Chilodactylon	24" box	8	Standard Trunk	Low
	Pinus bispicata	Aloupe Pine	24" box	16	Standard Trunk	Low
	Prosopis juliflora	Honey Suckle	24" box	7	Standard Trunk	Low
	Rhus toxicaria	Sumac	24" box	7	Standard Trunk	Low

EXISTING TREES TO REMAIN, PROTECT DURING CONSTRUCTION. SEE TREE INVENTORY FOR SPECIES.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WINDSPEED
	Ficus religiosa	Fig	5 gal	136	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	5 gal	323	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	5 gal	177	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	5 gal	270	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	5 gal	83	plant @ 36" o.c.	Low
	Ficus religiosa	Fig	1 gal	150	plant @ 48" o.c.	Low

EXISTING TREES TO REMAIN, PROTECT DURING CONSTRUCTION. SEE TREE INVENTORY FOR SPECIES.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WINDSPEED
	Ficus religiosa	Fig	5 gal	54	plant @ 36" o.c.	Low
	Ficus religiosa	Fig	1 gal	86	plant @ 24" o.c.	Low
	Ficus religiosa	Fig	1 gal	182	plant @ 24" o.c.	Low
	Ficus religiosa	Fig	1 gal	230	plant @ 24" o.c.	Low
	Ficus religiosa	Fig	1 gal	357	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	1 gal	172	plant @ 60" o.c.	Low
	Ficus religiosa	Fig	1 gal	172	plant @ 48" o.c.	Low
	Ficus religiosa	Fig	47	plant @ 15" o.c.	Medium	
	Ficus religiosa	Fig	188	plant @ 24" o.c.	Low	



**PARKING STALL SHADING CALCULATIONS:**

TOTAL PARKING STALL AREA= 10,206 S.F.

PROPOSED TREE SHADING AREA= 4,507 S.E.\_DR\_44.2%

REQUIRED SHADING PER CODE: 40%

= SYMBOL



PROPOSED CIVIL  
LANDSCAPE CONCEPT  
PLAN  
AME 0428/2021



UNRECORDED SERVICE ALERT

**811**

CALL BEFORE YOU DIG

IF YOU DON'T CALL YOU CAN BE KILLED

REVISIONS	BY
11-11-2020	
04-22-2021	



**PHIL MAY  
LANDSCAPE  
ARCHITECT**  
187 West 9th Street  
Upland, CA 91786  
Phone: 909 373 1959  
Fax: 909 373 1958  
pma@philmaylandsc.com  
www.philmaylandsc.com

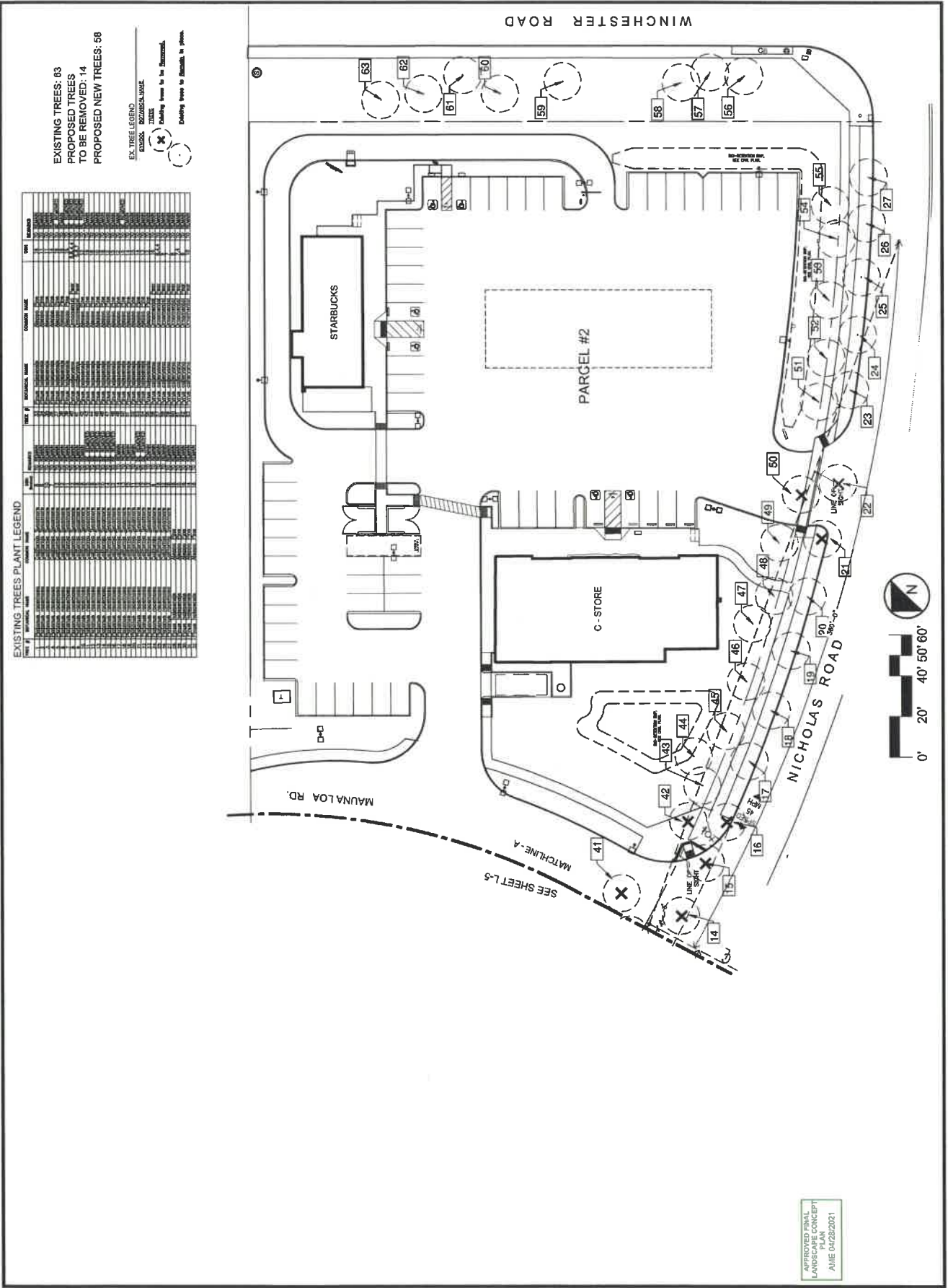


# TREE INVENTORY PLAN -1

NEW BEYOND FOOD MART, GAS STATION EXPRESS CAR WASH & STARBUCKS W/ DRIVE THRU  
MWC OF WINCHESTER RD. & JEAN NICHOLAS RD., WINCHESTER, CA 92596  
CUP 20002 (AKA PRT210001)

**L-4**  
SHEET 5

DATE: 04/22/2021  
TIME: 10:00  
JOB NO: 20002  
SHEET: 5



EXISTING TREES PLANT LEGEND

NO.	SYMBOL	DESCRIPTION	DATE	BY
1	(Solid Circle)	EXISTING TREE		
2	(Dashed Circle)	TREE TO BE REMOVED		
3	(Circle with X)	PROPOSED NEW TREE		

EXISTING TREES: 63  
PROPOSED TREES TO BE REMOVED: 14  
PROPOSED NEW TREES: 59

EX. TREE LEGEND  
SYMBOLS: SOLID CIRCLE  
SYMBOLS: DASHED CIRCLE  
SYMBOLS: CIRCLE WITH X  
NOTES: Existing trees to be removed. Existing trees to remain in place.

APPROVED FINAL LANDSCAPE CONCEPT  
AMIE 04/22/2021

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REVISIONS	BY
1-16-2020	
04-22-2021	



**PHIL MAY  
LANDSCAPE  
ARCHITECT**

1117 West 6th Street  
Oakland, CA 94612  
Phone: 509 373 1859  
Fax: 509 373 1859  
Email: phil@philmaydesign.com  
www.philmaydesign.com



# TREE INVENTORY PLAN -2

CUP 20002 (AKA PRT21001)  
NICHOLAS RD, WINCHESTER, CA 92696  
NEW BEYOND FOOD MART, GAS  
STATION EXPRESS CAR WASH &  
STARBUCKS W/ DRIVE THRU  
NWC OF WINCHESTER RD, & JEAN  
NICHOLAS RD, WINCHESTER, CA 92696

DATE	BY	REVISION
04/22/2021	AME	REVISED
1-16-2020		

**L-5**

5

THIS DRAWING IS THE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. ALL RIGHTS AND OTHER PROVISIONS OF THE CONTRACT ARE HEREBY ACCEPTED. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE BEGINNING CONSTRUCTION. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE BEGINNING CONSTRUCTION. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND BEFORE BEGINNING CONSTRUCTION.

**EXISTING TREES PLANT LEGEND**

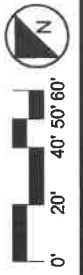
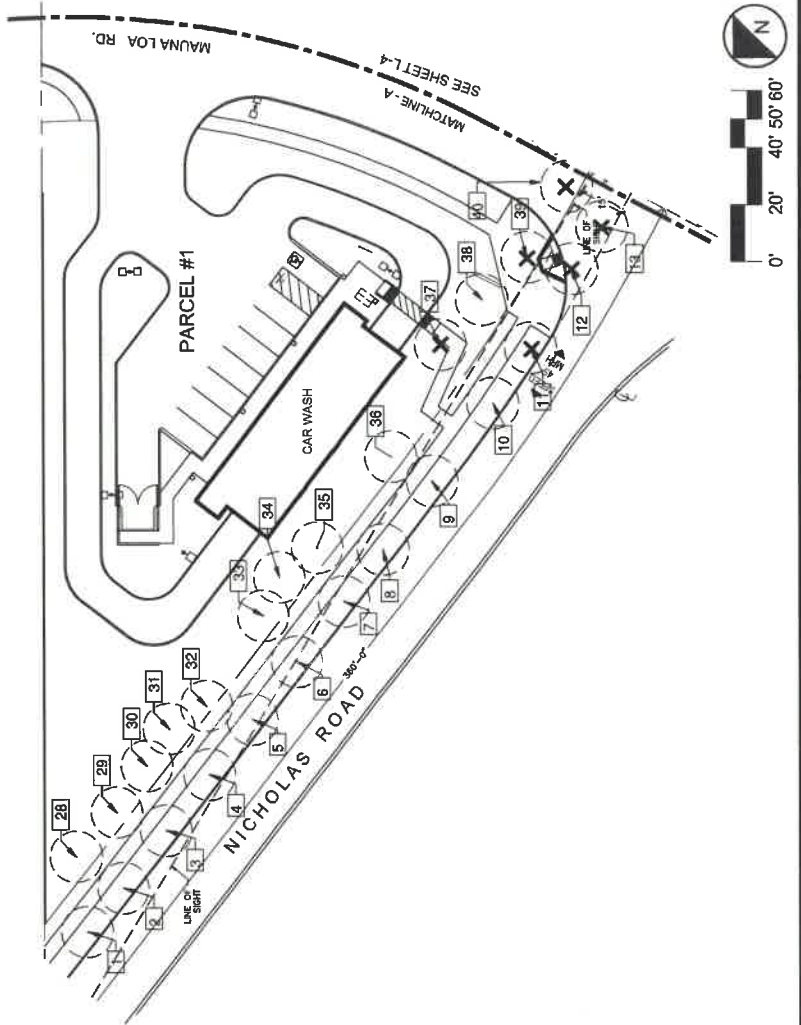
EXISTING TREES: 63  
PROPOSED TREES TO BE REMOVED: 14  
PROPOSED NEW TREES: 58

EX. TREE LEGEND:  
- OAKS  
- PINES  
- OTHER SPECIES

PROPOSED TREES TO BE REMOVED:  
- OAKS  
- PINES  
- OTHER SPECIES

PROPOSED NEW TREES:  
- OAKS  
- PINES  
- OTHER SPECIES

NO.	DATE	DESCRIPTION	STATUS
1	01/16/2020	EXISTING TREES PLANT LEGEND	EXISTING
2	04/22/2021	EXISTING TREES PLANT LEGEND	EXISTING
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APPROVED FINAL  
LANDSCAPE ARCHITECTURE  
PLAN  
AME 04/28/2021



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT210001 and CZ2100009

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

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

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Project Planner Date: June 9, 2021

Applicant/Project Sponsor: Michael Ramirez Date Submitted: January 29, 2020

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Please charge deposit fee case#: CEQ190078 ZCFG

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (CEQ / EA) Number:** CEQ200005  
**Project Case Type (s) and Number(s):** CZ2100009 and PPT210001  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 4080 Lemon Street, 12<sup>th</sup> Floor, PO Box 1409, Riverside CA, 92502  
**Contact Person:** Deborah Bradford

**Telephone Number:** 951 955-6646  
**Applicant's Name:** Beyond Convenience Store  
**Applicant's Address:** 4300 Edison Avenue, Chino, CA 91710

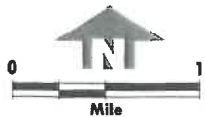
**I. PROJECT INFORMATION**

**Project Description:**

The Applicant is requesting the approval of a Plot Plan to construct and operate a 5,185 square-foot convenience store, a fueling station with eight fueling islands, a 2,315 square-foot car wash, a 2,226 square-foot drive-thru Starbucks. The Project Site is an existing vacant parcel described as Assessor's Parcel No. 480-462-004. The 2.94-acre parcel is located on the northwest corner of Jean Nicholas Road and Winchester Road (SR-79) in the unincorporated community of French Valley within the County of Riverside (see Figure 1-Regional Location Map and Figure 2-Vicinity Map). The Project Site is surrounded by vacant land to the north and east, and residential development to the west and south.

The Project Site has a current land use designation of Light Industrial (LI) and Zoning of Industrial Park (I-P). The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial (M-SC) (see Figure -3 Change of Zone). The County of Riverside requires approval of a Plot Plan for service and commercial uses within the M-SC Zone. The eight fueling islands with 16 fueling dispensers will be located under a 5,320 square-foot canopy near the southwestern end of the Project Site (see Figure 4-Site Plan). The site plan includes two underground storage tanks (USTs) and one (1) Healy Tank(s) (clean air separator). One of the USTs is a 30,000-gallon split tank that would store 20,000 gallons of Regular Unleaded Gasoline and 10,000 gallons of E85 (an alcohol fuel mixture). The other UST is a 22,000-gallon split tank that would store 10,000 gallons of Diesel and 12,000 gallons of Premium Unleaded Gasoline. The Proposed Project includes two bioretention basins and landscape areas, designed to capture 3,950 CF and 3,078 CF of runoff, respectively.

Access to the Project Site would be provided by a 35-foot inbound only access driveway on the southwest end of the Project Site along Jean Nicholas Road and another 48-foot full access driveway at Jean Nicholas Road to be aligned with the Mauna Loa road intersection. The Proposed Project would include 50,543 square-feet of landscaping and 58,799 square-feet of impervious surface. 56 parking spaces would be provided, 3 of which will be handicap-accessible parking spaces. The Proposed Project includes the installation of 1 monument sign near the southern end of the Project Site. Building structures will not exceed 50 feet, as is required in the M-SC Zone.



Source: Lilburn Corporation, June, 2020.

**LILBURN**  
CORPORATION

**REGIONAL LOCATION**  
Beyond Convenience Store and Gas Station  
Winchester Road, Riverside County

**FIGURE 1**



**PROJECT SITE**

Jean Nicholas Rd

Winchester Rd

Jean Nicholas Rd

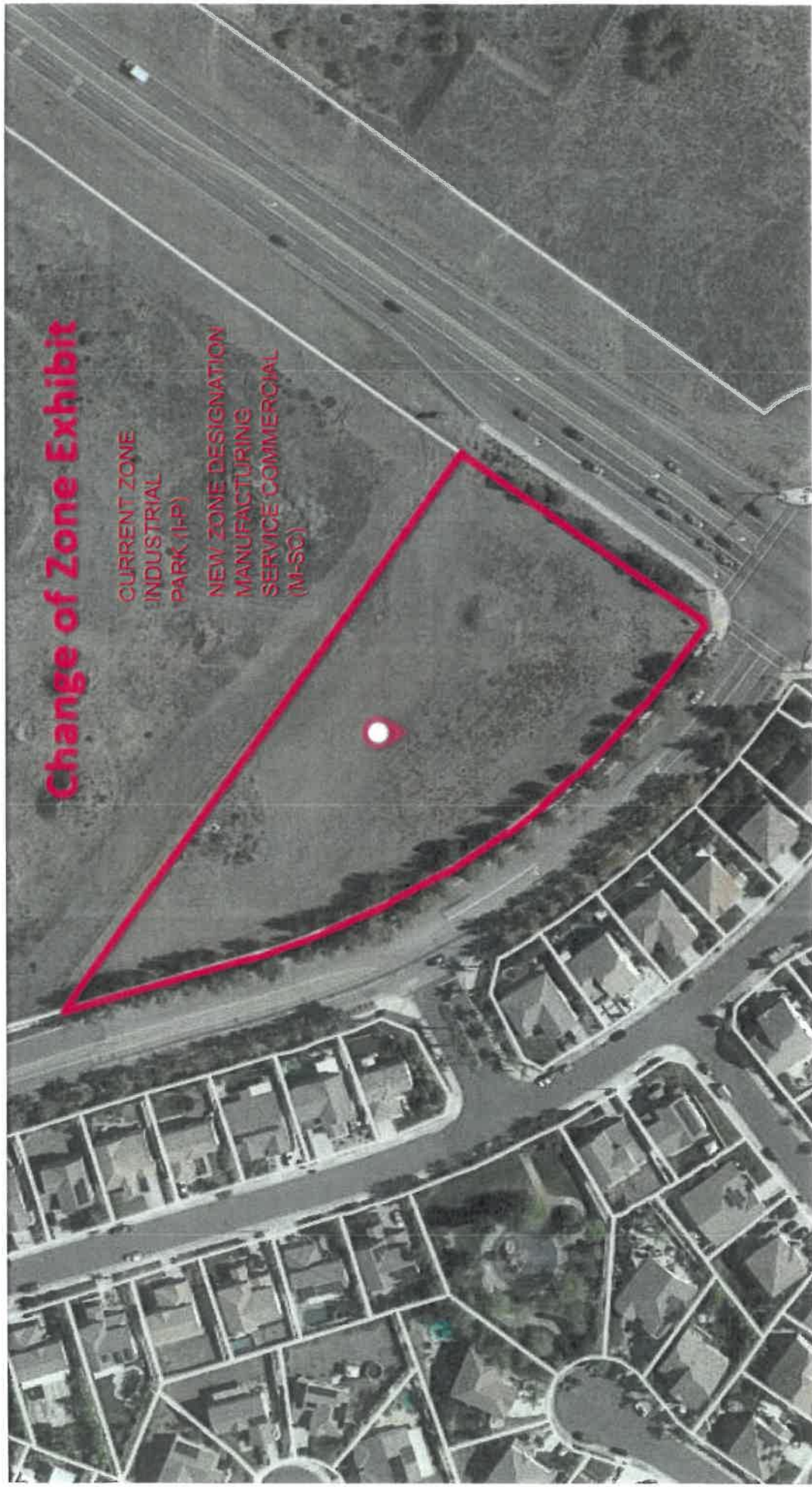


Source: Lilburn Corp., June, 2020.

**LILBURN**  
CORPORATION

**PROJECT VICINITY**  
Beyond Convenience Store and Gas Station  
Winchester Road, Riverside County

**FIGURE 2**



**Change of Zone Exhibit**

**CURRENT ZONE  
INDUSTRIAL  
PARK (IP)**

**NEW ZONE DESIGNATION  
MANUFACTURING  
SERVICE COMMERCIAL  
(MSC)**

**CHANGE OF ZONE**  
**Beyond Convenience Store and Gas Station**  
**Winchester Road, Riverside County**

**FIGURE 3**





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

**B. Total Project Area:**

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 2.94	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 5,185 Convenience store, 2,315 car wash, 5,320 fueling station, 2,627 Starbucks, 1,260 Serving area	<b>Est. No. of Employees:</b> 12
<b>Industrial Acres:</b> N/A <b>Other:</b>	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**C. Assessor's Parcel No(s):** 480-462-004

**Street References:**

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 2 West, Section 32

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

The Project Site is currently vacant and located north of the Jean Nicholas Road and Winchester Road (SR-79) intersection. Adjacent properties include single-family residential development to the west and south of the Project Site, and vacant land to the north and east. The Project Site is relatively flat (slope<15%), occurs at 1380 feet to 1412 feet in elevation and slopes from southeast to northwest.

The Project Site has been disturbed by agricultural activities, vegetation clearing and debris deposits. Ornamental trees and shrubs surround the Project Site along Winchester Road and Jean Nicholas Road. The Project Site supports a ruderal plant community and is flat with a slight slope to the south. It is within an area that has been developed or disturbed over the last few decades.

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

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

- 1. Land Use:** (Light Industrial) The Proposed Project is consistent with the land use designation of Light Industrial. This land use designation allows for a wide variety of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
- 2. Circulation:** The Project Site is located in the Highway 79 Policy Area. The Proposed Project would have adequate circulation to and within the Project Site and is therefore consistent with the Circulation Element of the General Plan. The Proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The Project Site does not have a land use designation that is intended to conserve or preserve resources for the purpose of sustaining their stock in their perpetuity. Therefore, the Proposed Project meets relevant Multipurpose Open Space

policies. The Proposed Project would not interfere with the goals set forth in the County General Plan's Multipurpose Open Space Element.

4. **Safety:** The Proposed Project is not located in a floodplain or a fault zone. The Project Site is not located in an area susceptible to liquefaction and seismically-induced landslides. However, the Project Site is in an area susceptible to liquefaction and subsidence with very high ground-shaking risk. The proposed project meets all other applicable Safety element policies.
  5. **Noise:** The Proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, noise levels are expected to stay below the County's exterior daytime noise threshold of 65 dBA and the County's nighttime exterior noise threshold of 45 dBA.
  6. **Housing:** No housing is proposed.
  7. **Air Quality:** The Proposed Project is located within the South Coast Air Basin. According to the California Emissions Estimator Model (CalEEMod) version 2016.3.2., the Proposed Project is anticipated to meet all South Coast Air Quality Management District (SCAQMD) standards and thresholds with incorporation of sustainable design and compliance with regulation.
  8. **Healthy Communities:** The Proposed Project meets all applicable Healthy Community element policies. It would include the construction of bike racks to promote biking.
  9. **Environmental Justice (After Element is Adopted):** N/A
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (LI)
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** Southwest Area Plan
  2. **Foundation Component(s):** Community Development, Open Space
  3. **Land Use Designation(s):** Light Industrial, Commercial Retail, Very High Density Commercial, Recreation, Conservation
  4. **Overlay(s), if any:** None
  5. **Policy Area(s), if any:** Highway 79 Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Dutch Village #106

**2. Specific Plan Planning Area, and Policies, if any: Area 18a**

**I. Existing Zoning:** Industrial Park (I-P).

**J. Proposed Zoning, if any:** Manufacturing-Service Commercial (M-SC)

**K. Adjacent and Surrounding Zoning:** Surrounding zoning includes Specific Plan (S-P) to the east and south, One family dwellings (R-1) to the west and Scenic Highway Commercial (C-P-S) to the north.

**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 checked="" type="checkbox"/> Transportation          |
| <input type="checkbox"/> Air Quality                         | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                              | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                     | <input type="checkbox"/> Population / Housing          |   |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services               |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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



Signature

6/10/2021

Date

For: John Hildebrand  
Planning Director



Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1) Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Southwest Area Plan (SWAP), Figure 9 "Southwest Area Plan Scenic Highways"

**Findings of Fact:**

- a) **Less than Significant Impact.** The Project Site is within Riverside County General Plan's Southwest Area Plan. It is adjacent to Winchester Road/SR-79, which is an Eligible Scenic Highway within the Southwest Area Plan. SR-79 provides panoramic views of agricultural lands, like horse ranches, and mountain backdrops, like Palomar Mountain. The Project Site has a current zoning of Industrial Park (I-P). The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial (M-SC). The Plot Plan would comply with the M-SC standards upon approval of the Change of Zone. The County prohibits structures within M-SC zones from exceeding the height of 50 feet. The structures of the Proposed Project will not exceed this maximum allowed height. The County requires development within the M-SC Zone to have a minimum 25 feet setback from the property line. The Proposed Project's buildings would have a minimum setback of 36' 6" from curb to buildings. The setback distance can minimize obstruction of panoramic views provided by SR-79. The Proposed Project includes retail uses on an approximately 2.94-acre parcel, which is typical of other similar uses in the area. It would also incorporate architectural design similar to other retail establishments along

Winchester Road. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Project Site is currently vacant with a zoning of I-P. The Project Applicant is requesting a Change of Zone to M-SC. This zone is intended to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base. The closest unique feature to the Project Site, as identified in the Southwest Plan Area Multipurpose Open Space Element, is the French Valley Airport (approximately 2.15 miles south of the Project Site). No rock outcroppings or historic buildings occur on the Project Site. Several western yellow pine trees (*Pinus jeffreyi*) and ornamental shrubs (unidentified) exist along the southern and western edge of the property within the road right-of-ways for Jean Nicholas Road and Winchester Road. As stated above, the Proposed Project is subject to a minimum 25 feet setback on any street, so the obstruction of panoramic views due to the Proposed Project would be less than significant. The Proposed Project consists of a convenience store, a fueling station with canopy, a car wash and a Starbucks with an attached drive-thru. The Proposed Project's buildings would have a minimum setback of 36' 6" from curb to buildings. The Proposed Project would not result in the creation of an aesthetically offensive site open to the public. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is surrounded by vacant land to the north and east and residential development to the west and south. The surrounding vacant lands have the following zoning designations: Scenic Highway Commercial (C-P-S) and I-P to the north, Specific Plan (S-P) to the east and south, and One Family Dwellings (R-1) to the west of the Project Site. C-P-S uses typically include specific wholesale and retail commercial uses. S-P uses include residential, commercial, manufacturing, open space, public facilities, health and community facilities, and agricultural uses. R-1 uses include mobile homes on permanent foundations, limited agriculture, home occupations, and noncommercial farms with restrictions. The Proposed Project would be consistent with the Project Site's current zoning and land use designations, and would not significantly degrade the existing visual character of the site and its surroundings. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2) Mt. Palomar Observatory**

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

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

Findings of Fact:

- a) **Less than Significant Impact.** According to the County General Plan, the Proposed Project is subject to lighting standards (SWAP 13.1) that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. This observatory, located in San Diego County, is just outside of the Southwest planning area. Riverside County Ordinance No.655 restricts the permitted use of certain light fixtures that emit undesirable light

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rays into the night sky and interfere with astronomical observation and research. This ordinance defines two impacted zones: Zone A is within a 15-mile in radius of the of Palomar Observatory and Zone B is the circular ring area defined by two circles, one forty-five miles in radius centered on Palomar Observatory, and the other the perimeter of Zone A.

As shown on Figure 6 of the County of Riverside’s General Plan Southwest Plan Area, the Project Site is located within Zone B. The Proposed Project is subject to applicable lighting standards established by Ordinance No.655. The Project Applicant would be required to submit plans and evidence of compliance involving nonexempt outdoor light fixtures subject to approval by the County. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3) Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<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: Riverside County Ordinance. No. 655 (Regulating Light Pollution)

Findings of Fact:

a, b) **Less than Significant Impact.** The Project Site is surrounded by vacant properties to the north and east, and single-family residential development to the south and west. The Proposed Project would not create a significant new source of substantial light or glare as the Project Site is adjacent to existing sources of light including residences and street lighting. Additionally, it is also subject to the lighting standards set forth by Riverside County Ordinance No. 655 regulating light pollution. The Project Applicant would be required to submit a lighting plan subject to approval by the County. Compliance with County lighting standards would minimize light and glare exposure so that there would be no unacceptable light levels and it would not affect day or nighttime views in the area. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4) Agriculture</b>				
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 checked="" type="checkbox"/>	<input 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 Southwest Area Plan: Figure 3 "Land Use Plan," Department of Conservation Riverside County Important Farmland 2016 Sheet 1 of 3, Riverside County Parcel Report; Riverside County Information Technology (RCIT) GIS

**Findings of Fact:**

- a) **No Impact.** The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Other Land" in the Riverside County Important Farmland 2016 Sheet 1 of 3 maps. Low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres fall are considered "Other Land." No prime farmland, unique farmland, or farmland of statewide importance is identified at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No impact.** The Project Site is not within a Riverside County Agricultural Preserve. Moreover, the Parcel Report for the Project Site does not identify the site as land subject to a Williamson Act contract. The parcel has a current zoning of Industrial Park. The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial. The Change of Zone would not conflict with existing agricultural zoning or agricultural uses. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The County of Riverside Ordinance No.625 (The Riverside County Right-to-Farm Ordinance) provides a nuisance defense for certain agricultural activities, operations and facilities to encourage development of agricultural land. The lands surrounding the Project Site are identified as "Urban and Built-Up Land," "Other Land" and "Farmland of Local Importance" in the Riverside County Important Farmland 2016 Sheet 1 of 3 map. "Farmland of Local Importance" are lands identified by City or County ordinance as agricultural zones or contracts. As shown on the Southwest Area Plan Figure 3, the properties within 300 feet of the Project Site are designated for Light Industrial, Commercial, Recreation, Conservation, and Residential uses. It is unlikely that the surrounding properties will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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developed for agricultural uses. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- d) **No impact.** The Proposed Project includes the development of a convenience store, fueling station with canopy, car wash, and a Starbucks with an attached drive-thru. Implementation of the Proposed Project would not result in the conversion of Farmland to non-agricultural use. No impacts are anticipated or identified, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas"

Findings of Fact:

- a-c) **No impact.** The Project Site has a current Zoning of Industrial Park and land use designation of Light Industrial. The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial. The Change of Zone would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. According to General Plan Figure (Open Space) OS-3B: Forestry Resources Eastern Riverside County Parks, Forest, and Recreation Areas, no forestry resources occur within the Project Site and its surrounding area. Implementation of the Proposed Project would not result in the loss of forest land or conflict with existing zoning of forest land. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Riverside County General Plan; Riverside County Climate Action Plan ("CAP"); Air Quality Management Plan (AQMP); California Emissions Estimator Model (CalEEMod) version 2016.3.2; Air Quality, Global Climate Change and Energy Impacts Analysis June 12, 2020.

Findings of Fact:

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

An Air Quality, Global Climate Change and Energy Impact Analysis (AQ/GHG/Energy report), dated October 16, 2020 and revised January 13, 2020, was prepared for the Proposed Project by Ganddini Group, Inc. (available at the County offices for review) and is summarized herein. Based on the air quality modeling contained in the Air Analysis (findings discussed below), short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. The analysis also found that, with incorporation of sustainable design and compliance with regulation, long-term operational impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance. Therefore, with incorporation of sustainable design and compliance with regulations, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

The Project Site has a current Zoning of Industrial Park (I-P) and land use designation of Light Industrial. The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial (M-SC). M-SC Zones are intended to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base. The Proposed Project would be consistent with this zoning. Light industrial designations include industrial and related uses, such as warehousing/distribution, assembly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and light manufacturing, repair facilities, and supporting retail uses. The Proposed Project is an allowable use under the General Plan Land Use designation of Light Industrial and consistency with the General Plan Land Use is the foundation for the assumptions used in the AQMP. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP and approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project’s construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD. CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Source Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions, toxic air contaminant (TAC) emissions, and odor impacts. Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. The grading phase of the Proposed Project is anticipated to include no import or export of materials. The resulting constructed-related criteria pollutant emissions generated by the Proposed Project are shown in Table 1.

**Table 1  
Construction-Related Regional Pollutant Emissions**

Activity		Pollutant Emissions					
		ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading	On-Site <sup>1</sup>	1.92	21.34	9.94	0.02	3.55	2.22
	Off-Site <sup>2</sup>	0.05	0.03	0.40	0.00	0.11	0.03
	Subtotal	1.97	21.37	10.34	0.02	3.66	2.25
Building Construction (2020)	On-Site <sup>1</sup>	2.91	21.72	19.41	0.03	1.22	1.17
	Off-Site <sup>2</sup>	0.33	2.32	2.53	0.01	0.74	0.21
	Subtotal	3.24	24.04	21.94	0.04	1.96	1.38
Paving	On-Site <sup>1</sup>	1.45	10.65	11.78	0.02	0.58	0.54
	Off-Site <sup>2</sup>	0.07	0.04	0.55	0.00	0.17	0.05
	Subtotal	1.52	10.69	12.33	0.02	0.75	0.58
Architectural Coating	On-Site <sup>1</sup>	12.89	1.53	1.82	0.00	0.09	0.09
	Off-Site <sup>2</sup>	0.05	0.03	0.41	0.00	0.12	0.03
	Subtotal	12.94	1.56	2.22	0.00	0.22	0.13
<b>Total for Overlapping Phases<sup>3</sup></b>		<b>17.71</b>	<b>36.29</b>	<b>36.49</b>	<b>0.07</b>	<b>2.93</b>	<b>2.09</b>
SCAQMD Threshold		75	100	550	150	150	55
<b>Exceeds Threshold?</b>		<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer Emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
- 2) Off-site emissions from equipment operated on public roads.
- 3) Construction, painting and paving phases may overlap.

As shown in Table 1, none of the project's construction emissions will exceed regional thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with SCAQMD Rules and Regulations

During construction and operation, the project must comply with applicable rules and regulations. The following are rules the project may be required to comply with, either directly, or indirectly:

*SCAQMD Rule 402*

Prohibits a person from discharging 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 or 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.

*SCAQMD Rule 403*

Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM<sub>10</sub> component). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the trailer) in accordance with the requirements of California Vehicle Code section 23114.

- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

**SCAQMD Rule 481**

Applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

1. The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
2. Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
3. An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

**SCAQMD Rule 1108**

Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the project must comply with SCAQMD Rule 1108.

**SCAQMD Rule 1113**

Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**SCAQMD Rule 1143**

Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

**SCAQMD Rule 1186**

Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

**SCAQMD Rule 1303**

Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM<sub>10</sub> among other pollutants.

**SCAQMD Rule 1401**

New Source Review of Toxic Air Contaminants specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

**SCAQMD Rule 1403**

Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

**SCAQMD Rule 2202**

On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

**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 and through operational emissions from the on-going use of the Proposed Project. Operational emissions are categorized as energy, area, and mobile sources, which are discussed below.

***Mobile Sources***

Mobile sources include emissions from the additional vehicle miles generated from the Proposed Project. The vehicle trips associated with the Proposed Project have been analyzed by inputting the project-generated vehicular trips (trip generation rate) from the Traffic Impact Analysis (TIA) into the CalEEMod Model. The TIA found that the Proposed Project will generate approximately 5,185 total trips per day with a trip generation rate of 754.85 trips per thousand square-feet per day for the coffee-shop with drive-through use (with incorporation of the 49% AM and 50% PM

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pass-by reduction) and 200.13 trips per fuel pump per day for the convenience market with fueling station use (with incorporation of the 62% AM and 56% PM pass-by reduction). The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

*Area Sources*

Per the California Air Pollution Control Officers Association (CAPCOA) Appendix A Calculation Details for CalEEMod, area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters.

Operational emissions were estimated using the CalEEMod version 2016.3.2 and are listed in Table 2.

**Table 2  
Regional Operational Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>1</sup>	0.28	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>2</sup>	0.03	0.26	0.22	0.00	0.02	0.02
Mobile Sources <sup>3</sup>	8.24	56.37	70.53	0.30	20.34	5.57
Gasoline Dispensing Facility	8.17	--	--	--	--	--
Total Emissions	16.71	56.63	70.75	0.30	20.36	5.59
SCAQMD Thresholds	55	55	550	150	150	55
<b>Exceeds Threshold?</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.

- 1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- 2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- 3) Mobile sources consist of emissions from vehicles and road dust.
- 4) Calculated with the use of an annual throughput of 4 million gallons and the emissions factors for loading, breathing, refueling, hose permeation, and spillage identified in Table X-1 of the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 212 (<http://www.aqmd.gov/docs/defaultsource/permitting/rule-1401-risk-assessment/riskassessproc-v8-1.pdf?sfvrsn=12>).

As shown in Table 2, without incorporation of sustainable design and/or compliance with regulation, the Proposed Project would exceed SCAQMD regional thresholds for NOx. The NOx emissions are primarily from mobile sources.

The data in Table 3 shows that with incorporation of sustainable design/regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, emissions from the operation of the Proposed Project would no longer exceed SCAQMD operational thresholds for NOx.

The reductions come from incorporation of the following CAPCOA-based reduction measures and regulatory compliance: utilizing low-flow fixtures that would reduce indoor water demand by 20% per



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CalGreen Standards, utilizing Energy Star appliances, utilizing water-efficient irrigation systems; and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improve Destination Accessibility, LUT-5 Increase Transit Accessibility, and SDT-1 Improve Pedestrian Network. The use of each of these has been discussed further below.

- LUT-1 Increased Density provides a reduction based on the persons, jobs, or dwellings per unit area of the project site. Therefore, as this particular project includes commercial land uses, the reduction utilized in the CalEEMod modeling was based on the number of employees per job acre.
- LUT-4 Improve Destination Accessibility pertains to projects that are located in areas with high accessibility destinations (i.e., number of jobs or other attractions reachable within a given travel time) where there is increased potential for pedestrians to bike and walk to the destinations. In the CalEEMod modeling this reduction is estimated per the distance from the project site to the nearest downtown area.
- LUT-5 Increase Transit Accessibility calculates reductions based on the distance from a project to the nearest transit facilities. The Proposed Project is located approximately 0.45 miles north of Riverside Transit Authority (RTA) Route 79 stop Algarve/Cloche.
- SDT-1 Improve Pedestrian Network is utilized for projects that are to provide a pedestrian access network internally as well as those that connect their internal pedestrian networks to external existing/planned streets and pedestrian facilities adjacent to the project site. The Proposed Project is to include sidewalks both on-site and connecting off-site.

**Table 3**

**Regional Operational Pollutant Emissions with Incorporation of Design Features/Regulations**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>1</sup>	0.28	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>2</sup>	0.26	0.23	0.20	0.00	0.02	0.02
Mobile Sources <sup>3</sup>	7.59	50.41	50.65	0.21	12.62	3.47
Gasoline Dispensing Facility	8.17	--	--	--	--	--
<b>Total Emissions</b>	<b>16.29</b>	<b>50.64</b>	<b>50.85</b>	<b>0.21</b>	<b>12.64</b>	<b>3.48</b>
SCAQMD Thresholds	55	55	550	150	150	55
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.

- 1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- 2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- 3) Mobile sources consist of emissions from vehicles and road dust.
- 4) ) Calculated with the use of an annual throughput of 4 million gallons and the emissions factors for loading, breathing, refueling, hose permeation, and spillage identified in Table X-1 of the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 212 (<http://www.aqmd.gov/docs/default-source/permitting/rule-1401-risk-assessment/riskassessproc-v8-1.pdf?sfvrsn=12>).

With incorporation of sustainable design/regulatory compliance (listed as mitigation measures AQ-1 through AQ-4 below) and credit for reductions due to CAPCOA location-based efficiency measures, emissions from the operation of the Proposed Project would no longer exceed SCAQMD operational thresholds for NOx. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) **Less than Significant Impact.**

Construction-Related Local Impacts

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

- (1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- (2) The maximum number of acres disturbed on the peak day.
- (3) Any emission control devices added onto off-road equipment.
- (4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). 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. The emission thresholds were calculated based on the Temecula Valley source receptor area (SRA) 26 and a disturbance value of two acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors to the Project Site are the existing single-family detached residential dwelling units located approximately 115 feet (~35 meters) southwest of the project site; therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters was used. Table 4 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 4 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors.

Construction-Related Human Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during construction of the project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of project construction are not anticipated.

Therefore, a less than significant local air quality impact would occur from construction of the Proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 4  
Local Construction Emissions at the Nearest Receptors  
(Pounds per Day)**

Source	NOx	CO	PM10	PM2.5 <sup>1</sup>
Grading	21.34	9.94	3.55	2.22
Building Construction	21.72	19.41	1.22	1.17
Paving	10.65	11.78	0.58	0.54
Architectural Coating	1.53	1.82	0.09	0.09
Total for overlapping phases	33.89	33.00	1.90	1.80
SCAQMD Thresholds	234	1,100	7	4
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 and SCAQMD's Mass Rate Look-up Tables for 2 acres at a distance of 25 m, to be conservative, in SRA 25 Lake Elsinore.

(1) The nearest sensitive receptors are the existing single-family detached residential dwelling units located approximately 115 feet (~35 meters) southwest of the project site; therefore, to be conservative, the 25 meter threshold was used.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site 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 South Coast Air Basin. The nearest sensitive receptors that may be impacted by the proposed project are the existing single-family detached residential dwelling units located approximately 115 feet (~35 meters) southwest, 285 feet (~87 meters) south, 710 feet (~216 meters) north, and 960 feet (~293 meters) east of the project site.

The local air quality emissions from on-site operations were analyzed according to the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM<sub>10</sub>, and PM<sub>2.5</sub> from the proposed project could result in a significant impact to the local air quality. Per SCAQMD staff, the 5-acre Look-up Table, which is the largest site available, can be used as a conservative screening analysis for on-site operational emissions to determine whether more-detailed dispersion modeling would be necessary. The Proposed Project was analyzed based on the Temecula Valley source receptor area (SRA) 26 and as the site is only 2.9 acres, used the thresholds for a two-acre Project Site, to be conservative.

Table 5 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include only on-site sources which equate to approximately 20 percent of the project-related new mobile sources.<sup>2</sup> The data provided in

<sup>2</sup> The project site is approximately 0.14 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/49th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/20th the distance (dividing the mobile source emissions by 20) was used to represent the portion of the overall mobile source emissions that would occur on-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 5 shows that the on-going operations of the Proposed Project would not exceed SCAQMD local operational thresholds of significance discussed above. Therefore, the on-going operations of the Proposed Project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

The data provided in Table 4 and 5 show that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations.

**Table 5  
Local Operational Emissions at the Nearest Receptors**

On-Site Emissions Source	On-Site Pollutant Emissions (pounds/day) <sup>1</sup>			
	NOx	CO	PM10	PM2.5
Area Sources <sup>2</sup>	0.00	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.26	0.22	0.02	0.02
Vehicle Emissions <sup>4</sup>	2.82	3.53	1.02	0.28
Total Emissions	3.08	3.75	1.04	0.30
SCAQMD Thresholds for 25 meters <sup>5</sup>	234	1,100	2	1
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

- (1) Source: CalEEMod.2016.3.2 and SCAQMD's Mass Rate Look-up Tables for 2 acres to be conservative.
- (2) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (3) Energy usage consists of emissions from on-site natural gas usage.
- (4) On-site vehicular emissions based on 1/20 of the gross vehicular emissions and road dust.
- (5) The nearest sensitive receptors are the existing single-family detached residential dwelling units located approximately 115 feet (~35 meters) southwest of the project site; therefore, to be conservative, the 25 meter threshold was used.

Operations-Related Human Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during operation of the Proposed Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of project construction are not anticipated.

Toxic Air Contaminants (TAC)

Given the temporary and short-term construction schedule, the Proposed Project would not result in a long-term (i.e., lifetime or 30-year) exposure to TACs as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds and the nearest sensitive receptors to the Project Site are located approximately 115 feet (~35 meters) to the southwest.

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*Construction-Related Toxic Air Contaminant Impacts*

The greatest potential for TAC emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. According to the Office of Environmental Health Hazard Assessment (OEHHA)<sup>3</sup> and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003),<sup>4</sup> health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and short-term construction schedule (approximately 7 months), the Proposed Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds and the nearest sensitive receptors to the Project Site are located approximately 115 feet (~35 meters) to the southwest.

The Proposed Project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. The project would also comply with the requirements of SCAQMD Rule 1403 if asbestos is found during the renovation and construction activities. Therefore, impacts from TACs during construction would be less than significant.

*Operations-Related Toxic Air Contaminant Impacts*

The ARB Air Quality and Land Use Handbook (ARB Handbook) provides an advisory recommendation that a 50-foot separation be provided between sensitive receptors and typical gasoline dispensing facilities. The project includes the construction and operation of a 16-fuel pump gas station which is not anticipated to exceed over 1 million gallons of throughput annually. The closest sensitive receptors to the proposed gas station are located at a distance of approximately 185 feet (~56 meters) from the gas station canopy.

The fuel pump-portion of the project will be permitted by SCAQMD and fuel-related emissions will be regulated by the SCAQMD Rule 461 and be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Assuming 4 million gallons per year of throughput for this gasoline-dispensing facility, using the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 212 and the SCAQMD Permit Application Package, "N" and a downwind distance of 50 meters, to be conservative, in the Lake Elsinore area, the residential cancer risk for the closest residential receptors is 4.3 in a million.

<sup>3</sup> Office of Environmental Health Hazard Assessment, Air Toxic Hot Spots Program Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessment, February 2015, <https://oehha.ca.gov/media/downloads/cmr/2015guidancemanual.pdf>.

<sup>4</sup> South Coast Air Quality Management District, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, August 2003, <http://www.aqmd.gov/docs/default-source/ceqa/handbook/mobile-source-toxics-analysis.doc?sfvrsn=2>.

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As such, the project will not be a significant source of TACs or fugitive VOC emissions and sensitive receptors would not be exposed to toxic sources of air pollution. Therefore, the project will not result in significant Localized Operational emissions-related impacts.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Diesel exhaust and VOCs would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore would not be expected to reach an objectionable level at the nearest sensitive receptors. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of Riverside solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from the intermittent diesel delivery truck emissions and trash storage areas. Due to the distance of the nearest receptors from the Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the Proposed project.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation:

**Mitigation Measure AQ-1:** The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CALGreen Standards.

**Mitigation Measure AQ-2:** As a condition of approval, the project applicant shall provide sidewalks on-site and connecting off-site.

**Mitigation Measure AQ-3:** As a condition of approval, the project applicant shall require that ENERGY STAR-compliant appliances are installed wherever appliances are required on-site.

**Mitigation Measure AQ-4:** As a condition of approval, the project applicant shall require water-efficient irrigation systems be installed on-site.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7) Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):** Habitat Assessment and MSHCP Consistency Analysis, January 31, 2020, RCA Associates, Inc.

**Findings of Fact:**

a-c) **Less than Significant with Mitigation Incorporated.** A Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, dated January 31, 2020, was prepared for the Proposed Project by RCA Associates, Inc. (RCA) (available at the County offices for review), which is summarized herein. The Project Site is located within Criteria Cell #5479, therefore the Proposed Project requires complete HANS and JPR review processes. The purpose of the Habitat Assessment was to identify potential impacts to biological resources and determine whether site conditions had changed since a previously approved Biological Resources Assessment and HANS analysis (HANS00335) was conducted in 2003 for the same property.

Because there was a completed HANS and MSHCP Consistency Analysis which had covered the property, the County of Riverside, Planning Department Environmental Programs Division

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requested the site be revisited to document whether any changes had occurred to the site since the MSHCP Consistency Analysis for HANS00335 was completed. Had the project site changed from what was documented in the HANS, additional surveys would have been required.

Based on the 2020 evaluation, RCA Associates, Inc. concluded that the current site conditions have not changed since the initial analysis in 2003, and the conclusions discussed in the 2003 MSHCP Consistency Analysis, the Biological Resources Assessment Report, which included the HANS Analysis, are still valid and accurate. Based on the review of the 2003 report and the additional site surveys conducted in 2020, RCA Associates, Inc. concluded that an additional full habitat assessment and HANS analysis were unnecessary.

As part of the 2020 Biological Assessment, a site visit was conducted to assess the Project Site's potential to support special-status species, and the presence of other sensitive biological resources protected by local, state, and federal laws and regulations. Any special status species observed during the site visit would be recorded. The assessment evaluates potential impacts to special-status species and sensitive biological resources that may occur as a result of the Proposed Project. The assessment includes a review of pertinent literature, a review of the California Natural Diversity Data Base (CNDDB), field investigations, and analysis of potential impacts to biological resources.

The MSHCP is intended to balance demands of the growth of the western Riverside County with the need to preserve open space and protect species of plants and animals that are threatened with extinction. The assessment analyzes the Proposed Project's compliance to biological aspects of the MSHCP, specifically the MSHCP Reserve Assembly Requirements; Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools; Protection of Narrow Endemic Plant Species; Guidelines Pertaining to the Urban/Wildlands Interface, and Additional Survey Needs and Procedures. The Project Site is located in a developed area and is not within an area of public/quasi-public conserved lands or within any pre-existing conservation agreements.

*Federal and State Listed Species*

There are ten federal and/or State listed plants that have been documented in the region including San Diego button-celery (*Eryngium aristulatum var. paishii*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), three-leaved brodiaea (*Brodiaea filifolia*), San Jacinto Valley crownscale (*Atriplex 28oronate var. notatior*), Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Mojave tarplant (*Deinandra mohavensis*), slender-horned spineflower (*Dodecahema leptoceras*), and Nevin's barberry (*Berberis nevini*). These plants are unlikely to occur on the Project Site given the past disturbances which have occurred during previous years. The Project Site is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA); therefore, focused plant surveys were not conducted for species identified under Section 6.1.3 of the MSHCP. No focused surveys for rare plants are required and the Proposed Project is consistent with the Narrow Endemic Plant Species requirements of the MSHCP.

There are eight federal and/or State listed wildlife species which have been documented in the region including Stephen's kangaroo rat (*Dipodomys stephensii*), coastal California gnatcatcher (*Polioptila californica californica*), tricolored blackbird (*Agelaius tricolor*), yellow-billed cuckoo (*Coccyzus americanus occidentalis*), San Bernardino kangaroo rat (*Dipodomys merriami*



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*parvus*), least Bell's vireo (*Vireo bellii pusillus*), bald eagle (*Haliaeetus leucocephalus*), and Swainson's hawk (*Buteo swainsoni*). There are five federal and/or State listed invertebrates species occurring in the region including crotch bumble bee (*Bombus crotchii*), quino checkerspot butterfly (*Euphydras edith quino*), Riverside fairy shrimp (*Streptocephalus woottoni*), vernal pool fairy shrimp (*Brachinecta lynchi*), and San Diego fairy shrimp (*B. sandiegonensis*). No listed wildlife species or sensitive habitats were observed within the Project Site during field investigations.

The Project Site is located within the MSHCP Additional Survey Areas for Burrowing Owl. RCA Associates, Inc.'s field investigations conclude that the Project Site supports suitable habitat for the burrowing owl. Therefore, possible significant adverse impacts have been identified or anticipated, and the mitigation measure BIO-1 below is required as condition of project approval to reduce these impacts to a level below significant.

*Nesting Birds*

There is relatively low potential for nesting birds to utilize the few shrubs on the site and the trees along the edge of the property. Potential impacts to nesting birds can be eliminated or significantly reduced by implementing Mitigation Measure.BIO-2.

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to MSHCP Conservation Areas. The Project Site is located in Criteria Cell #5479 and within Subunit 5. There are several main biological issues for this area including: conserve upland habitat, conserve key populations of Quino checkerspot butterfly, conserve key populations of California gnatcatchers, conserve golden eagle nest sites, maintain Bell's vireo populations, maintain habitat for mountain plovers, maintain core areas and linkages for the bobcat, mountain lion, Stephen's kangaroo rat, Quino checkerspot butterfly, and western pond turtle. Given the location of the Project Site is in a developed area, and past human disturbances have occurred on the Project Site, the Proposed Project is not expected to result in any significant indirect impacts to special-status biological resources. Implementation of following Best Management Practices (BMPs) as required by the MSHCP would ensure that the project is in compliance with the MSHCP:

- Drainage: The project shall not create additional flow offsite. Measures should be taken to assure that the project stormwater discharge is no greater in volume and velocity than current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards.
- Toxics: In concert with drainage requirements, the project is subject to Riverside County Water Quality Management Plan (WQMP) for Urban Runoff, Santa Ana Region, adopted September 17, 2004, and the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge Associated with Construction Activity (General Permit). Implementation of both the WQMP and the general permit would reduce potential impacts of toxics to the MSHCP conservation area to a level of less than significant.
- Lighting: Night lighting shall be directed in such a way as to protect wildlife species from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Invasive Species: No invasive species from MSHCP shall be included in any landscaping for the project.
- Barriers: As needed, the project should include the incorporation of rocks/boulders, fencing, walls, signage, and/or other appropriate measures to minimize unauthorized public access, domestic animal predation, and illegal trespass and dumping into the MSHCP Conservation Area. Any barriers shall be outside of the MSHCP Conservation Area.

d) **Less than Significant Impact.** The assessment included an analysis of wildlife habitat linkages associated with the Study Area based on information compiled from literature, including MSHCP-mapped habitat linkages; analysis of aerial photographs; and direct observations made in the field during the January 2020 field investigations. This information was crucial to assessing the relationship of the project site to large open space areas in the region.

According to the MSHCP, there are no documented terrestrial migration corridors in the immediate vicinity of the Project Site. Furthermore, the Project Site is within a developed portion of the County and there are numerous existing residential developments in the immediate area. The site does not provide any wildlife corridors which are used for migration, movement or dispersal of wildlife.

The property is located in an area where habitat has been fragmented due to past development activities, agricultural activities, and on-going developments in the surrounding region. Additionally, there are no wildlife corridors present on the site and the Proposed Project will not impede regional wildlife movement or impact any MSHCP-designated corridors or habitat linkages. The Proposed Project is not expected to have any significant impacts in regard to habitat fragmentation and regional wildlife movement. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

e, f) **No Impact.** Under the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens that occur close to or which depend upon soil moisture from a nearby freshwater source, or areas with freshwater flow during all or a portion of the year.

Per the assessment, aerial photography was reviewed prior to conducting the field investigations. The aerial photographs were used to determine if any potential natural drainage features and water bodies that may be considered riparian/riverine habitat or which may be under the jurisdiction of either the U.S. Army Corps of Engineers (USACE) and/or CDFW were present on the site.

No depressions or areas where water would pool were observed within the Project Site which would be classified as vernal pools. In addition, plant species typically associated with jurisdictional and/or riparian areas were not observed. None of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site during the field investigation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

g) **No Impact.** With implementation of the above mitigation measures for compliance with the MSHCP, the Proposed Project would not conflict with or have any adverse impact on any local policies or ordinances protecting biological resources. Based on the 2020 biological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources evaluation, it is the opinion of RCA Associates, Inc. that current site conditions have not changed significantly since the initial analysis in 2003, and the conclusions discussed in the 2003 MSHCP Consistency Analysis and the Biological Resources Assessment Report are still valid and accurate. Based on review of the 2003 report and the additional site surveys conducted in 2020, an additional full habitat assessment and HANS analysis are deemed unnecessary. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation:

**Mitigation Measure BIO-1:** A pre-construction survey for burrowing owl will be required 30-days prior to the start of ground disturbance activities in order to assess the presence of burrowing owl on the property. Owls observed during the pre-construction survey will be documented and passive relocation may be necessary, under the direction of CDFW as per *The California Burrowing Owl Consortium, 1993*. If burrowing owls have colonized the site prior to initiation of site development, the project proponent shall inform the Regional Conservation Authority (RCA) and the wildlife agencies.

**Mitigation Measure BIO-2:** Vegetation suitable for nesting birds should be removed outside of the nesting bird season. The nesting season for birds typically occurs from February 15 through August 31. Therefore, vegetation removal activities should be conducted outside of the nesting bird season, if possible. If grading and clearing activities must occur during the nesting season, a nesting bird survey shall be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the Project Site. If nesting birds are not found within the Project Site, no further actions will be required. If nesting birds are observed, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Furthermore, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.

Monitoring: May be required depending on the results of the surveys.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>8) Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):** Phase I Cultural Resources Assessment, March 2020

Findings of Fact:

a,b) **Less than Significant Impact.** A Phase I Cultural Resources Assessment (dated March 2020) was prepared for the Proposed Project by Jean A. Keller in compliance with CEQA and County of Riverside Planning Department requirements. No historic resources were identified during the field survey, however the Project Site was part of one of the original French Valley farmsteads that was occupied by Jean Nicolas for decades, beginning in 1890. Therefore, there is a potential for subsurface resources to be present.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Proposed Project has been conditioned to have an archaeologist present during ground disturbing activities. Prior to issuance of grading permits, the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant. The CRMP shall address potential impacts to undiscovered buried archaeological resources associated with the Proposed Project. A fully executed copy of the contract and a digitally-signed copy of the CRMP report shall be provided to the County Archaeologist to ensure compliance with this Condition of Approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

The CRMP will ensure that in the event any subsurface cultural resources are identified they will be handled properly, and impacts would be less than significant.

**9) Archaeological Resources**

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment, March 2020

**Findings of Fact:**

a, b) **Less Than Significant Impact.** Results of the records search conducted by staff at the Eastern Information Center indicated that the Project Site had been included in one previous cultural resources study.

During the current archaeological evaluation for the Phase I Cultural Resources assessment, no artifacts or remains were identified. Even though no cultural resources of prehistoric or historical origin were observed within the boundaries of the Project Site, the property is situated in an area considered to be archaeologically and historically sensitive. One of the largest known Luiseño villages in Riverside County, Adobe Springs, is located just over one mile from the Project Site, and 29 other cultural resources of either prehistoric or historical origin were identified within a one-mile radius of the property. Considering these facts, there is the possibility of a subsurface cultural deposit existing within the property boundaries.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Proposed Project has been conditioned to have an archaeologist present during ground disturbing activities. This will ensure that in the event subsurface cultural resources are identified they will be handled properly, and impacts would be less than significant.

- c) **Less Than Significant Impact.** It has been determined that the Project Site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the Proposed Project will be required to adhere to State Health and Safety Code Section 7050.5. In the event that human remains are encountered, no further disturbance shall 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts are considered less than significant.

Mitigation: None

Monitoring: An archaeologist will be present during ground disturbing activities.

<b>ENERGY: Would the project:</b>				
<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):** Riverside County Climate Action Plan (CAP); California Electric Utility Service Areas Map; California Energy Commission *Utility Service Areas Map*; California Gas and Electric Utilities *2018 California Gas report*; Riverside County Eligible Renewable Energy Development; Air Quality, Global Climate Change and Energy Impact Analysis, June 12, 2020, Ganddini Group, Inc.

Findings of Fact:

**Building Energy Conservation Standards**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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updated Standards enable the use of highly efficient air filters to trap hazardous particulates from both outdoor air and cooking and improve kitchen ventilation systems.

**Senate Bill 350**

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

**Senate Bill 100**

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

- a) **Less than Significant Impact.** An Air Quality, Global Climate Change and Energy Impact Analysis (available at the County offices for review), dated October 16, 2020 and revised January 13, 2021, was prepared for the Proposed Project by Ganddini Group, Inc. and is summarized herein. Information from the CalEEMod 2016.3.2 Daily and Annual Outputs were utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands. The modeled construction schedule was anticipated to occur no sooner than the beginning of September 2020 and the end of March 2021 and be completed in one phase. Even if construction was to occur any time after the respective dates, the analysis represents “worst-case” since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.<sup>1</sup> Staging of construction vehicles and equipment will occur on-site. The approximately seven-month schedule is relatively short and the Project Site is approximately 2.94 acres.

Construction Energy Demands

*Construction Equipment Electricity Usage Estimates*

The Proposed Project would be serviced by Southern California Edison (SCE). The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the Proposed Project. Based on the 2017 National Construction Estimator, Richard Pray (2017), the typical power cost per 1,000 square feet of building construction per month is estimated to be \$2.32. The project plans to develop the site with 2,627 square feet of Starbucks with drive-thru and a 16 fueling position super convenience market/fueling station use. The total power cost of the on-site electricity usage during the construction of the Proposed Project is estimated to be approximately \$164.46.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Construction Equipment Fuel Estimates**

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

1. Construction schedule of 7 months
2. All construction equipment was assumed to run on diesel fuel
3. Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
4. Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB’s 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines ([https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017\\_gl\\_appendix\\_d.pdf](https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)).
5. Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
6. Project construction represents a “single-event” for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Using the CalEEMod data input for the air quality and greenhouse gas analyses, the Proposed Project’s construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB’s 2014 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. Table 6 shows the results of the analysis of construction equipment.

**Table 6  
Construction Equipment Fuel Consumption Estimates**

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) <sup>1</sup>
Grading	6	Graders	1	8	187	0.41	613	199
	6	Rubber Tired Dozers	1	8	247	0.4	790	256
	6	Tractors/Loaders/Backhoes	2	7	97	0.37	502	163
Building Construction	140	Cranes	1	8	231	0.29	536	4,056
	140	Forklifts	3	7	89	0.2	374	2,829
	140	Generator Sets	1	8	84	0.74	497	3,763
	140	Tractors/Loaders/Backhoes	2	6	97	0.37	431	3,259
	140	Welders	4	8	46	0.45	662	5,013
Paving	10	Cement and Mortar Mixers	1	8	9	0.56	40	22
	10	Pavers	1	8	130	0.42	437	236
	10	Paving Equipment	1	8	132	0.36	380	205
	10	Rollers	2	8	80	0.38	486	263
	10	Tractors/Loaders/Backhoes	1	8	97	0.37	287	155
Architectural Coating	10	Air Compressors	1	6	78	0.48	225	121
<b>Construction Fuel Demand (gallons of diesel fuel)</b>								<b>20,541</b>

(1) Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp. (Source: [https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017\\_gl\\_appendix\\_d.pdf](https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf))

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As presented in Table 6, project construction activities would consume an estimated 20,541 gallons of diesel fuel. As stated previously, project construction would represent a “single-event” diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

**Construction Worker Fuel Estimates**

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated Vehicle Miles Travelled (VMT), the construction worker trips would generate an estimated 113,778 VMT. Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analyses using information generated using CARB’s EMFAC model. An aggregate fuel efficiency of 29.4 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. As shown in Table 7, an estimated 3,870 gallons of fuel would be consumed for construction worker trips.

**Table 7  
Construction Worker Fuel Consumption Estimates**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	6	10	14.7	882	29.40	31
Building Construction	140	53	14.7	109,074	29.40	3,710
Paving	10	15	14.7	2,205	29.40	75
Architectural Coating	10	11	14.7	1,617	29.40	55
Total Construction Worker Fuel Consumption						3,870

(1) Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

**Construction Vendor/Hauling Fuel Estimates**

Tables 8 and 9 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 20,286 VMT. Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

**Table 8  
Construction Vendor Fuel Consumption Estimates (MHD Trucks)<sup>1</sup>**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	6	0	6.9	0	8.7	0
Building Construction	140	21	6.9	20,286	8.7	2,324
Paving	10	0	6.9	0	8.7	0
Architectural Coating	10	0	6.9	0	8.7	0
Total Construction Worker Fuel Consumption						2,324

(1) Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.



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

**Table 9  
Construction Hauling Fuel Consumption Estimates (HHD Trucks)<sup>1</sup>**

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicles Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	6	0	20	0	6.38	0
Building Construction	140	0	20	0	6.38	0
Paving	10	0	20	0	6.38	0
Architectural Coating	10	0	20	0	6.38	0
Total Construction Worker Fuel Consumption						0

(1) Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Therefore, vendors delivering construction material or hauling debris from the site would use medium to heavy duty vehicles with an average fuel consumption of 8.7 mpg for medium heavy duty trucks and 6.38 for heavy duty trucks. Table 8 and Table 9 show that an estimated 2,324 gallons of fuel would be consumed for vendor and hauling trips.

*Construction Energy Efficiency/Conservation Measures*

Construction equipment used over the approximately seven-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

Operational Energy Demands

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

*Transportation Fuel Consumption*

Using the CalEEMod output from the air quality and greenhouse gas analyses, it is assumed that an average trip for autos and light trucks was assumed to be 16.6 miles and 3- 4-axle trucks were assumed to travel an average of 6.9 miles. As the project includes the development of the site with a drive-through Starbucks, carwash, and gas station, which are all frequently utilized on weekends, and in order to present a worst-case scenario, it was assumed that vehicles would operate 365 days per year. Table 10 shows the estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.

The Proposed Project would generate 5,185 trips per day. The vehicle fleet mix was used from the CalEEMod output. Table 10 shows that an estimated 1,433,880 gallons of fuel would be consumed per year for the operation of the Proposed Project.

**Table 10  
Estimated Vehicle Operations Fuel Consumption**

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles) <sup>1</sup>	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	2,828	16.6	46,945	30.95	1516.79	553,630
Light Truck	Automobile	191	16.6	3,171	13.52	234.51	85,597
Light Truck	Automobile	965	16.6	16,019	13.52	1,184.84	432,466
Medium Truck	Automobile	598	6.9	4,126	9.22	447.53	163,347
Light Heavy Truck	2-Axle Truck	79	6.9	545	9.22	59.12	21,579
Light Heavy Truck 10000 lbs+	2-Axle Truck	26	6.9	179	9.22	19.46	7,102
Medium Heavy Truck	3-Axle Truck	91	6.9	628	6.69	93.86	34,258
Heavy Heavy Truck	4-Axle Truck	361	6.9	2,491	6.69	372.33	135,901
<b>Total</b>		<b>5,185</b>	<b>--</b>	<b>74,104</b>	<b>12.38</b>	<b>3,928.44</b>	<b>--</b>
<b>Total Annual Fuel Consumption</b>							<b>1,433,880</b>

(1) Based on the size of the site and relative location, trips were assumed to be local rather than regional.

*Facility Energy Demands (Electricity and Natural Gas)*

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by Southern California Edison) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses. The natural gas demand for the Proposed Project is 657,115 kBtu/year, and the electricity demand is 184,933 kWh/year.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

As supported by the preceding analyses, project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Furthermore, the energy demands of the project can be accommodated within the context of available resources and energy delivery systems. The Proposed Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Notwithstanding, the project proposes commercial uses and will not have any long-term effects on an energy provider’s future energy development or future energy conservation strategies. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

The State’s Title 24 energy efficiency standards are widely regarded as the most advanced energy efficiency standards. These standards help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Policy OS 16.1 of the County of Riverside’s General Plan reinforces the implementation and enforcement of the California Code of Regulations (the “California Building Standards Code”) particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. The Policy also encourages establishing mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. The Proposed Project would be required by State law to comply with the Title 24 energy efficiency standards and shall abide by the CAP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regarding Pavley (AB 1493) regulations, an individual project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

The County of Riverside’s CAP Update includes GHG reduction measures that focus on different sectors including transportation, energy efficiency, clean energy, water efficiency, advanced measures, and solid waste. The County’s CAP states that projects that do not exceed the CAP’s screening threshold of 3,000 MTCO2e per year are considered to have less than significant GHG emissions and are in compliance with the County’s CAP Update; however, projects that exceed emissions of 3,000 MTCO2e per year are required to garner at least 100 points from Screening Tables in order to be consistent with the reduction quantities anticipated in the County’s CAP Update.

As presented in Section 20 below, with the garnering of 100 points on the County’s checklist, the Proposed Project would be consistent with the applicable strategies of the County of Riverside CAP.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” California Department of Conservation “Fault Activity Map of California (2010)”

Findings of Fact:

Earthquakes have the greatest potential for loss of life or property and economic damage. Southern California is susceptible to damaging earthquakes and their secondary geologic effects, like liquefaction, landslides, subsidence, seiches and ground shaking. Secondary effects also include human-made hazards, such as urban fires, dam failures, and toxic chemical releases.

a) **Less than Significant Impact.** Earthquake risk is higher in the western portion of the County due to the presence the San Andrea and San Jacinto, two of California’s most active faults. In the Southwest planning area, Elsinore fault is the most significant seismic hazard. The State Alquist-Priolo Fault Zoning Act (A-P) Act was passed in 1972 to mitigate the hazard of surface faulting as surface rupture is the most easily avoided seismic hazard. The A-P Act’s purpose is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to prevent the construction of buildings used for human occupancy on the surface trace of active faults.

According to the County General Plan, the Project Site is not located in an Alquist-Priolo or Riverside County Earthquake Fault Zone. The closest fault to the Project Site is the Murrieta Hot Springs fault, located approximately 3.64 miles south of the site (Fault Activity Map of California-2010). The likelihood for on-site rupture is considered low due to the absence of known faults within the vicinity. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12) Liquefaction Potential Zone**

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

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

Findings of Fact:

a) **Less than Significant Impact.** Liquefaction is a destructive secondary effect of strong seismic shaking and occurs when loose, unconsolidated, water-laden soils lose cohesion. Portions of Riverside County are susceptible to liquefaction. The Project Site is in an area with moderately susceptible sediments, however, it is not located in an area susceptible to liquefaction, as shown on the Riverside County General Plan Figure S-3. According to the Parcel Report from the County Assessor, the Project Site has a low liquefaction potential. Therefore, no significant adverse impacts have been identified or are anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13) Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan, Figure S-16 "Inventory of Communication Facilities"

Findings of Fact:

a) **Less than Significant Impact.** Ground shaking can occur on the Project site as a result of earthquakes associated with nearby and more distant faults. According to Figure S-16 of the County's General Plan Safety Element, the Project Site is located in an area considered to have a "Very High" ground-shaking risk. The County's Department of Building and Safety reviews and enforces the County Building Codes. The Proposed Project would be required to comply with all applicable California Building Code (CBC) requirements to ensure that the Proposed Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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does not pose a threat to the safety and welfare of the public. No significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14) Landslide Risk**

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

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Riverside County General Plan: Southwest Plan Area Figure 13 "Southwest Area Plan Steep Slope"

Findings of Fact:

a) **Less than Significant Impact.** According to the County General Plan Figure S-4, the Project Site is not located in an area susceptible to seismically induced landslides and rockfalls. It is also not in an earthquake induced landslide zone. The closest existing landslide zone occurs approximately 2 miles east of the Project Site. Furthermore, as shown on the County General Plan: Southwest Plan Area Figure 13, the Project Site is located in an area with less than 15% slope angle. The Project Site is not located on a geologic unit susceptible to liquefaction; the Proposed Project would not result in or is subject to lateral spreading. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15) Ground Subsidence**

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

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

Findings of Fact:

a) **Less than Significant Impact.** Subsidence refers to the sinking or downward settling and compaction of soil and other surface material with little or no horizontal motion. As shown on Figure S-7 of the County's General Plan Safety Element, the Project Site is located in an area identified as susceptible to subsidence hazards based on geologic and hydrogeologic characteristics that are similar to regions of the County where subsidence is documented. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Proposed Project is required to comply with the California Building Code which would address any potential impacts to unstable soils. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16) Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan: Safety Element

Findings of Fact:

a) **No Impact.** Seiches are standing waves that reverberate on the surface of water in response to ground shaking and can damage buildings, roads and infrastructure surrounding the body of water. The Project Site is located approximately 2.41 miles west of Lake Skinner. No volcanoes occur on or near the Project Site. Given that the Project Site occurs on a relatively flat area, impacts from mudflow are not anticipated. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17) Slopes**

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

Source(s): Project Application Materials

Findings of Fact:

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

c) **No Impact.** The Proposed Project would connect to existing sewer lines and no on-site sewage disposal systems are proposed. The grading of the Project Site would not affect or negate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsurface sewage disposal systems. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18) Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 1802.5.3 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): US Department of Agriculture: Web Soil Surveys, Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map; Project Application Materials

Findings of Fact:

- a) **Less than Significant Impact.** Implementation of the Proposed Project can result in the generation of project-related dust due to the operation of grading equipment or high winds. As shown in Figure S-8 of the County's General Plan Safety Element, the Project Site is rated "moderate" for wind erodibility. Site preparation and grading under the Proposed Project have the potential to loosen surface soils, consequently making soils susceptible to wind and/or water erosion. Moreover, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project would be subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit include: clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** Expansive soils, as defined in Section 1802.5.3 of the California Building Code (2019), have a plasticity index of 15 or greater, more than 10 percent of the soil particles pass 75 um, more than 10 percent of the soil particles less than 5 micrometers in size, and expansion index greater than 20. These soils generally have a significant amount of clay particles, which can shrink or swell depending on the amount of held water. The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and type of clay in the soil. According to the United States Department of Agricultural (USDA) Web Soil Surveys, there are five soil types on the Project Site. The Project Site is composed mainly of Porterville clay (PsC), slightly saline-alkali



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Porterville Clay (PtB), and Yokohl loam (YbC). YbC is relatively stable, but PsC and PtB are considered expansive. Expansion testing and mitigation are required by current grading and building codes. The Riverside County Building Code requires the Proposed Project to undergo proper site investigation, soils testing, foundation design and quality assurance prior to grading operations. In addition, all building plans are required to comply with current adopted 2019 California Building Codes. These measures will reduce impacts to less than significant level. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** The Proposed Project would connect to existing sewer lines. No septic tanks or alternative wastewater disposal systems are proposed as part of the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Preliminary Water Quality Management Plan

Findings of Fact:

- a) **Less than Significant Impact.** As shown in Figure S-8 of the County's General Plan Safety Element, soils that occur at the Project Site are rated "moderate" for wind erodibility. As with any movement of soil, development of the Project Site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. As previously discussed, the Proposed Project would be required to prepare a SWPPP and WQMP to ensure potential impacts from erosion are reduced to the extent feasible. The SWPPP and WQMP would address any issues related to potential erosion. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>20) Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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):** Riverside County General Plan; Riverside County Climate Action Plan (“CAP”); Air Quality, Global Climate Change and Energy Impact Analysis, August 17, 2020, Ganddini Group, Inc.

Findings of Fact:

- a) **Less than Significant with Mitigation Incorporated.** The County of Riverside’s Climate Action Plan Update (CAP) was completed in November 2019. The CAP Update describes Riverside County’s GHG emissions for the year 2017, projects how these emissions will increase into 2020, 2030, and 2050, and includes strategies to reduce emissions to a level consistent with the State of California’s emissions reduction targets. The CAP Update sets a target to reduce community-wide GHG emission emissions by 15 percent from 2008 levels by 2020, 49 percent by 2030, and 83 percent by 2050.

Appendix D of the Riverside County CAP Update also states that projects that do not exceed the CAP’s screening threshold of 3,000 MTCO<sub>2e</sub> per year are considered to have less than significant GHG emissions and are in compliance with the County’s CAP Update. Therefore, to determine whether the project’s GHG emissions are significant, the analysis in the Air Quality, Global Climate Change and Energy Impact Analysis report, dated October 16, 2020 and revised January 13, 2021, uses the SCAQMD draft local agency tier 3 threshold and County of Riverside CAP screening threshold of 3,000 MTCO<sub>2e</sub> per year for all land use types. Projects that do not exceed emissions of 3,000 MTCO<sub>2e</sub> per year are also required to include the following efficiency measures:

1. Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
2. Water conservation measures that matches the California Green Building Code in effect as of January 2017.

Projects that exceed emissions of 3,000 MTCO<sub>2e</sub> per year are also required to use Screening Tables. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County’s CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. Those projects that do not garner 100 points using the Screening Tables will need to provide additional analysis to determine the significance of GHG emissions.

Emissions associated with the construction and operation of the Proposed Project were estimated by Ganddini Group, Inc. using the CalEEMod version 2016.3.2. Their referenced report is summarized herein. Table 11 below shows that the total for the Proposed Project’s emissions (without credit for any reductions from sustainable design and/or regulatory requirements) would be 4,912.05 MTCO<sub>2e</sub> per year. According to the thresholds of significance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established above, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the proposed project would exceed the County of Riverside CAP Update and SCAQMD draft threshold of 3,000 MTCO<sub>2</sub>e per year for all land uses. Therefore, as the total emissions for the proposed project would exceed the SCAQMD draft screening threshold of 3,000 MTCO<sub>2</sub>e per year, emissions reductions are required.

Table 12 shows the total for the Proposed Project's emissions with compliance with regulation and incorporation of sustainable design (compliance with regulation is shown as "mitigation" in CalEEMod output). With compliance with regulation and incorporation of sustainable Design, the Proposed Project's total emissions would be reduced to 3,461.18 MTCO<sub>2</sub>e per year. The reduction comes from incorporation of the following California Air Pollution Control Officers Association (CAPCOA)-based reduction measures and regulatory compliance: utilizing low-flow fixtures that would reduce indoor water demand by 20% per CALGreen Standards, utilizing Energy Star appliances, utilizing water-efficient irrigation systems; and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improve Destination Accessibility, LUT-5 Increase Transit Accessibility, and SDT-1 Improve Pedestrian Network.

**Table 11  
Project-Related Greenhouse Gas Emission  
(Metric Tons per Year)**

Category Source/Phase	GHG Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO2	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>1</sup>	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>2</sup>	0.00	115.33	0.00	0.00	115.8	115.87
Mobile Sources <sup>3</sup>	0.00	4,753.74	4,753.74	0.31	0.00	4,761.46
Waste <sup>4</sup>	7.90	0.00	7.90	0.47	0.00	19.57
Water <sup>5</sup>	0.32	4.84	5.16	0.03	0.00	6.23
Construction <sup>6</sup>	0.00	8.89	8.89	0.00	0.00	8.93
<b>Total Emissions</b>	<b>8.22</b>	<b>4,882.80</b>	<b>4,891.02</b>	<b>0.81</b>	<b>0.00</b>	<b>4,912.05</b>
<b>CAP Threshold</b>	<b>3,000</b>					
<b>Exceeds Threshold?</b>	<b>Yes</b>					

Source: CalEEMod.2016.3.2 for Opening Year 2022.

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. Energy usage consist of GHG emissions from electricity and natural gas usage.
- (2) Mobile sources consist of GHG emissions from vehicles.
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- (6) Construction GHG emissions CO<sub>2</sub>e based on a 30-year amortization rate.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 12  
Project-Related Greenhouse Gas Emission with Incorporation of Design Features/Regulation  
(Metric Tons per Year)**

Category Source/Phase	GHG Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO2	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage	0.00	105.15	105.15	0.00	0.00	105.63
Mobile Sources	0.00	3,315.19	3,315.19	0.27	0.00	3,321.94
Waste	7.90	0.00	7.90	0.47	0.00	19.57
Water	0.26	4.00	4.25	0.03	0.00	5.11
Construction	0.00	8.89	8.89	0.00	0.00	8.93
Total Emissions	8.16	3,433.22	3,441.38	0.77	0.00	3,461.18
CAP Threshold	3,000					
Exceeds Threshold?	Yes					

Source: CalEEMod.2016.3.2 for Opening Year 2022.

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. Energy usage consist of GHG emissions from electricity and natural gas usage.
- (2) Mobile sources consist of GHG emissions from vehicles.
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- (6) Construction GHG emissions CO<sub>2</sub>e based on a 30 year amortization rate.

However, even with incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, the Proposed Project would still exceed the Riverside County CAP and SCAQMD draft screening threshold of 3,000 MTCO<sub>2</sub>e per year for all land uses by roughly 461 MTCO<sub>2</sub>e per year.

Per the County's CAP Update, projects that exceed emissions of 3,000 MTCO<sub>2</sub>e per year are also required to use Screening Tables. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP Update and would be determined to have a less than significant individual and cumulative impact for GHG emissions. Therefore, in order for the Proposed Project to have less than significant individual and cumulative impact for GHG emissions and be consistent with the CAP, Mitigation Measure GHG-1 shall be implemented.

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

Per the County's CAP Update, the County adopted its first Climate Action Plan (CAP) in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the AB 32 Scoping Plan. Furthermore, the goals and supporting measures within the County's CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California's 2017 Climate Change Scoping Plan. Therefore, compliance with the County's CAP in turn reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32 and Senate Bill (SB) 32.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the County's CAP Update, projects that do not exceed emissions of 3,000 MTCO<sub>2e</sub> per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

As stated above, even with incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, the GHG emissions generated by the Proposed Project would exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO<sub>2e</sub>. Projects that exceed emissions of 3,000 MTCO<sub>2e</sub> per year are also required to use Screening Tables. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP Update and would be determined to have a less than significant individual and cumulative impact for GHG emissions.

With implementation of Mitigation Measure GHG-1, the project would comply with the goals of the County of Riverside CAP Update and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Mitigation:**

**Mitigation Measure GHG-1:** : Prior to issuance of building permits, and as a condition of approval, the applicant will demonstrate proof that the project would garner at least 100 or more points from the County of Riverside CAP Update Screening Tables (see AQ/GHG/Energy report for Compliance with Screening Tables).

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21) Hazards and Hazardous Materials**

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

**Source(s):** Project Application Materials, Riverside County General Plan: Safety Element, Department of Toxic Substances Control *EnviroStor*, Advisory Notification Document

**Findings of Fact:**

a, b) **Less than Significant Impact.** Components of the Proposed Project that may involve the potential impacts from hazardous materials include a fueling station, 2 underground storage tanks (USTs), and 1 healy tank (clean air separator). One of the USTs is a 30,000-gallon split tank that would store 20,000 gallons of Regular Unleaded Gasoline and 10,000 gallons of E85 (an alcohol fuel mixture). The other UST is a 22,000-gallon split tank that would store 10,000 gallons of Diesel and 12,000 gallons of Premium Unleaded Gasoline. Prior to issuance of a Building and Safety permit, USTs and handling of any hazardous materials/wastes will be reviewed by Hazardous Materials Management Branch (HMMB) to ensure compliance with applicable California Health and Safety codes, County of Riverside Ordinances and other applicable federal, State, and local regulations. Construction plans must be reviewed and approved by the County of Riverside Hazardous Materials Department prior to the installation of the underground storage tank (UST) system.

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

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

Development of the Proposed Project would disturb approximately 2.94 acres, and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit would include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) to control and abate pollutants. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less than Significant Impact.** According to the County's General Plan Figure S-14, Inventory of Emergency Response Facilities, the Project Site does not contain any emergency facilities. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. Access provided via Winchester Road and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Jean Nicholas Road would be maintained for ingress/egress at all times. In addition, the facility will require a business emergency plan for the storage of hazardous materials at greater than 55 gallons, or if any acutely hazardous materials or extremely hazardous substances are handled or stored on the premises. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- d) **No Impact.** Susan LaVorgna Elementary School is the nearest school to the Project Site and is located approximately 0.35 miles southeast of the Project Site. Since no existing or proposed schools occur within one-quarter mile of the Project Site, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **Less than Significant Impact.** According to the Hazardous Waste and Substances site list as compiled pursuant to Government Code Section 65962.5, reported by the Department of Toxic Substances Control through the EnviroStor database (accessed December 18, 2019), there is no existing toxic or hazardous material recognized as an environmental concern at the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**22) Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Southwest Area Plan Figure C-5 “Airport Influence Areas,” Table 4 “Airport Land Use Compatibility Criteria for Riverside County”

Findings of Fact:

- a-d) **Less than Significant Impact.** The French Valley Airport Land Use Compatibility Plan reflects restrictions on the uses, concentrations of population, and height of proposed development within the Airport Influence Area in order to protect the airport and maintain public safety. According to Figure 5 of Riverside County General Plan Southwest Area Plan, the Project Site is located approximately 2.15 miles north of the French Valley Airport and is within the French Valley airport influence Zone E. Therefore, the Proposed Project will be required to go through Airport Land Use Commission review. Uses that can be hazardous to flights are prohibited within Zone E. There are no limits to the densities and intensity of uses within this zone, and an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airspace review is required for building structures higher than 100 feet tall. The Proposed Project includes the construction and operation of a convenience store, fueling station with canopy, car wash and Starbucks with an attached drive-thru. These uses would not result in any hazards to flights and none of the structures would exceed the height of 35 feet. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Advisory Notification Document; W&W Land Design Consultants, Inc: Preliminary Water Quality Management Plan; Eastern Municipal Water District UWMP; Riverside County General Plan Safety Element

Findings of Fact:

a) **Less than Significant with Mitigation Incorporated.** The Proposed Project would develop 2.94 acres of vacant land and therefore would be subject to the National Pollutant Discharge



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Stormwater Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP (available at the County offices for review), dated March 27, 2020, was prepared for the Proposed Project by W&W Land Design Consultants, Inc, and is summarized herein. The report was prepared to comply with the requirements of the County of Riverside for Ordinance No. 827. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure potential impacts are reduced to less than significant, Mitigation Measure WQ-1 shall be implemented.

- b) **Less than Significant Impact.** The Project Site is located within the service area of the Eastern Municipal Water District (EMWD). The Proposed Project is consistent with the General Plan designation of Light Industrial. Development of the Project Site within this designation has been anticipated in the General Plan. The General Plan buildout projections are included in the EMWD's Master Water Plans and Urban Water Management Plan (UWMP).

As of 2015, the EMWD was developing a plan to expand groundwater recharge to improve reliability for its customers during normal and dry year demand periods. According to EMWD's UWMP, groundwater supplies are expected to remain constant until 2040. However, desalinated groundwater supplies are expected to increase between 2020 and 2025 and subsequently remain constant. Potable groundwater production from the West San Jacinto basin will remain constant, while brackish groundwater will increase as EMWD's desalter program is expanded. Desalination of groundwater from the West San Jacinto Basin increases groundwater supply reliability in the San Jacinto Basin by helping to manage groundwater supplies that will be required to meet projected demand.

EMWD will continue to rely on imported water from the Metropolitan Water District of Southern California (MWD) as the main source of supply for its retail and wholesale customers. Imported water supplies are expected to increase through the project year of 2040. Groundwater will be utilized as dry-year storage to help meet dry-year demands. Therefore, groundwater supplies are not expected to decrease substantially in the near future. Additionally, the Proposed Project is not expected to substantially interfere with groundwater recharge. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** The Project Site is located within the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP), for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading or building permits. According to the WQMP, though project development, most development will maintain existing drainage pattern to maintain runoff draining northwesterly to a proposed storm drain system along Leon Road. The Proposed Project has been designed to use bioretention with an underdrain system as the BMP facility because the infiltration rate is very low. Post-development flows will be conveyed to two bioretention drainage basins. The Proposed Project is anticipated to generate a total of 3,753 cubic feet (CF) of runoff, all of which would be handled on-site by the proposed bioretention basins and landscape areas, designed to capture 3,950 CF and 3,078 CF of runoff, respectively.

Low Impact Development (LID) Principles, LID BMPs, Hydrologic Control BMPs, and Sediment Supply BMPs have been incorporated into the Proposed Project as project design features to fully address all Drainage Management Areas. No alternative compliance measures are required for this project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) **Less than Significant Impact.** During development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb approximately 2.94 acres and therefore is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

e, f) **Less than Significant Impact.** According to the County’s Advisory Notification Document for the Pre-Application Review, the Project Site is considered free from ordinary storm flood hazard. A storm of unusual magnitude could cause some damage. Most drainage areas drain along proposed curb and gutter and end at a rip-rap then flows to landscaping pervious areas; The WQMP states that through Project development, post development will maintain the existing drainage pattern to keep the runoff draining Northwesterly to a proposed storm drain system along Leon Road.

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

g) **Less than Significant Impact.** As stated in the WQMP, the existing drainage pattern will be maintained post-development to keep the runoff draining Northwesterly to a proposed storm drain system along Leon Road. The Proposed Project would utilize a bioretention basin with underdrain system to preserve the natural infiltration capacity. It would neither impede nor redirect flood flows. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) **Less than Significant Impact.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is located approximately 2.41 miles west of Lake Skinner. According to the County General Plan Safety Element, the Project Site is not located within a 100-year FEMA flood zone area. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. Figure S-10 "Dam Failure Inundation Zones" does not identify the Project Site as an area at risk for dam failure inundation. Therefore, the Proposed Project is not anticipated to risk release of pollutants due to project inundation. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- i) **Less than Significant with Mitigation Incorporated.** The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure that the Proposed Project does not conflict with or obstruct implementation of a water quality control plan, Mitigation Measure WQ-1 shall be implemented. As stated above, groundwater supplies are expected to remain constant until 2040. The Proposed Project does not include a GPA, therefore development of the Project Site with the proposed uses is anticipated in the General Plan. No additional mitigation is required.

Mitigation:

**Mitigation Measure WQ-1:**

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

Monitoring:

**Monitoring for Measure WQ-1:**

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

**LAND USE/PLANNING** Would the project:

**24) Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

**Source(s):** Riverside County Information Technology GIS Map My County

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

a,b) **No Impact.** The Project Site is located in French Valley, an unincorporated area within Riverside County. The Project Site occurs within the Highway 79 Policy Area of the County's General Plan and has a current land use designation of Light Industrial (LI). Light industrial uses include warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The Proposed Project would be consistent with the land use plan designation. Land use designations for the adjacent properties are as follows: LI and Commercial Retail (CR) to the north, Open Space Recreation (OS-R) and Open Space Conservation (OS-C) to the east, Very High Density Residential (VHDR) to the South and LI to the west. The Project Site is currently vacant and the development of the Proposed Project would not disrupt or divide an established community. No impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES:** Would the project:

25) Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area," Riverside County General Plan Southwest Area Plan, Table 1 "Land Use Designations Summary,"

Findings of Fact:

a, b) **Less than Significant Impact.** As shown in the County's General Plan Figure OS-6, the Project Site occurs in an area identified as Mineral Resource Zone-3 (MRZ-3). MRZ-3 is defined as an area where available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The Project Site occurs in an area designated for light industrial uses. It does not occur within an Open Space Mineral Resources (OS-MR) land use designation, which includes mineral extraction and processing facilities and areas held in reserve for future mineral extraction and processing. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

Mitigation: No mitigation is required.

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

**NOISE** Would the project result in:

**26) Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan: Southwest Area Plan, Figure 5 “French Valley Influence Area”

Findings of Fact:

a, b) **Less than Significant Impact.** French Valley Airport is located approximately 2.10 miles southwest of the Project Site. The French Valley Airport Land Use Compatibility Plan reflects restrictions on the uses, concentrations of population, and height of proposed development within the Airport Influence Area, in order to protect the airport and maintain public safety. According to Figure 5 of Riverside County General Plan Southwest Area Plan, the Project Site is located approximately 2.15 miles north of the French Valley Airport and is within the French Valley airport influence Zone E. Therefore, the Proposed Project will be required to go through Airport Land Use Commission review. There are no limits to the densities and intensity uses within this zone, and an airspace review is required for building structures higher than 100 feet tall. The Proposed Project includes the construction and operation of a convenience store, fueling station with canopy, car wash and Starbucks with an attached drive-thru.

According to the General Plan, Winchester Road is the chief circulation route in the valley other than the Interstate 15 and Interstate 215 freeways. The residential community is focused around Winchester Road. Within that residential pattern, the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. The Proposed Project will not include noise-sensitive uses (i.e., schools, hospitals) and would have noise sources consistent with commercial activity (i.e., vehicles, people). Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Project Application Materials; Noise Impact Analysis

Findings of Fact:

- a) **Less than Significant with Mitigation Incorporated.** A Noise Impact Analysis (available at the County offices for review), August 19, 2020, was prepared for the Proposed Project by Ganddini Group, Inc., which is summarized herein. The Proposed Project has the potential to generate on-site and off-site noise. For on-site generated noise, Policy N 2.3 of the County of Riverside General Plan applies. This policy establishes that the Proposed Project may not cause exterior noise levels at residential land uses to exceed 65 dBA Leq (10-minute) and interior noise levels to exceed 55 dBA Leq during the hours of 7:00 AM to 10:00 PM. Further, exterior noise levels may not exceed 45 dBA Leq (10-minute) and interior noise levels may not exceed 40 dBA Leq (10-minute) during the hours of 10:00 PM to 7:00 AM.

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

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses in the Project vicinity include the existing single-family detached residential dwelling units located approximately 115 feet southwest (across Jean Nicholas Road), 285 feet south (across the intersection of Jean Nicholas Road/Skyview Road and Winchester Road (SR-79)), 710 feet north, and 960 feet east of the Project Site.

Construction Impacts

Temporary or periodic increase in ambient noise levels in the Project vicinity would increase when events such as construction activities occur. While these events would increase ambient noise levels, they are typical short-term increases that would be assumed under existing development standards. The County anticipates such occurrences and accordingly regulates

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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such activities through base ambient noise level time frames that will mitigate potential adverse impacts. Chapter 9.52: "Noise regulations" of the Riverside County Municipal Code states that construction shall not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and shall not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Modeled unmitigated construction noise levels when combined with existing measured noise levels could reach 61.2 dBA Leq at the nearest residential property lines to the north, 56.2 dBA Leq at the nearest residential property lines to the northeast, 58.4 dBA Leq at the nearest residential property lines to the east and southeast, 67.1 dBA Leq at the nearest residential property lines to the south, and up to 74.2 dBA Leq at the nearest residential property lines to the west and southwest of the project site.

Construction noise sources are regulated within the County of Riverside Ordinance No. 847 which prohibits construction activities other than between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May.

The County of Riverside has not adopted a numerical threshold that identifies what a substantial increase would be. For purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018) criteria will be used to establish significance thresholds. For residential uses, the daytime noise threshold is 80 dBA Leq averaged over an 8-hour period (Leq (8-hr)); and the nighttime noise threshold is 70 dBA Leq (8-hr). For commercial uses, the daytime and nighttime noise threshold is 85 dBA Leq (8-hr). In compliance with the County's Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Impacts related to construction noise will be further minimized with adherence to applicable Municipal Ordinances and implementation of the Mitigation Measures N-1 to N-7 presented below. These measures are recommended to reduce construction noise and vibrations emanating from the Proposed Project to a less than significant level.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

For off-site project generated noise, increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable land use compatibility standard for the affected sensitive receptors set forth in the Noise Element of the County's General Plan; or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard.

Existing traffic noise levels range between 57-78 dBA CNEL at the right-of-way of each modeled roadway segment; and the modeled Existing Plus Project traffic noise levels range between 57-78 dBA CNEL at the right-of-way of each modeled roadway segment. Per the noise modeling, all of the modeled roadway segments are anticipated to change these existing noise levels approximately 0.05 to 1.84 dBA CNEL. Therefore increases would be less than 5 dBA CNEL and the modeled changes in noise level would not be audible; impacts are therefore considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

The SoundPLAN noise model was utilized to estimate project peak hour operational noise at first floor/yard and second floor receptors in order to determine if it is likely to exceed the County’s noise thresholds at the proposed sensitive receptors to the north. Peak hour project operation is expected to range between 48.8 and 63.7 dBA Leq at the proposed sensitive receptors to the north and is not expected to exceed the County’s exterior daytime noise threshold of 65 dBA Leq. Nighttime noise levels associated with the Proposed Project were also modeled assuming no car wash or vacuuming activities would occur between 10:00 PM and 7:00 AM. Nighttime operational noise levels are expected to range between 38.7 and 47.3 at modeled sensitive receptors and are expected to exceed the nighttime exterior noise standard of 45 dBA Leq. However, the lowest measured nighttime noise level was 49.9 dBA Leq. Therefore, the nighttime noise associated with the proposed project would not be anticipated to be noticeable over nighttime ambient conditions. Residential construction typically provides an exterior to interior noise reduction of 20 dB with a windows closed condition. Project operation is not expected to exceed the County’s interior noise level standards of 45 dBA Leq (daytime) and 40 dBA Leq (nighttime). Project operational noise levels would be considered less than significant. No mitigation is required.

Impacts to the Proposed Residential Uses to the North

The proposed residential development TR37078 is located adjacent to the north of the Proposed Project. Per the County of Riverside General Plan Land Use Map the current land use designations at this proposed residential use are Commercial Retail and Light Industrial. Although this project has not yet been approved by the County and the current County land use designations for this project site are not residential, in order to anticipate any potential future noise related impacts an additional noise analysis at this proposed use has been provided. Per FTA, daytime construction noise levels should not exceed 80 dBA Leq for an 8-hour period at residential uses. Therefore, project construction would not be anticipated to exceed the FTA threshold for residential uses. Further, with compliance with the County’s Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours. Impacts related to construction noise will be further minimized with adherence to Municipal Ordinances and implementation of the mitigation measures N-1 to N-7. Therefore, if the proposed residential project to the north is approved and operational during project construction, no additional construction mitigation would be required.

Peak hour project operation is expected to range between 48.8 and 63.7 dBA Leq at the proposed sensitive receptors to the north and is not expected to exceed the County’s exterior daytime noise threshold of 65 dBA Leq. Nighttime noise levels associated with the Proposed Project were also modeled assuming no car wash or vacuuming activities would occur between 10:00 PM and 7:00 AM. Nighttime operational noise levels are expected to range between 38.7 and 47.3 at modeled proposed sensitive receptors to the north and would be expected to exceed the nighttime exterior noise standard of 45 dBA Leq. However, the lowest measured nighttime noise level was 49.9 dBA Leq. Therefore, the nighttime noise associated with the proposed project would not be anticipated to be noticeable over ambient conditions. Residential construction typically provides an exterior to interior noise reduction of 20 dB with a windows closed condition. Project operation is not expected to exceed the County’s interior noise level standards of 45 dBA Leq (daytime) and 40 dBA Leq (nighttime). Project operational noise levels would be considered less than significant. No additional mitigation is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **Less than Significant with Mitigation Incorporated.** Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second.

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. A PPV of 0.04 is the threshold at which groundborne vibration becomes distinctly perceptible in regard to annoyance. Construction equipment is anticipated to be located at a distance of at least 135 feet or more from any receptor. At 135 feet, which is the distance to the closest off-site building, use of a vibratory roller would be expected to generate a PPV of 0.017 and a bulldozer would be expected to generate a PPV of 0.007. Use of either a vibratory roller or a bulldozer would not be considered annoying to nearby sensitive receptors.

At 20 feet, which is the approximate distance to the closest proposed off-site residential building to the north, use of a vibratory roller would be expected to generate a PPV of 0.273 and a bulldozer would be expected to generate a PPV of 0.116. Therefore, use of a vibratory roller would clearly be highly annoying to these adjacent sensitive receptors. Annoyance is expected to be short-term, occurring only during site grading and preparation. The threshold at which there is a risk to "architectural" damage to historic and some older buildings is a peak particle velocity (PPV) of 0.25, at older residential structures a PPV of 0.3, and at new residential structures a PPV of 0.5. Temporary vibration levels associated with project construction would not be anticipated to result in architectural damage and would be less than significant. Therefore, impacts associated with construction activities would be less than significant. Implementation of mitigation measures N-1 to N-7 would ensure that potential impacts related to annoyance are reduced to less than significant level.

**Mitigation:**

**Mitigation Measure N-1:**

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

**Mitigation Measure N-2:**

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.

**Mitigation Measure N-3:**

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

**Mitigation Measure N-4:**

The contractor shall locate construction equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project Site during all project construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure N-5:**

Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

**Mitigation Measure N-6:**

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

**Mitigation Measure N-7:**

The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28) Paleontological Resources**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" Phase I Cultural Resources Assessment

Findings of Fact:

- a) **No Impact.** According the Figure OS-8 of the County of Riverside's Open Space Element, the Project Site is located in an area mapped as having low sensitivity for paleontological resources. The Project Site is currently vacant with non-native weedy herb and grass plant species covering the property. It does not include any unique geological features (i.e., rock outcroppings, etc.). Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29) Housing**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/>            |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Project Application Materials, Riverside County General Plan Southwest Area Plan

Findings of Fact:

- a) **No Impact.** The Project Site is currently vacant and therefore, development of the Proposed Project would not displace existing people or housing. The construction of replacement housing elsewhere would not be necessary. Therefore, no impacts are identified and anticipated, and no mitigation measures are required.
- b, c) **Less than Significant Impact.** As stated in the County General Plan, the almost doubling of Riverside County's population in only 20 years has been met by focusing growth in areas that are well served by public facilities and services. The Proposed Project involves the development of a convenience store, Starbucks with attached drive, car wash tunnel and fueling station with canopy. Rather than create a demand for additional housing or induce substantial unplanned growth, the Proposed Project would provide services to meet the needs of the County's growing population. The demand for 12 full-time employees for the Proposed Project is expected to be met by residents of the local community. Therefore, no significant impacts are identified or anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30) **Fire Services**

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

Findings of Fact:

**Less than Significant Impact.** The Project Site occurs within an existing fire service area. Riverside County Fire Department provides fire and emergency services to the unincorporated communities of Riverside County. As of 2009, the department consists of 93 fire stations within the County. The nearest fire station to the Project Site is station No. 83 (French Valley Fire Station). It is located approximately 2.54 miles southwest of the Project Site at 37500 Sky Canyon Dr. #401. The Project Applicant is required to pay development impact fees to account for potential impacts of the Proposed Project under Ordinance No.659. The Proposed Project is expected to include fire safety and suppression measures, such as appropriate building materials, fire sprinklers, and paved fire access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are 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.

**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

Findings of Fact:

**Less than Significant Impact.** The Riverside County Sheriff's Department Southwest Station will provide law enforcement and first responders services to the Project Site. The closest Riverside County Sheriff station is located approximately 1.90 miles southwest of the Project Site at 30755A Auld Road in Murrieta. The Proposed Project includes the construction and operation of a fueling station, convenience store, Starbucks with attached drive-thru, and carwash. With approval of the Change of Zone, the proposed uses would be consistent with the Project Site's zoning of Manufacturing-Service Commercial. Implementation of the Proposed Project would not create an increase in demand of police services as development of the Project Site with a commercial use was anticipated during review of the County's General Plan. The development impact fees paid by the Project Applicant would be allocated to finance an increased demand for police protection services. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32) Schools**

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

Findings of Fact:

**Less than Significant Impact.** The Project Site is located within the Murrieta Valley Unified School. The Project Applicant will be required to pay applicable development fees in support of public school facilities. This fee will be sufficient in mitigating impacts of the Proposed Project on the school. Moreover, the increase in employment demand from the Proposed Project will be fulfilled by the local population. The Proposed Project is not anticipated to result in an increase in population growth within the area, thereby not increasing the number of students in that area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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 Southwest Area Plan

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

**Less than Significant Impact.** The Riverside County Library System serves residents of the County. The nearest library to the Project Site is Riverside County's Paloma Valley Library, located approximately 5.9 miles northwest of the Project Site. The Proposed Project is not anticipated to have a significant impact on libraries services as no residential development is proposed and no significant increase in population would result. The demand for 12 full-time employees for the Proposed Project is expected to be met by residents of the local community. The collection of developer impact fees at the time of building permit issuance would ensure potential impacts to library services are reduced to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34) Health Services**

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

Findings of Fact:

**Less than Significant Impact.** Health Services will be provided by several facilities within the region. The nearest hospital to the Project Site is Temecula Valley Hospital, located approximately 5.42 miles southwest of the Project Site. The Temecula Valley Hospital provides: bloodless medicine, cardiovascular center, gastroenterology, neurology, nutritional services, orthopedics, outpatient services, palliative care, spine services, stroke services and surgery. The Project does not include any residential uses or result in any significant population increase that would generate additional demand for health services. The demand for 12 full-time employees for the Proposed Project is expected to be met by residents of the local community. No new/upgraded healthcare facilities would be necessary. Moreover, any potential impacts of the Proposed Project would be mitigated by development impacts fees. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

**35) Parks and Recreation**

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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physical deterioration of the facility would occur or be accelerated?

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

**Source(s):** County Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), County Ord. No. 659 (Establishing Development Impact Fees), Valley-Wide Recreation and Park District *Master Plan 2010*

**Findings of Fact:**

- a) **No impact.** The Proposed Project includes the development of a convenience store, fueling station with canopy, car wash and Starbucks with an attached drive thru. The demand for 12 full-time employees for the Proposed Project is expected to be met by residents of the local community. It therefore is not anticipated to result in significant population growth and would not require the construction or expansion of recreational facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b,c) **Less than Significant Impact.** The closest park to the Project Site is Kona Park, located approximately 260 feet west of the Project Site. The implementation of the Proposed Project is not anticipated to lead to substantial population growth and significant deterioration of Kona Park and other recreational facilities. Furthermore, the Valley-Wide Recreation and Park District provides recreational services for the Project Site and surrounding area. As a result, the Project Applicant is required to pay development impact fees (Quimby fees) to the District. This fee will provide for the development of necessary park and recreational facilities and reduce physical deterioration of facilities resulting from the Proposed Project to less than significant level. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**36) Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Southwest Area Plan Figure 8 Trails and Bikeway System

**Findings of Fact:**

- a) **No Impact.** According to the County General Plan, the Project Site is adjacent to an Urban/Suburban Regional Trail along Winchester Road. The Proposed Project includes the construction and operation of a fueling station, convenience store, Starbucks with an attached drive-thru and carwash. No construction or the expansion of a trail system are proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

**Monitoring:** No monitoring is required.

<b>TRANSPORTATION - Would the project:</b>				
<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):** Riverside County Road and Bridge Benefit District; Advisory Notification Document; Riverside County General Plan, Traffic Impact Analysis

**Findings of Fact:**

a) **Less than Significant Impact.** A Traffic Impact Analysis (TIA), dated September 8, 2020, was prepared for the Proposed Project by Ganddini Group Inc. (available at the County for review) to provide an assessment of traffic operations resulting from the Proposed Project and to identify recommended improvements necessary to eliminate deficient Levels of Service (LOS). The TIA analyzes traffic impacts for the anticipated project opening in Year 2022.

The Proposed Project consists of a 2,627 square-foot Starbucks with drive-thru and a 16 fueling dispenser station, convenience store, and car wash. Access to the Project Site is proposed on Jean Nicholas Road at Mauna Loa Road with right turns in only access at a driveway on Jean Nicholas Road between Mauna Loa Road and Winchester Road (SR-79).

The study area consists of the following study intersections within the County of Riverside, Caltrans and City of Murrieta jurisdictions:

Study Intersections	Jurisdiction
1. Winchester Road [SR-79] (NS) at Whisper Heights/Pourroy Road (EW)	County/Caltrans
2. Winchester Road [SR-79] (NS) at Jean Nicholas Road/Skyview Road (EW)	County/Caltrans
3. Winchester Road [SR-79] (NS) at Blue Spruce Lane/Algarve Avenue (EW)	County/Caltrans
4. Winchester Road [SR-79] (NS) at Max Gilliss Boulevard/Thompson Road (EW)	County/Caltrans/Murrieta
5. Winchester Road [SR-79] (NS) at Benton Road (EW)	County/Caltrans/Murrieta
6. Leon Road (NS) at Baxter Road/Jean Nicholas Road (EW)	County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. Mauna Loa Road/Project Driveway (NS) at Jean Nicholas Road (EW)	County
8. Project East Driveway (NS) at Jean Nicholas Road (EW)	County

Trips generated by the Proposed Project were estimated based on trip generation rates as provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017. The Proposed Project is anticipated to generate a total of approximately 5,185 daily trips, including 290 trips during the AM peak hour and 218 trips during the PM peak hour.

For the purposes of the TIA, potential impacts to traffic and circulation were assessed for each of the following conditions:

- Existing (Year 2020) Conditions
- Existing Plus Project Conditions
- Existing Plus Ambient (Year 2022) Plus Project Conditions
- Existing Plus Ambient (Year 2022) Plus Project Plus Cumulative Conditions

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

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

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

Based on the established performance standards for City of Murrieta, a potentially significant transportation impact is defined to occur if:

- The addition of project-generated trips is forecast to cause the performance of a non-freeway interchange study intersection to deteriorate from acceptable Level of Service D or better to unacceptable Level of Service E or F; or,
- The addition of project-generated trips is forecast to cause the performance of a freeway interchange study intersection to deteriorate from acceptable Level of Service E or better to unacceptable Level of Service F; or,
- The addition of project generated trips is forecast to worsen the performance of an intersection operating at unacceptable Level of Service in the baseline condition.

The improvements below are recommended to maintain acceptable LOS, as described in the General Plan, for each Analysis Scenario:



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

- The Eastbound approach at Winchester Road [SR-79] (NS) and Max Gilliss Boulevard/Thompson Road (ES) should be restriped to provide a second left turn lane.

This improvement is also recommended for Existing Plus Project conditions.

Existing Plus Ambient Plus Project

- Project share of mitigation is addressed by payment of development impact fees.

Existing Plus Ambient Plus Project Plus Cumulative

- Project share of mitigation is addressed by payment of development impact fees and fair share.

The Project Applicant shall pay the necessary development impacts fees:

- The project shall contribute to regional transportation improvements through participation in applicable development impact fee programs, including the County of Riverside Road and Bridge Benefit District (RBBB) and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee (TUMF) programs.

When/if the northeasterly adjacent property develops with access easement through the Project Site for access to/from Mauna Loa Road/Project Driveway (NS) at Jean Nicholas Road (EW), the project shall contribute 68.7 percent of the cost for the following improvements at the intersection:

- Install a traffic signal.
- Restripe the southbound approach to provide one left turn and one shared left/through/right turn lane.

The improvements described above are recommended for project consistency with the General Plan, specifically Policy 2.1 of the Circulation Element of the General Plan. No significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the California Environmental Quality Act (CEQA) Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. Agencies may currently opt-in to applying the updated CEQA guidelines for VMT analysis and implementation is required State-wide by July 1, 2020. The County of Riverside adopted VMT Guidelines and thresholds of significance in December 2020.

A Memorandum, dated January 7, 2021, was prepared for the Proposed Project by Ganddini Group, Inc. to provide an assessment of the Proposed Project’s Vehicle Miles Travelled (VMT) impact for compliance with CEQA Section 15064.3. This VMT assessment is based on guidance from the OPR Technical Advisory and the Riverside County Transportation Department Draft

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Transportation Analysis Preparation Guide (December 2020) ["Draft Riverside County Guidelines"]. The Riverside County Guidelines provide the following screening criteria for certain land development projects that may be presumed to result in a less than significant VMT impact:

- Small projects generating less than 110 trips per day or resulting in less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>);
- Projects near high quality transit;
- Local serving retail (less than 50,000 square feet);
- Affordable housing;
- Local essential service (e.g., day care center, public K-12 school, police/fire facilities, medical/dental offices under 50,000 square feet, government offices, community parks);
- Map-based screening (i.e., projects in low-VMT areas);
- Redevelopment projects with lower VMT than existing on-site uses.

Screening Assessment for Small Projects

The Draft Riverside County Guidelines establish a VMT screening criteria for projects with low trip generation per existing CEQA exemptions or that result in less than 3,000 metric tons of carbon dioxide equivalent (MT CO<sub>2e</sub>) per year based on the Riverside County Greenhouse Gas Emissions Screening Tables. In accordance with the Draft Riverside County Guidelines, retail projects with area less than or equal to 60,000 square feet are presumed to result in a less than significant VMT impact.

The Proposed Project consists of retail uses with a total building area of less than 60,000 square-feet. Therefore, the Proposed Project can be considered to result in a less than significant VMT impact based on the County-established small projects screening criteria for local-serving retail uses.

Screening Assessment for Local Serving Retail

New retail development typically redistributes shopping trips rather than creating new trips. By adding retail opportunities into the urban fabric and thereby improving proximity, local-serving retail tends to shorten trips and reduce VMT. Similarly, other local serving uses such as schools, daycare, student housing, and public facilities would typically improve the proximity of such uses within the community, thereby shortening travel distances and reducing VMT. The Proposed Project has a total building area of less than 50,000 square feet and is expected to serve the local community.

The Proposed Project can be presumed to result in a less than significant VMT impact based on the VMT screening criteria established by the Draft Riverside County Guidelines for small projects and local serving retail. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** The Project Site is adjacent to a curved road and located at the corner of a four-way signalized intersection. The Proposed Project would be required to comply with the conditions established by the Transportation Department in the Advisory Notification Document. The Proposed Project is the development of a commercial center that includes a convenience store, fueling station, car wash and Starbucks with an attached drive-thru area. The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. Discretionary actions by the County of Riverside includes approval of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project design and TIA. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** The Road and Bridge Benefit Districts (R&BBD) were established to provide funding for the cost of road and bridge improvements to an established area of benefit. The District fees are assessed on new development projects. The Project Site is within Zone D of the R&BBD. A fee is required to be paid at the time of issuance of a certificate of occupancy or upon final inspection. With implementation of Mitigation Measure TRAN-4, the Proposed Project is not anticipated to cause an effect upon, or a need for new or altered maintenance of roads. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.
- e,f) **Less than Significant Impact.** Fire apparatus access roads shall have an unobstructed width of no less than 24 feet, as approved by the Office of the Fire Marshal. The Proposed Project includes two driveways: a 35-foot inbound only access driveway on the southwest end of the Project Site along Jean Nicholas Road and another 48-foot full access driveway at Jean Nicholas Road to be aligned with the Mauna Loa road intersection. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of Riverside. Therefore, the Proposed Project would not result in inadequate emergency access or cause an effect upon circulation during the project's construction. No significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: None

Monitoring: No monitoring is required.

**38) Bike Trails**

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

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

**Findings of Fact:**

**Less than Significant Impact.** The County's Bikeway System is part of the circulation system. According to the County General Plan Southwest Area Plan, the Project Site is not adjacent to any bike paths. The closest bike path, which is a Class I bike path, is approximately 0.89 miles southwest of the Project Site. Class I bike paths provide the exclusive use of bicycles and pedestrians with crossflow minimized. The Proposed Project does not include the construction or expansion of a bike system or bike lanes. It is not anticipated to result in a change in the County's bikeway system. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39) Tribal Cultural Resources</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment; Native American Consultation

Findings of Fact:

a, b) **Less than Significant with Mitigation Incorporated.**

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – Tribal Cultural Resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal Cultural Resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2020. No response was received from Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Morongo Band of Mission Indians, Temecula Band of Luiseño Indians (Pechanga), Pala Band of Mission Indians, Rincon Band of Luiseño Indians or the Ramona Band of Mission Indians.

Consultations were requested by the Soboba Band of Luiseño Indians. Soboba was provided with the cultural report and the conditions of approval. No Tribal Cultural Resources were identified by the tribe. However, the tribe expressed 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cultural Resources found during project construction activities will be handled in a culturally appropriate manner (CUL-1). In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

In the event human remains are encountered the project will be required to adhere to State Health and Safety Code Section 7050.5 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

**Mitigation:**

**Mitigation Measure CUL-1 Native American Monitor**

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

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

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

**Monitoring:** Native American Monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40) Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Eastern Municipal Water District (EMWD): 2015 Urban Water Management Plan (UWMP), French Valley Specific Plan No. 312 Amendment No. 2

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

- a) **Less Than Significant Impact.** As shown in the EMWD 2015 UWMP Figure 3-1, the Project Site falls within the EMWD Boundary. As stated in the UWMP, the majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). The District provides potable water, recycled water, and wastewater services to 555 square miles of western Riverside County. Groundwater in portions of the West San Jacinto Basin is high in salinity and requires desalination for potable use. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system. Wastewater generated from French Valley is treated at the EMWD's Temecula Valley Regional Water Reclamation Facility.

The Proposed Project will connect to an existing sewer line along Winchester Road. Therefore, the Proposed Project will not require or result in the relocation or construction of new or expansion of wastewater treatment facilities.

The WQMP states that through Project development, post development will maintain existing drainage patterns to keep the runoff drain towards northwesterly to proposed storm drain system along Leon Road. The Proposed Project is anticipated to generate a total of 3,753 cubic feet (CF) of runoff, all of which would be handled on-site by the proposed bioretention basin and landscape areas, designed to capture 3,950 CF and 3,078 CF of runoff, respectively. Therefore, the project would not result in the need to relocate or construct new off-site drainage systems.

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

- b) **Less than Significant Impact.** Demands for EMWD are developed using a GIS database that tracks proposed developments quarterly. These growth forecasts include retail and wholesale service areas. EMWD's retail demand projections include the water savings needed to meet the Water Conservation Act of 2009. New connections are still added to EMWD's water and wastewater systems annually.

Demand projections for EMWD were developed using information about planned development and land use. The Proposed Project is consistent with the County General Plan land use designation and would be included in EMWD's projected water demands.

According to the UWMP, EMWD is capable of meeting current and projected water demands through 2040 during normal, historic single-dry and historic multiple dry-year periods using imported water from MWD with existing supply resources. EMWD will have sufficient supplies to meet both retail and wholesale demands from 2020 to 2040 under average year conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Under Single-Dry year conditions, the retail water demand is estimated to increase by up to 14%. EMWD has developed programs to help accommodate increases in demand during dry years, including planned Enhanced Recharge and Recovery Program (ERRP) project. The project would allow EMWD to rely more heavily on groundwater supplies to meet demand in dry years. Furthermore, EMWD could import more water from MWD to meet increases in demand. Under multiple dry-year conditions, EMWD will have sufficient supplies to meet both retail and wholesale demands from 2020 to 2040 by utilizing stored groundwater from a proposed ERRP project or import water from MWD to meet demands, if necessary. EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus nor deficit. Therefore, EMWD's supplies are sufficient to meet demand within the district's service area, including the Proposed Project's demand. The Proposed Project will not require or result in the relocation or construction of new or expansion of water treatment facilities. No significant impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**41) Sewer**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? | <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):** Eastern Municipal Water District: 2015 Urban Water Management Plan, Eastern Municipal Water District: Wastewater Service (Accessed 12/24/19), Application Materials

Findings of Fact:

- a,b) **Less than Significant Impact.** EMWD will provide wastewater services to the Project Site. EMWD treats approximately 46 million gallons per day of wastewater at its five active regional water reclamation facilities located in San Jacinto, Moreno Valley, Temecula, Sun City and Perris. In addition, the collection system of Hemet, Menifee, Murrieta and unincorporated areas of Southwest Riverside County are serviced by the District. The Project Applicant is requesting a Change of Zone from Industrial Park to Manufacturing-Service Commercial. The Proposed Project is the development of a 5,185 square-foot convenience store, a 5,320 square-foot fueling station with eight fueling islands, a 2,315 square-foot car wash, a 2,627 square-foot drive-thru Starbucks on a 2.94-acre Project Site. The wastewater generated by the Proposed Project is anticipated to be approximately 3,528 gallons per day (gpd).<sup>5</sup> This increase in wastewater generated would account for approximately 0.007% of wastewater EMWD currently treats. The Project Site would be served by an existing sewer collection system with connection to an

<sup>5</sup> Based on factor of 1200 gpd per acre for commercial uses. County of Riverside Environmental Impact Report No. 521. Table 4.19-BJ. February 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing sewer lateral in Winchester Road. The Proposed Project will not require or result in the construction of new wastewater treatment facilities or require expansion of existing facilities that would cause environmental effects. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42) Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

Source(s): Riverside County Department of Waste Resources, CalRecycle Estimated Solid Waste Generation Rate, Advisory Notification Document

Findings of Fact:

a,b) **Less than Significant Impact.** The County of Riverside Department of Waste Resources operates five landfills and administers several transfer station leases. The department has a contract agreement for waste disposal with El Sobrante Landfill, a privately-owned landfill. Most refuse is disposed of at the Lamb Canyon Sanitary Landfill, which is owned and operated by the County. It is located 16411 Lamb Canyon Rd, Beaumont, CA 92223, approximately 20 miles northeast of the Project Site. The landfill encompasses approximately 703 acres, of which about 144.6 acres (as of 2018) are being used for waste disposal activities.

The Lamb Canyon Sanitary Landfill is permitted to receive a maximum of 5,000 tons per day. According to the CalRecycle’s estimated solid waste generation rate for commercial development, the Proposed Project would generate approximately 126 pounds of solid waste per day or approximately 0.063 tons per day based on 10.53 pounds per employee. The estimated project-generated waste represents approximately 0.000125 percent of the total permitted waste received daily at the Lamb Canyon Sanitary Landfill.

The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with AB 939. AB 939 established an integrated waste management hierarchy to guide the Board and local agencies on source reduction, recycling and composting, and environmentally safe transformation and land disposal. The Proposed Project would comply with all applicable solid waste statues and regulations. AB 1826 requires businesses to arrange for organic waste recycling. The Project Applicant shall take at least one of the actions recommended by the County to divert organic waste. Moreover, AB 341 requires businesses that generate four or more cubic yards of waste per week to divert commercial solid waste from disposal.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to issuance of a building permit, the Project Applicant shall submit a Waste Recycling Plan (WRP) to the Riverside County Department of Waste Resources for approval. The WRP must identify methods that will be taken to recycle, reuse and/or reduce the amount of materials and the targeted recycling or reduction rate. Moreover, the Project Applicant must identify programs or plans that address commercial and organics recycling in compliance with State legislation/regulation by completing a Mandatory Commercial Recycling and Organics Recycling Compliance form.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43) Utilities**

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

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

**Source(s):** Project Application Materials, California Energy Commission: Electricity Utilities Service Area Map, Southern California Edison, Southern California Gas Company

**Findings of Fact:**

- a) **No Impact.** Southern California Edison (SCE) provides electrical service to French Valley. The Proposed Project entails the development of a car wash, fueling station with canopy, convenience store and Starbucks with drive-thru uses. Because the Project Site is currently vacant, implementation of the Proposed Project will result in a permanent increase in electricity demand. The electricity demand for the Proposed Project is 184,933 kWh/year. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh between the years 2015 and 2026. The increase in electricity demand from the Proposed Project would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** Southern California Gas Company (SoCalGas) provides natural gas service to the Project Site and surrounding area. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease at a rate of 1.6 percent per year between the years 2015 to 2035. The projected decline is due to the California Public Utilities Commission (CPUC)-authorized portfolio of energy efficiency programs and Title 24 codes building standards. The natural gas demand for the Proposed Project is 657,115 kBtu/year. The natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SoCalGas' service area. The Proposed Project would not require the expansion or construction of new natural gas facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** The Proposed Project would be serviced by Spectrum and Frontier. The Proposed Project will connect to existing telecommunication infrastructure and will not require the expansion or construction of new communications systems facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** Streetlights currently exist on the portions of Winchester Road and Jean Nicholas Road adjacent to the Project Site. The Proposed Project includes the installation of lights on the Project Site for safety and to be directed away from surrounding properties. The Proposed Project will not require the construction of additional streetlights. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** Any potential impacts to public facilities will be mitigated by the Project Applicant's payment of development impacts fees. Access to the site would be provided by two driveways on Jean Nicholas Road. Jean Nicholas Road is an existing paved roadway and is currently maintained by the County. The County of Riverside Transportation Department is responsible for the repair and maintenance of approximately 2,200 miles of roads located within the unincorporated areas of Riverside County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- f) **No Impact.** The Proposed Project is not anticipated to require additional services aside from those already mentioned. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**44) Wildfire Impacts**

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

**Source(s):** RCIT Map my County, Riverside County General Plan Safety Element Figure S-14 "Inventory of Emergency Response Facilities," Figure S-11 "Wildfire Susceptibility," County Ordinance No. 457.

**Findings of Fact:**

- a) **No Impact.** The Project Site is not located in a State Responsibility Area (SRA) nor in lands classified as very high hazard severity zone. The closest very high fire hazard severity zone is located approximately 0.83 miles west of the Project Site. As shown in the County General Plan Figure S-14, the Project Site does not contain any emergency facilities. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. Furthermore, access would be provided via two driveways on Jean Nicholas Road. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b, c) **Less than Significant Impact.** According to Riverside County Information Technology GIS Wildfire Susceptibility map, the Project Site is not located within a Very High fire hazard severity zone. The Project Site is relatively flat (less than 15% slope) and elevation ranges from 1380 feet to 1412 feet. The Proposed Project will be required to meet minimum standards for fire safety as defined in the Riverside County Building or California Fire Codes. The Proposed Project will be required to incorporate the development standards detailed in Chapter 23 of the California Fire Code, "Motor Fuel-Dispensing Facilities and Repair Garages." The Office of the Fire Marshal will review building plans and ensure that fire and life safety conditions are met. The Proposed Project does not include the installation of new roads, power lines or other utilities that would exacerbate wildfire risk for the area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- d, e) **Less than Significant Impact.** The Project Site is relatively flat. According to the County General Plan Safety Element, the Project Site is not located within a 100-year FEMA flood zone area. As shown on the Southwest Area Plan Figure 14, Slope Instability, the Project Site is not susceptible to landslides. Furthermore, the Proposed Project does not require any drainage changes. Therefore, post-fire slope instability and/or drainage changes are not anticipated. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

45) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** MSHCP Consistency Analysis, Phase I Cultural Resources Assessment

**Findings of Fact:**

**Less Than Significant Impact with Mitigation Incorporated.** In January 2020, a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Proposed Project by RCA Associates, Inc. The Project Site is located within the MSHCP Conservation Area. Additionally, the Project Site is located within the Riverside County HCP fee area for Stephen's kangaroo rat. Any potential impacts to this species will be mitigated through participation in the HCP and a per-acre fee will be required. The Biological Assessment concluded that no listed or special status plant or wildlife species or sensitive habitats were observed within the Project Site during the field investigation. Additionally, the Project Site does not contain any vernal pools or Urban/Wildlands interface areas.

The Project Site contains marginal nesting bird habitat for avian species given the presence of few trees and shrubs along the southern and eastern edges of the site. The Proposed Project is not expected to result in any significant indirect impacts to special-status biological resources. However, the implementation of BMPs as listed in Section IV, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. The Project Site supports habitat that could potentially be utilized by burrowing owls. Implementation of Mitigation Measure BIO-1 would ensure potential impacts are reduced to a less than significant level.

In March 2020, a Phase I Cultural Resources Assessment was prepared for the Proposed Project by Jean A. Keller. No information has been obtained through Native American consultation that the subject property is culturally or spiritually significant and no Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current cultural resources evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. Despite the fact that no cultural resources of prehistoric or historical origin were observed within the boundaries of the Project Site, the property is situated in an area considered to be archaeologically and historically sensitive. One of the largest known Luiseño villages in Riverside County, Adobe Springs, is located just over one mile from the property, and 29 other cultural resource properties of either prehistoric or historical origin are located within a one-mile radius of the property. In addition, the subject property was part of one of the original French Valley farmsteads that was occupied by Jean Nicolas for decades, beginning in 1890. Considering these facts, there is at least a possibility of a subsurface cultural deposit existing within the property boundaries. In addition, due to the abundance of debris that has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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deposited across the property, there were several areas within the property that were not accessible for survey.

Consultations were requested by the Soboba Band of Luiseño Indians. Soboba was provided with the cultural report and the conditions of approval. No Tribal Cultural Resources were identified by the tribe. However, the tribe expressed 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 (CUL-1).

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Traffic Impact Analysis, Project Application Materials

**Findings of Fact:**

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

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Winchester Road [SR-79] at Max Gilliss Boulevard/Thompson Road and Moana Loa Road/Project Driveway at Jean Nicholas Road are not expected to operate within acceptable Levels of Service (D or better) during the peak hours for Existing Plus Ambient Plus Project Plus Cumulative conditions. With implementation of Mitigation Measure TRAN-4, the Proposed Project is forecast to result in no significant traffic impacts at these intersections for Existing Plus Ambient Plus Project Plus Cumulative conditions during the AM and PM peak hours.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Winchester Road [SR-79] at Max Gilliss Boulevard/Thompson Road is also forecast to operate outside acceptable LOS during peak hours for Existing Plus Ambient Plus Project conditions. Implementation of Mitigation Measure TRAN-3 would reduce impacts to less than significant level. The improvement under this mitigation measure is considered to mitigate a cumulative impact because this improvement is required with the addition of background ambient growth to existing conditions, but not with the addition of project-generated trips alone. Cumulative impacts may be mitigated by fair share contributions/development impact fees, like County of Riverside Road and Bridge Benefit District (RBBB) and the Western Riverside Council of Governments Transportation Uniform Mitigation Fee (TUMF) programs under Mitigation Measure TRAN-5.

With incorporation of sustainable design and compliance with regulation, project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). Mitigation Measures AQ-1 to AQ-4 are required for project compliance with Title 4. The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. Because the Proposed Project's greenhouse gas emissions exceed the County of Riverside CAP and SCAQMD draft screening threshold of 3,000 MTCO<sub>2e</sub> per year for all land uses, the Proposed Project is required to garner at least 100 points from the County's CAP Screening Tables (Mitigation Measure GHG-1). The requirement that the project is to garner at least 100 points from the County's CAP Update Screening Tables has been included as part of the project's design measures. Therefore, with the requisite accrual of at least 100 points from the CAP Screening Tables, operation of the Proposed Project would not create a significant cumulative impact to global climate change and the project would not conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

With implementation of the mitigation measures mentioned above and compliance with regulations, impacts associated with the Proposed Project would not be considered cumulatively considerable.

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

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

**Findings of Fact:**

**Less Than Significant Impact with Mitigation Incorporated.** The incorporation of the Southwest Area Plan design measures and Riverside County policies, standards, guidelines, and proposed mitigation measures as provided in this Initial Study would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. As stated above, the Project Site is not susceptible to geologic hazards. Therefore, implementation of Proposed Project is not anticipated to pose any foreseeable danger to human beings. No significant adverse impacts are identified or anticipated, and mitigation measures have been provided throughout this Initial Study.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

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

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## II. REFERENCES

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- California Department of Conservation. Riverside County California Important Farmland 2016 Sheet 1 of 3 maps. Accessed November 2019. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
- California Department of Toxic Substances Control. EnviroStor. Accessed December 2019.
- California Energy Commission, California Natural Gas Utility Service Areas Map. Accessed December 13, 2019 from [https://ww2.energy.ca.gov/maps/serviceareas/naturalgas\\_service\\_areas.html](https://ww2.energy.ca.gov/maps/serviceareas/naturalgas_service_areas.html)
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- Riverside County. 2015 General Plan: Southwest Area Plan. Updated April 2019. Accessed periodically.
- Riverside County. Climate Action Plan. [https://planning.rctlma.org/Portals/14/CAP/2019/2019\\_CAP\\_Update\\_Full.pdf](https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf). Accessed December 2019.
- Riverside County. Ordinance No. 460: Regulating the Division of Land. August 2014. <https://www.rivcocob.org/ords/400/460.pdf>. Accessed December 24, 2019.
- Riverside County. Ordinance No. 655: *An Ordinance of the County of Riverside Regulating Light Pollution*. <https://www.rivcocob.org/ords/600/655.html>
- Riverside County. Ordinance No. 659: Establishing Development Impact Fees. <http://www.rivcocob.org/ords/600/659.7.pdf>. Accessed December 24, 2019.
- Riverside County. Road and Bridge Benefit District. <https://rctlma.org/trans/Land-Development/Development-Fees/Road-and-Bridge-Benefit-District-RBBD>. Accessed 3/30/2020.



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[https://www.socalgas.com/regulatory/documents/cgr/2018\\_California\\_Gas\\_Report.pdf](https://www.socalgas.com/regulatory/documents/cgr/2018_California_Gas_Report.pdf). Accessed December 17, 2019.

United State Department of Agriculture. Web Soil Survey.  
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed December 19, 2019.

Valley-Wide Recreation and Park District. District Master Plan. 2010.  
<https://www.gorecreation.org/files/ab5e857a7/Master+Plan+2010.pdf>. Accessed December 24, 2019.

**PROJECT-SPECIFIC REFERENCES**

Air Quality, Global Climate Change and Energy Impact Analysis. Ganddini Group, Inc. October 16, 2020.

Habitat Assessment and MSHCP Consistency Analysis. RCA Associates, Inc. January 31, 2020.

Noise Impact Analysis. Ganddini Group, Inc. August 19, 2020.

Phase I Cultural Resources Assessment of Condition Use Permit No. 200002. Jean A. Keller. March, 2020.

Project Specific Water Quality Management Plan. W&W Land Design Consultants, Inc. July 2, 2019.

Traffic Impact Analysis. Ganddini Group, Inc. September 9, 2020.

## Notice of Completion & Environmental Document Transmittal

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

<b>SCH #</b>
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**Project Title:** Beyond Food Mart, Gas Station, Express Carwash & Starbucks with Drive-Thru

Lead Agency: County of Riverside Contact Person: Deborah Bradford  
 Mailing Address: 4080 Lemon Street, 12th Floor, PO Box 1409. Phone: 951 955-6646  
 City: Riverside Zip: 92502 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: French Valley

Cross Streets: Jean Nicholas Rd, Winchester Rd. Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): 33 ° 36 ' 35.03 " N / 117 ° 6 ' 34.21 " W Total Acres: 2.94

Assessor's Parcel No.: 480-462-004 Section: 32 Twp.: 6S Range: 2W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 79 Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Susan LaVorgna Elementary

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. <u>16707</u> Acres <u>0.38</u> Employees <u>12</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Industrial Park (I-P).

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

The Applicant is requesting the approval of a Plot Plan to construct and operate a 5,185 square-foot convenience store, a fueling station with eight fueling islands, a 2,315 square-foot car wash, a 2,226 square-foot drive-thru Starbucks. The Project Site is an existing vacant parcel described as Assessor's Parcel No. 480-462-004. The 2.94 acre parcel is located on the northwest corner of Jean Nicholas Road and Winchester Road (SR-79) in the unincorporated community of French Valley within the County of Riverside. The Project Site has a current land use designation of Light Industrial (LI) and Zoning of Industrial Park (I-P). The Project Applicant is requesting a Change of Zone to Manufacturing-Service Commercial (M-SC). The County of Riverside requires approval of a Plot Plan for service and commercial uses within the M-SC Zone. The site plan includes two underground storage tanks (USTs) and one (1) Healy Tank(s) (clean air separator). The Proposed Project includes two bioretention basins and landscape areas, designed to capture 3,950 CF and 3,078 CF of runoff.

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

## Reviewing Agencies Checklist

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

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

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

Starting Date June 14, 2021 Ending Date July 14, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Beyond Food Mart</u>
Address: <u>1905 Business Center Dr.</u>	Address: <u>4300 Edison Avenue</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Chino, CA 9170</u>
Contact: <u>Cheryl Tubbs</u>	Phone: <u>(760)810-8548</u>
Phone: <u>(909)890-1818</u>	

Signature of Lead Agency Representative:  Date: \_\_\_\_\_

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



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

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



06/09/21, 11:32 am

**PPT210001**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT210001. 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 (CZ2100009 and PPT210001) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description & Operational Limits**

Plot Plan No. 210001 is a proposal for the construction of a 5,185 square foot convenience store, 5,320 square foot canopy for sixteen (16) gas dispensers, 2,315 square foot express car wash, and 2,226 square foot specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed.

NOTE: Net Acreage 2.56

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

- 1. 3rd & 5th District Design Guidelines

**Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED PPT210001 EXHIBITS

- Exhibit A (Site Plan), dated April 6, 2021.
- Exhibit B (Elevations), dated March 24, 2021.
- Exhibit C (Floor Plans), dated March 24, 2021.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated April 22, 2021.
- Exhibit W (Wall detail), dated April 6, 2021.

**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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### 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 the COUNTY, its advisory agencies, appeal boards, or legislative body concerning C22100009 and PPT210001 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 6                    AND - Hold Harmless (cont.)

made by the COUNTY concerning CZ2100009 and PPT210001, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

##### NOTIFICATIONS:

##### ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

#### EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

#### DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

#### Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

#### Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility Minimum Number (by type) of Accessible EVCS Required

	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	2	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100.

#### EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

#### DISABLED ACCESS:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

#### Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

#### Electric Vehicle Charging Stations for Public Use and Common Use

#### EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)  
 Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

#### 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.

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

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

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

### E Health

#### E Health. 1

#### Gen - Custom

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



## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 1 Gen - Custom (cont.)

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

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

#### E Health. 2 Water/Sewer

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

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

### Fire

#### Fire. 1 Fire - Advisory

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

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

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

### Planning

#### Planning. 1 15 - PLANNING - Landscape Requirement

##### Landscape Requirement

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

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 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,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 1**                              **15 - PLANNING - Landscape Requirement (cont.)**

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**                              **Planning - Basis of Parking**

Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348. The proposed car wash is required to have 1 parking space/3 employees and 2 parking spaces/stall. Three (3) parking spaces will be provided for the car wash. The 5,185 square foot convenience store is required to provide 1 parking space/200 square feet of floor area. Twenty-six (26) parking spaces will be provided for the convenience store. The Gas Station is required to provide four (4) parking spaces, 4 spaces will be provided. The drive-through is required to provide 1 parking space/45 square feet of service area and 1 parking space/2 employees. Twenty-nine (29) parking spaces will be provided for the proposed specialty coffee drive-through. A total of 62 parking spaces are required. The applicant has provided 63 parking spaces as shown on the APPROVED EXHIBIT A.

#### **Planning. 3**                              **Planning - ALUC Conditions**

NOTE: The ALUC CONSISTENCY Letter references case No. CUP200008 (ZAP1096FV20). Since the time of ALL review and approval the CUP was withdrawn and replaced with PPT210001. The case change was due to the removal of the selling of beer and wine in the convenience store. Everything else remains the same as do the following ALUC Conditions of Approval:

- 1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
- 2. The review of this project is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### Planning - ALUC Conditions (cont.)

airport.

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

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

4. The attached notice shall be provided to all potential purchasers of the property and to the tenants of the buildings.

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

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

#### Planning. 4

#### Planning - Business Licensing

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

#### Planning. 5

#### Planning - Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

#### Planning. 6

#### Planning - Ceased Operations

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

#### Planning. 7

#### Planning - Construction Equipment Placement and Operation

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 7                                  Planning - Construction Equipment Placement and Operation (cont.)**

1. During all Project Site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
3. Construction equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate construction equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project Site during all project construction.
5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
6. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

#### **Planning. 8                                  Planning - ENERGY STAR Compliant**

The project applicant shall require that ENERGY STAR-compliant appliances are installed wherever appliances are required on-site.

#### **Planning. 9                                  Planning - Land Division Prior to Sale**

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

#### **Planning. 10                                  Planning - Low Flow Fixtures**

The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CALGreen Standards

#### **Planning. 11                                  Planning - Mt. Palomar Lighting Area**

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

#### **Planning. 12                                  Planning - No Outdoor Advertising**

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

#### **Planning. 13                                  Planning - No Resident Occupancy**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 14** **Planning - Noise Monitoring Reports (cont.)**

#### **Planning. 14** **Planning - Noise Monitoring Reports**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

#### **Planning. 15** **Planning - Permit Expiration**

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

#### **Planning. 16** **Planning - Reclaimed Water**

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

#### **Planning. 17** **Planning – Review Fees**

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

### Planning-CUL

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

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

#### **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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (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.

### Transportation

#### Transportation. 1                      RCTD - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      RCTD - General Conditions (cont.)**

7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461
10. The Project shall obtain approval of street improvement plans from the Transportation Department.  
  
Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
11. 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-USE - TS/General 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 deficiencies.

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

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SR-79/Winchester Road (NS) at:  
 Whisper Heights/Pourroy Road (EW)  
 Jean Nicholas Road/Skyview Road (EW)  
 Blue Spruce Lane/Algarve Avenue (EW)  
 Max Gillis Blvd../Thompson Road (EW)  
 Benton Road (EW)

Leon Road (NS) at:  
 Baxter Road/Jean Nicholas Road (EW)

Jean Nicholas Road (NS) at:  
 Mauna Loa Road/Project North Access (EW)  
 Project South Access (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2                      RCTD-USE - TS/General Conditions (cont.)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate recommended improvements identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste Resources

#### Waste Resources. 1                      Waste - General

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

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

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

For more information, please visit:

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

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

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

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



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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

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

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

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

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

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

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

Flood

060 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Murrieta Creek- Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

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

Planning

060 - Planning. 1                      Planning - Construction Noise                      Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      Planning - Construction Noise (cont.)                      Not Satisfied

060 - Planning. 2                      Planning - Fee Status                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 210001, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3                      Planning - Required Applications                      Not Satisfied

No grading permits shall be issued until Change of Zone No.2100009 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zoning classification ultimately applied to the property.

060 - Planning. 4                      Planning - SKR Fee Condition                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.94 (gross) in accordance with APPROVED EXHIBIT NO. A.

If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

060 - Planning. 5                      Planning - Underground Utilities                      Not Satisfied

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

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1            Native American Monitor (cont.)            Not Satisfied

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

060 - Planning-CUL. 2            Project Archaeologist- CRMP            Not Satisfied

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

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

Planning-EPD

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

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

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

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

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

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, documenting the results of the survey, to EPD for review.

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

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

### Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.
14. Procedures for reporting of findings.
15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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 - FILE L&LMD APPLICATION Not Satisfied

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

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

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

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS (cont.) Not Satisfied  
10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. 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.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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

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

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

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied  
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 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. 3 ROUGH GRADE APPROVAL Not Satisfied  
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:  
1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.  
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.  
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.  
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

080 - BS-Grade. 4 ROUGH GRADE APPROVAL Not Satisfied  
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:  
1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 4                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

appropriate) for his/her certification of the project.

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

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

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1                      Food Plans                      Not Satisfied

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

Fire

080 - Fire. 1                      Prior to Permit issuance - 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)

- The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

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

080 - Fire. 2                      Prior to Permit issuance - Water                      Not Satisfied

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

-Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

-Prior to issuance of Building Permits, 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.



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2                      Prior to Permit issuance - Water (cont.)                      Not Satisfied  
-Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1                      Mitcharge - Use                      Not Satisfied

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

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

Planning

080 - Planning. 1                      Planning - Bike Racks                      Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. Bike racks shall be provided in convenient locations to facilitate bicycle access to the project area.  
The number of bike racks and lockers are based on the requirements as provided by Section 18.12 2. D. 2. c. of Ordinance No. 348 as follows:  
Bicycle Parking Requirements:  
Commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities.

080 - Planning. 2                      Planning - CAP Screening Table                      Not Satisfied

Prior to issuance of building permits, and as a condition of approval, the applicant will demonstrate proof that the project would garner at least 100 or more points from the County of Riverside CAP Update Screening Tables.

080 - Planning. 3                      Planning - Conform to Elevations and Square Footage                      Not Satisfied

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

080 - Planning. 4                      Planning - Construction Noise                      Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      Planning - Construction Noise (cont.)                      Not Satisfied  
grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 5                      Planning - EV Charging Stations                      Not Satisfied  
The Project shall also comply with applicable requirements of Section 18.12 A. c., d., and e., of Ordinance No. 348 for electrical vehicle and charging stations.

Based on the required number of parking spaces (62) the applicant is required to designated three (3) parking spaces for electrical vehicle parking. In addition, all electrical vehicle parking spaces shall be serviced with an electrical vehicle charging station. The electrical vehicle parking spaces shall be shown on the Exhibit A.

080 - Planning. 6                      Planning - Fee Status                      Not Satisfied  
Prior to issuance of building permits for Plot Plan No. 210001, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 7                      Planning - Lighting Plans                      Not Satisfied  
All exterior lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 8                      Planning - Roof Equipment Shielding                      Not Satisfied  
Roof-mounted mechanical equipment shall be screened from view from adjacent properties and the public right-of-ways.

080 - Planning. 9                      Planning - School Impact Fees                      Not Satisfied  
Impacts to the Murrieta Valley Unified School District shall be addressed in accordance with California State law.

Survey

080 - Survey. 1                      RCTD - SURVEY MONUMENT                      Not Satisfied  
1. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1                      RCTD - SURVEY MONUMENT (cont.)                      Not Satisfied

2. Lot access shall be restricted on SH-79 (Winchester Road), so noted on the site/grading plans.

Transportation

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

Landscape Common Area CCRs

The developer/ permit holder shall:

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

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

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

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

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

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

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

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

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

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

Landscape Plot Plan/Permit Required

Plan: PPT210001

Parcel: 480462004

80. Prior To Building Permit Issuance

Transportation

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

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 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,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3      80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ      Not Satisfied  
TVWD, and EMWD may be required to approve plans prior to County approval.

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

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

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

The developer/ permit holder shall:

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

- a. Landscape screening located from Winchester Rd. to Nicholas Rd. shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser 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

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## 80. Prior To Building Permit Issuance

### Transportation

080 - Transportation. 4      80 - TRANSPORTATION - Landscape Project Specific Requi      Not Satisfied  
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. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.  
r. 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.  
s. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.  
t. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

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

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Potential future traffic signal at Mauna Loa Road/Project North Access at Jean Nicholas Road.

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 6      RCTD - COORDINATE WITH CALTRANS      Not Satisfied

The Project shall coordinate with and obtain approval from Caltrans District 8 Attn: I.G.R. 464 W. 4th Street, San Bernardino Ca 92401 and submit evidence of approval to the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7            RCTD - COORDINATION WITH OTHERS            Not Satisfied

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

1. Prior to issuance of a building permit, the Project shall coordinate with PPT170003/TR37078.

080 - Transportation. 8            RCTD - ENCROACHMENT PRMT            Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the Caltrans road right right-of-way, an encroachment permit must be obtained by the applicant from:

1. Curb to curb improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to Caltrans.

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

3. Traffic signal modification that may be required as directed by the Director of Transportation/Caltrans.

080 - Transportation. 9            RCTD - LANDSCAPING DESIGN PLANS            Not Satisfied

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

Landscaping plans shall be designed within streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 inch x 36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 10            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. 11            RCTD - UTILITY PLAN            Not Satisfied

Proposed electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. 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. 12            RCTD-USE - TS/Fair Share            Not Satisfied

Based on the Winchester at Jean Nicholas Commercial Retail Center Traffic Impact Analysis

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 RCTD-USE - TS/Fair Share (cont.) Not Satisfied  
prepared by Ganddini Group, dated September 8, 2020, the project is estimated to contribute 15.0% of the total new traffic at the intersection of SR-79/Winchester Road and Max Gillis Blvd./Thompson Road. The project is also estimated to contribute 68.7% of the total new traffic at the intersection of Jean Nicholas Road and Mauna Loa Road/Project North Access. The project proponent shall contribute its fair share towards ultimate future traffic signals located at identified intersections above.

or as approved by the Director of Transportation.

080 - Transportation. 13 RCTD-USE - TS/Geometrics Not Satisfied

The intersection of Jean Nicholas Road (NS) at Mauna Loa Road/Project North Access (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one through lane, one shared through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane
- Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: In order to accommodate sight distance requirements, modifications may be needed to the existing landscaping on Jean Nicholas Road.

The intersection of Jean Nicholas Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane, one shared through/right-turn lane
- Southbound: two through lanes
- Eastbound: N/A
- Westbound: N/A

NOTE: This access shall be restricted to right-in only turning movements. The project proponent shall provide channelization in the form of a raised median (min. 2' wide) to enforce the turning movements at this location. The driveway design shall also accommodate the swept paths for the refueling trucks.

The intersection of SR-79/Winchester Road (NS) at Max Gillis Blvd./Thompson Road (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane, one shared through/right-turn lane
- Southbound: one left-turn lane, two through lanes, one right-turn lane
- Eastbound: two left-turn lane, one through lane, one right-turn lane with overlap
- Westbound: one left-turn lane, one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.



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### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 14 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. 15 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

#### Waste Resources

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

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

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

### 90. Prior to Building Final Inspection

#### BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the

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90. Prior to Building Final Inspection

BS-Grade

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

precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

E Health

090 - E Health. 1                      Hazmat Clearance                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1                      Ordinance No. 810 Open Space Fee                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 190034 is calculated to be approximately 2.56 net acres.

090 - Planning. 2                      Planning - Trash Enclosures                      Not Satisfied

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

090 - Planning. 3                      Planning - Accessible Parking                      Not Satisfied

Ordinance No. 348 Section 18.12 C.1 shows that if 51 to 75 parking spaces are required, three (3) accessible parking spaces shall be provided. As illustrated on the approved Exhibit A, five (5) accessible parking spaces have been provided.

Plan: PPT210001

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      Planning - Accessible Parking (cont.)                      Not Satisfied

Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

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

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

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

090 - Planning. 4                      Planning - Curbs Along Planters                      Not Satisfied

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

090 - Planning. 5                      Planning - Install Bike Racks                      Not Satisfied

A bicycle rack shall be provided at each building to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 6                      Planning - Ordinance No. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 190034 has been calculated to be approximately 2.56 net acres.

090 - Planning. 7                      Planning - Parking Paving Material                      Not Satisfied

A minimum of 62 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the approved APPROVED EXHIBIT A. The parking area shall be surfaced with asphaltic

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      Planning - Parking Paving Material (cont.)                      Not Satisfied  
concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8                      Planning - Roof Equipment Shielding                      Not Satisfied  
Roof-mounted mechanical equipment shall be screened from view from adjacent properties and the public right-of-ways.

090 - Planning. 9                      Planning - Utilities Underground                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and Drought Compliance                      Not Satisfied  
Landscape Inspection and Drought Compliance

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

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation 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 - COMPLETE ANNEXATION INTO L&LMD OR OTHER DISTRICT                      Not Satisfied

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

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3                      RCTD - IMPROVEMENT                      Not Satisfied

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Parcel: 480462004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - IMPROVEMENT (cont.) Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

1. Jean Nicholas Road along project boundary from Mauna Loa Road (project main access) easterly to SH-79 (Winchester Road) is a paved County maintained road designated as a SECONDARY HIGHWAY and shall be widened with 34 foot half-width AC pavement, 8 inch concrete curb and gutter, concrete sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 100' full-width existing dedicated right-of-way in accordance with County modified Standard No. 94, Ordinance 461. (Modified for increasing half-width AC pavement improvement from 32 feet to 34 feet).

a. If an existing concrete sidewalks is damaged or in poor condition the project proponent shall reconstruct to meet the County standards and as directed by the Director of Transportation.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

c. The easterly driveway shall be used for gasoline delivery truck access and shall be designed for right-in access ONLY as directed by the Director of Transportation.

d. Demolish existing C&G at the northwest corner of SH-79 (Winchester Road) and Jean Nicholas Road, widen AC pavement, and reconstruct C&G to join the existing curb and gutter to the north within the Caltrans road right-of-way as approved by Caltrans.

e. Traffic signal modification shall be required as directed by the Director of Transportation/Caltrans.

f. Construct a 125 foot (75 feet west and 50 feet east of the easterly driveway) of 2 foot wide raised curbed median along Jean Nicholas Road to restrict a left out and left in movement to the easterly driveway as directed by the Director of Transportation.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

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

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
2. All Fees for Zone D of the Southwest Road and Bridge Benefit District.

090 - Transportation. 6 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Project main access (Mauna Loa Road extension north of Jean Nicholas Road) along project

Plan: PPT210001

Parcel: 480462004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied  
boundary is designated as a RESERVED PRIVATE ROADS. This road shall be improved with 48 foot full-width AC pavement, 6 inch concrete curb, gutter, and concrete sidewalk (both sides) within a 78 foot full-width reserved private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (modified for increased pavement and right-of-way width).

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalks (both sides) shall be improved within the 15 foot parkway.
2. Stop signs shall be installed at the intersections as directed by the Director of Transportation.
3. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

090 - Transportation. 7 RCTD - SIGHT DISTANCE Not Satisfied

In order to secure adequate sight distance at the intersection of project main access (Mauna Loa Road extension) and Jean Nicholas Road NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be planted/installed per County Standard No. 821, Ordinance 461.

090 - Transportation. 8 RCTD - STREETLIGHTS INSTALL Not Satisfied

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 9 RCTD - Utility Install Not Satisfied

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

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

090 - Transportation. 10 RCTD-USE - TS/Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect along its frontage of Jean Nicholas Road.

Plan: PPT210001

Parcel: 480462004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 RCTD-USE - TS/Interconnect (cont.) Not Satisfied  
or as approved by the Transportation Department.

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

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

Waste Resources

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

May 13, 2021

Aziz LLC  
Attention: Amir Aziz  
495 E. Rincon Ave., Suite 175  
Corona, CA 92879

Michael Ramirez  
4300 Edison Avenue  
Chino, CA 91710

**RE: CHANGE OF ZONE NO. 2100009, PLOT PLAN NO. 210001, and SETBACK ADJUSTMENT NO. 210007** *The Project is a proposal to change the Project site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC) and for the construction of a 5,185 square foot convenience store, 5,320 square foot canopy for sixteen (16) gas dispensers, 2,315 square foot express car wash, and 2,226 square foot specialty coffee drive-through. The Setback Adjustment is a request to alter the required 25-foot setback, along Jean Nicholas Road to a minimum of 20-feet for the proposed convenience store, and 21-feet for the proposed car wash.*

To grant a setback adjustment compliance with the following findings as provided in Section 18.33 of Ordinance No. 348 must be made:

- a) The proposal is consistent with the intent and purposes of County of Riverside Ordinance No. 348, in that Project is for the development of a service station, convenience store, specialty coffee drive-thru, and an express car wash. These uses are permitted in the Manufacturing-Service Commercial (M-SC) zoning classification with the approval of a Plot Plan.
- b) The Director found special circumstances applicable to the property that justify the approved setback adjustment for the proposed convenience store and car wash. The subject site is comprised of a 2.94 gross acre triangular shaped lot which includes frontage along two streets. Since the project site fronts along two streets a setback of 25' is required along both frontages, this reduces the buildable area for development. The applicant is providing the required 25-foot setback along Winchester Road. The reduction in the setback will occur along Jean Nicholas Road; however, the required setback for landscaping is not reduced.
- c) There is no anticipation that the existing neighborhood to the south will be impacted by the approved modified setback requirement along Jean Nicholas Road. The rear yards of each property along this portion of Jean Nicholas Road are provided with a block walls which abut a landscaped setback area of approximately twenty-five (25'). In

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

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

*"Planning Our Future... Preserving Our Past"*



addition, forty-one (41) of the existing fifty-five mature trees located along the southerly boundary of the Project site along Jean Nicholas Road will remain. The trees proposed to be removed are due to their location within the proposed access ways into the Project site. Additionally, by allowing the location of the car wash to remain as proposed and not pushing it further north will reduce the impact to the proposed planned residential uses to the north. Therefore, given the distance of the proposed development from the existing residential neighborhood and the mature landscaping the reduction in the setback will not adversely impact the surrounding neighborhood.

- d) There is no expectation that the proposal will be detrimental to the public health, safety, and welfare of the community or neighboring properties. As provided in the MND all impacts in terms of health, safety and welfare have been determined to be less than significant.

On May 13, the **Riverside County Planning Director** approved Setback Adjustment No. 210007, based on the findings mentioned above.

This action may be appealed within ten (10) days of the date of the Board of Supervisors action. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671 to the Riverside County Clerk of the Board. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

**Final Conditions will be sent following the close of the appeal period, if no appeal is filed.**

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director

  
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Deborah Bradford, Contract Planner

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

**John Hildebrand**  
*Planning Director*

May 13, 2021

Aziz LLC  
Attention: Amir Aziz  
495 E. Rincon Ave., Suite 175  
Corona, CA 92879

Michael Ramirez  
4300 Edison Avenue  
Chino, CA 91710

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Sincerely,

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
John Hildebrand, Planning Director

  
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Deborah Bradford, Contract Planner

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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 13, 2021

Ms. Deborah Bradford, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**CHAIR**  
Steven Stewart  
Palm Springs

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**STAFF**

Director  
Paul Rull

Simon A. Housman  
Daniel Zerda  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1111FV21  
Related File Nos.: CZ2100009 (Change of Zone)  
Compatibility Zone: Zone E  
APN: 480-462-004

Dear Ms. Bradford:

On May 13, 2021, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ2100009 (Change of Zone), a proposal to change the zoning of 2.94 gross acres located on the northwest corner of Jean Nicholas Road and Winchester Road from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC), **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas, click 5-13-21 Agenda, Bookmark Agenda Item 3.1. The written communication from a member of the public, Karapurath Sudhakaran, was submitted in opposition to the project. A copy of this communication is included herewith.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

[www.rcaluc.org](http://www.rcaluc.org)

Paul Rull, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: AZIZ LLC (applicant/property owner)  
Michael Ramirez (representative)  
Angela Jamison, County Airports Manager  
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1111FV21\ZAP1111FV21.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

## Rull, Paul

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**From:** Karapurath Sudhakaran <kanaksudha@gmail.com>  
**Sent:** Wednesday, May 5, 2021 10:25 AM  
**To:** Rull, Paul  
**Subject:** CONCERNS ON ZAP1111FV21-AZIZ

Hi,

I am in receipt of a mail on Public Hearing by the Riverside County Airport Land Use Commission concerning the proposal to build a Multi Fuel, Car Washing and Convenient store on the intersection of Jean Nicholas and Winchester Road.

The above mentioned facility is behind our residence located in the Kona Park, a residential community on Jean Nicholas Road. I do not think the facility should be built at the proposed location for several reasons:

1. The facility is placed in a residential area built more than 14 years ago. Such a facility is better placed in the area where there are many commercial units either built and being built. A new shopping complex is being built on the intersection of Winchester Road and Thompson Road. Such facility is also available for the residents at the Benton Road junction.
2. Such a facility increases additional traffic on Jean Nicholas road as well as Winchester Rd. Residents are heavily impacted by the increased noise and pollution from the traffic. This will add to the already increased traffic on Winchester Road.
3. Apart from noise from the entering and exiting vehicles from the facility, the Car washing adds additional Noise, Mist and other pollutants to the residents in our community. Many of us are retired Seniors and are susceptible to such pollution from both Noise and Chemical Pollution from the facility so closeby. The volatiles, such as Benzene and other chemicals from the Petroleum Products and Detergents from the car washing are also of significant concern to us.
4. From a Risk and Safety point, having a fuel tank and dispensing location is a concern from Fire and other safety conditions. Typically a convenient store attracts theft and crime and is known for a much higher rate of incidents of violence. This is least welcome for a neighboring residential area.
5. Such a facility so closeby will certainly deter future home buyers and I believe the value of the homes in our community, including mine will suffer.

These are some of my genuine concerns and while such a facility may be attractive for many travellers on Winchester Road, it certainly impacts negatively on the residents nearby. Since similar facilities can be found within a mile or two in a secluded commercial set up, it hardly impacts the need of the travellers on Winchester Road.

I hope and trust that the Planning commission will consider these concerns seriously and take the RIGHT action.

Thanks

K. Sudhakaran(Sudha)

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



March 12, 2020

Ms. Deborah Bradford, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**CHAIR**  
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Simon A. Housman

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Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1096FV20  
Related File No.: CUP200002 (Conditional Use Permit)  
APN: 480-462-004

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC’s general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP200002 (Conditional Use Permit), a proposal to construct a retail and fueling facility including a 2,627 square foot Starbucks restaurant building with drive-thru, a 5,185 square foot convenience store/service station with 16 fueling spaces, and a 2,315 square foot car wash building on 2.94 acres located on the northwest corner of Winchester Road and Jean Nicholas Road in the unincorporated community of French Valley.

The site is located within Airport Compatibility Zone E of the French Valley Airport Influence Area (AIA). Within Compatibility Zone E of the French Valley Airport Influence Area, non-residential intensity is not restricted.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (AMSL). At a distance of approximately 10,990 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,456 feet AMSL. The building pad elevation is 1,396 feet AMSL. With a maximum building height of 29 feet, the top point elevation would be 1,425 feet. Therefore, review of the proposed buildings by the FAA Obstruction Evaluation Service (FAA OES) was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, provided that the County of Riverside applies the following recommended conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.

2. The review of this project is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site as hazards to flight.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to the tenants of the buildings.
4. The following uses/activities are specifically prohibited at this location due to their propensity to attract birds: aquaculture; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; artificial marshes; and wastewater management facilities.
5. Any new detention basins or water quality management basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: AZIZ LLC (applicant)



Michael Ramirez, Beyond Food Mart (representative)  
NGN and Nael Shehetto, c/o Talal Muhtaseb (listed property owner per tax roll)  
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agcy.  
Liliana Valle, Airports Manager, Riverside County Economic Development Agency  
ALUC Case File

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Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

<b>Legislative Actions</b>	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
<b>Subdivisions</b>	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
<b>Use Permits</b>	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input checked="" type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
<b>Ministerial Actions</b>	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
<b>Miscellaneous Actions</b>	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

**GENERAL APPLICATION FORM**

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

<b>Applicant Contact (BILLING CONTACT):</b> <b>AZIZ LLC</b> <b>(Amir Aziz, 858-729-3491)</b>		
Contact Person:	<b>Michael</b> <small>First Name</small>	<b>Ramirez</b> <small>Last Name</small>
E-mail Address:	<b>mramirez@beyondfoodmart.com</b>	
Mailing Address:	<b>495</b> <small>Street Number</small>	<b>E Rinon Ave</b> <small>Street Name</small>
	<b>Corona</b> <small>City</small>	<b>CA</b> <small>State</small>
		<b>STE 175</b> <small>Unit or Suite</small>
		<b>92879</b> <small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.: <b>760-810-8548</b>

<b>Engineer/Representative Contact, if any:</b> <b>Tom Lau</b>		
Contact Person:	<b>Tom</b> <small>First Name</small>	<b>Lau</b> <small>Last Name</small>
E-mail Address:	<b>tomlau@wwldc.com</b>	
Mailing Address:	<b>2335</b> <small>Street Number</small>	<b>W Foothill Blvd</b> <small>Street Name</small>
	<b>UPLAND</b> <small>City</small>	<b>CA</b> <small>State</small>
		<b>STE 1</b> <small>Unit or Suite</small>
		<b>91786</b> <small>Zip Code</small>
Daytime Phone No.:	<b>909-608-7118</b>	Mobile Phone No.:

<b>Property Owner Contact:</b> <b>AZIZ LLC</b>		
Contact Person:	<b>AMIR</b> <small>First Name</small>	<b>AZIZ</b> <small>Last Name</small>
E-mail Address:	<b>mamoil.amiraziz@gmail.com</b>	
Mailing Address:	<b>495</b> <small>Street Number</small>	<b>E Rinon Ave</b> <small>Street Name</small>
	<b>Corona</b> <small>City</small>	<b>CA</b> <small>State</small>
		<b>STE 175</b> <small>Unit or Suite</small>
		<b>92879</b> <small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.: <b>858-729-3491</b>

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

**GENERAL APPLICATION FORM**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

**480-462-004**



Approximate Gross Acreage: **2.94 Acres**

I/We, the applicant, certify that the following responses are true and correct. Yes  No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

**HAZARDOUS SITE REVIEW STATEMENT**

[Government Code Section 65962.5.\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.  
Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

**GENERAL APPLICATION FORM**

**AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77**

Is the project located within an Airport Influence Area?

Yes  No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) ([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

**MILITARY LAND USE COMPATIBILITY**

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No

**WATER QUALITY MANAGEMENT PLAN INFORMATION**

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) ([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

**STEP 2:** This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

# GENERAL APPLICATION FORM

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Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 06/04/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: AZIZ LLC

Contact Person: Michael Ramirez E-Mail: mramirez@beyondfoodmart.com

Mailing Address: 4300 Edison Ave  
Chino CA 91710  
City State ZIP

Daytime Phone No: (760) 810-8548 Fax No: ( )

Engineer/Representative Name: Tom Lau

Contact Person: Tom Lau E-Mail: tomlau@wwldc.com

Mailing Address: 2335 W Foothill Blvd Suite 1  
Upland CA 91786  
City State ZIP

Daytime Phone No: (909) 608-7118 Fax No: (909) 946-1137

Property Owner Name: AZIZ LLC

Contact Person: AMIR AZIZ E-Mail: mamoil.amiraziz@gmail.com

Mailing Address: 495 E Rinon Ave Ste 175  
Corona CA 92879  
City State ZIP

Daytime Phone No: (858) 729-3491 Fax No: ( )

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

AZIZ LLC

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-462-004

Approximate Gross Acreage: 2.94 Acres

General location (nearby or cross streets): North of Jean Nicholas Rd, South of Whisper Heights Pkwy, East of \_\_\_\_\_, West of Winchester Rd.



**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

New construction of a service station with canopy, underground storage tanks, a gas station,

food mart store with QSR, an express car wash and STARBUCKS with drive thru

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Gasoline Service Stations, Convenience Stores, Car Washes, Restaurants

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	5185		1	C-Store
2	5320		1	Canopy
3	2315		1	Car wash tunnel
4	2627		1	STARBUCKS with drive thru
5				
6				
7				
8				
9				
10				

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). PAR190063  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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

Is this an application for a development permit? Yes  No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: AZIZ LLC

Address: 495 E Rinon Ave Ste 175, Corona, CA 92879

Phone number: (858)729-3491

Address of site (street name and number if available, and ZIP Code): NW corner of Jean Nicholas Rd & Winchester Rd  
Winchester, CA 92596

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: MB 400/9 TR 31330, LOT 88, APN 480-462-004

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 2100009 and PLOT PLAN NO. 210001 – Intent to Adopt a Mitigated Negative Declaration** – CEQ200005 – Applicant: Michael Ramirez – Engineer: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Jean Nicholas Road, southerly of Ron Roberts Way, easterly of Elliot Road, and westerly of Winchester Road – 2.94 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Change of Zone No. 2100009 proposes to change the site’s zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 210001 proposes the construction of a 5,185 sq. ft. convenience store, 5,320 sq. ft. canopy for 16 gas dispensers, 2,315 sq. ft. express car wash, and 2,226 sq. ft. specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed. APN: 480-462-004.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>JULY 21, 2021</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIENGUYEN certify that on April 15, 2021,

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

APN (s) or case numbers CZ2100009/PPT210001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2100009 / PPT210001

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 4/14/2021 2:47:35 PM

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480160021  
COUNTY OF RIVERSIDE  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

480460007  
ALBERTO C. CRUZ  
737 SHORELINE RD  
CHULA VISTA CA 91910

480460013  
EZELDA A. RIOS  
31478 KAILUA DR  
WINCHESTER CA 92596

480460029  
KARAPURATH SUDHAKARAN  
35274 WAIMEA WAY  
WINCHESTER CA 92596

480461003  
LEO BAUTISTA  
35167 WAIMEA WAY  
WINCHESTER CA 92596

480461011  
VALLEY WIDE RECREATION & PARK DIST  
901 W ESPLANADE AVE  
SAN JACINTO CA 92581

480462001  
SKEELS 2020 TRUST DTD 10/5/2020  
35148 WAIMEA WAY  
WINCHESTER CA 92596

480470004  
JAMIESON ANVICK  
35111 WAIMEA WAY  
WINCHESTER CA 92596

480470016  
N GOLD  
31359 KALAPANA CIR  
WINCHESTER CA 92596

480471020  
CHRIS A. VENTIGAN  
35106 WAIMEA WAY  
WINCHESTER CA 92596

480623049  
BELLASOL COMMUNITY ASSN  
3470 WILSHIRE BL STE 1020  
LOS ANGELES CA 90010

480461010  
HOMER L. DAVIS  
44243 SILVER CANYON LN  
PALM DESERT CA 92260

480470008  
SEAN JAMIESON VOEGTLE  
35076 HULIHEE ST  
WINCHESTER CA 92596

480470012  
PENGS FAMILY REVOC LIVING TRUST  
31354 KALAPANA CIR  
WINCHESTER CA 92596



480471015  
LEO A. BACA  
35081 HULIHEE ST  
WINCHESTER CA 92596

480471017  
TONY R. MURCHISON  
35053 HULIHEE ST  
WINCHESTER CA 92596

480460012  
JERMAINE C. BAILEY  
31464 KAILUA DR  
WINCHESTER CA 92596

480460027  
SEAN MICHAEL MOZINGO  
35246 WAIMEA WAY  
WINCHESTER CA 92596

480461002  
SHAWN R. TREVINO  
35209 WAIMEA WAY  
WINCHESTER CA 92596

480470001  
TERENCE P. WOODS  
35153 WAIMEA WAY  
WINCHESTER CA 92596

480470007  
CECILIA S. PAIGE  
35062 HULIHEE ST  
WINCHESTER CA 92596

480471014  
MARK SANTOS  
35095 HULIHEE ST  
WINCHESTER CA 92596

480471019  
CAMILLO W. DICARLO  
35078 WAIMEA WAY  
WINCHESTER CA 92596

480471022  
MARC M. AZIZUDDIN  
7327 DUNFIELD AVE  
LOS ANGELES CA 90045

480623047  
BELLASOL COMMUNITY ASSN INC  
38770 SKY CANYON DR STE B  
MURRIETA CA 92563

480460001  
JOSEFINA GARCIA  
35218 WAIMEA WAY  
WINCHESTER CA 92596

480460002  
JOHN AND CHANNARY FERNANDEZ TRUST  
35232 WAIMEA WAY  
WINCHESTER CA 92596

480460009  
MICHAEL J. WILLIAMS  
35265 WAIMEA WAY  
WINCHESTER CA 92596

480460026  
DUTCH VILLAGE PROP OWNERS ASSN  
28481 RCH CALIF RD NO 101  
TEMECULA CA 92590

480460028  
AUGUSTO M. CASTILLO  
35260 WAIMEA WAY  
WINCHESTER CA 92596

480460030  
JOYCE A. DAVIS  
35288 WAIMEA WAY  
WINCHESTER CA 92596

480620013  
MERITAGE HOMES OF CALIF INC  
8800 E RAINTREE STE 300  
SCOTTSDALE AZ 85260

480460010  
STEVE HAGINS  
35251 WAIMEA WAY  
WINCHESTER CA 92596

480460014  
JUAN E CASTRO SERRANO  
31492 KAILUA DR  
WINCHESTER CA 92596

480461004  
DIETMAR SCHIFFER  
35220 LUAU ST  
WINCHESTER CA 92596

480461009  
WILLIAM P. HERDER  
35255 KOHALA DR  
WINCHESTER CA 92596

480160023  
JBL INV INC  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

480460016  
STEVEN D. KUYPER  
31520 KAILUA DR  
WINCHESTER CA 92596

480461006  
KEVIN J. HAZLETT  
31408 KAILUA DR  
WINCHESTER CA 92596

480461008  
ANGELA BURCH  
31436 KAILUA DR  
WINCHESTER CA 92596

480470006  
DANIEL C. AKIN  
35083 WAIMEA WAY  
WINCHESTER CA 92596

480470014  
FERNANDO M. YANGA  
31382 KALAPANA CIR  
WINCHESTER CA 92596

480623054  
BELLASOL COMMUNITY ASSN  
38770 SKY CANYON DR STE B  
MURRIETA CA 92563

480460015  
CERAME TERESITA REVOCABLE LIVING TRUST  
31506 KAILUA DR  
WINCHESTER CA 92596

480461005  
ROSANNA J. TOMANENG  
16055 NAPA ST  
NORTH HILLS CA 91343

480462002  
MICHAEL G. MCINTOSH  
35162 WAIMEA WAY  
WINCHESTER CA 92596

480462004  
AZIZ  
495 E RINCON ST # 175  
CORONA CA 92879

480470002  
KIM A. HAMILTON  
35139 WAIMEA WAY  
WINCHESTER CA 92596

480470009  
FREDERICK STOCKERT  
35090 HULIHEE ST  
WINCHESTER CA 92596

480470011  
FREDERICK GOMEZ  
9303 VINTNER CIR  
PATTERSON CA 95363

480470024  
MIKE PACHECO  
35239 LUAU ST  
WINCHESTER CA 92596

480470026  
JULIAN FLORES  
4200 BRUNSWICK AVE  
LOS ANGELES CA 90039

480471018  
ROBERTO REYNOSO MUNOZ  
35039 HULIHEE ST  
WINCHESTER CA 92596

480471021  
STEVEN P. DASILVA  
35120 WAIMEA WAY  
WINCHESTER CA 92596

480623071  
BELLASOL COMMUNITY ASSN  
38770 SKY CANYON DR STE B  
MURRIETA CA 92563

480460008  
PARESH S. PATEL  
35279 WAIMEA WAY  
MENIFEE CA 92596

480460011  
CHRISTOPHER ALLEN IRVIN  
35236 KOHALA DR  
WINCHESTER CA 92596

480460017  
IKE EKE  
31525 KAILUA DR  
WINCHESTER CA 92596

480461001  
CLAIRE C. ACEVEDO  
35223 WAIMEA WAY  
WINCHESTER CA 92596

480461007  
JEFFREY VELASCO  
31422 KAILUA DR  
WINCHESTER CA 92596

480462003  
KYLE GORDON  
35176 WAIMEA WAY  
WINCHESTER CA 92596

480470003  
JOSE ANGLE RODRIGUEZ  
35125 WAIMEA WAY  
WINCHESTER CA 92596

480470005  
JASON SECOLA  
39528 DIEGO DR  
TEMECULA CA 92591

480470010  
CHERYL DIANE NEWTON  
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480471016  
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40641 SCHAFER PL  
PALM DESERT CA 92211

480470013  
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31368 KALAPANA CIR  
WINCHESTER CA 92596

480470015  
AL PACHECO  
31373 KALAPANA CIR  
WINCHESTER CA 92596

480470017  
NELSON LAZO  
35146 HULIHEE ST  
WINCHESTER CA 92596

480470025  
KELAN COPELAND  
35225 LUAAU ST  
WINCHESTER CA 92596

480623030  
DAVID SWISHER  
31536 ALICANTE LOOP  
WINCHESTER CA 92596

480623078  
LINWOOD E. HARVEY  
35309 MARBELLA CT  
WINCHESTER CA 92596

480623035  
MEGHAN HALL  
31544 ALICANTE LOOP  
WINCHESTER CA 92596

480623024  
SONGCHAE YI  
31524 ALICANTE LOOP  
WINCHESTER CA 92596

480623050  
EL DELON  
31549 ALICANTE LOOP  
WINCHESTER CA 92596

480624002  
DOMINADOR L. AMPONIN  
31506 ALICANTE LOOP  
WINCHESTER CA 92596

480623031  
HARRY W. WONG  
31538 ALICANTE LOOP  
WINCHESTER CA 92596

480623034  
IAN KESHWAR  
31542 ALICANTE LOOP  
WINCHESTER CA 92596

480624003  
JOSEPH CRUZ  
31504 ALICANTE LOOP  
WINCHESTER CA 92596

480623081  
FRANK DELGADO  
35303 MARABELLA CT  
WINCHESTER CA 92596

480623077  
GENEVIEVE A. SENGDALA  
35311 MARABELLA CT  
WINCHESTER CA 92596

480623025  
JOSE M. SANCHEZ  
31532 ALICANTE LOOP  
WINCHESTER CA 92596

480623045  
KEVIN MATTHEW DIXON  
31564 ALICANTE LOOP  
WINCHESTER CA 92596

480623037  
ADAM MCDERMOTT  
31548 ALICANTE LOOP  
WINCHESTER CA 92596

480623046  
CRISTIAN SIERRA  
31566 ALICANTE LOOP  
WINCHESTER CA 92596

480623027  
DONNA PHAM  
31528 ALICANTE LOOP  
WINCHESTER CA 92596

480623044  
JOHN IIAGAN  
31562 ALICANTE LOOP  
WINCHESTER CA 92596

480623039  
JAMES LAMAR CARSON  
31552 ALICANTE LOOP  
WINCHESTER CA 92596

480624058  
JULIO CABALLERO  
31514 ALICANTE LOOP  
WINCHESTER CA 92596

480623028  
ALLAN MARTIN Z OGWANG  
31526 ALICANTE LOOP  
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480623042  
DONALD EUGENE GRIOTT  
29035 CALLE ALTA  
MURRIETA CA 92563

480623043  
GLENDEE C. OCHOA  
31560 ALICANTE LOOP  
WINCHESTER CA 92596

480624059  
JOHN PAUL LUNA  
31512 ALICANTE LOOP  
WINCHESTER CA 92596

480623021  
KRISTIN MARIE HARDAWAY  
31518 ALICANTE LOOP  
WINCHESTER CA 92596

480623032  
RYAN BORJA PINAULA  
31540 ALICANTE LOOP  
WINCHESTER CA 92596

480623041  
MICHELLE LORI MEDINA  
31556 ALICANTE LOOP  
WINCHESTER CA 92596

480623026  
VICTOR CASTILLO  
31530 ALICANTE LOOP  
MENIFEE CA 92596

480623079  
ZACHARY THOMAS SPAIN  
35307 MARBELLA CT  
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480623036  
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31546 ALICANTE LOOP  
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31534 ALICANTE LOOP  
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480624001  
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31508 ALICANTE LOOP  
WINCHESTER CA 92596

480623052  
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31553 ALICANTE LOOP  
WINCHESTER CA 92596

480623051  
GEORGE VASQUEZ  
31551 ALICANTE LOOP  
WINCHESTER CA 92596

480623023  
JONATHAN MARTIN  
31522 ALICANTE LOOP  
WINCHESTER CA 92596

480623080  
PATRICE WINN  
35305 MARBELLA CT  
WINCHESTER CA 92596

480623040  
WILLIAM BRAD ROACH  
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Murrieta, CA 92562

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
**Planning Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**PPT210001 and CZ210009 CEQ200005**

*Project Title/Case Numbers*

**Deborah Bradford, Project Planner**  
*County Contact Person*

**(951) 955-6646**  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Michael Ramirez**  
*Project Applicant*

**495 E. Rinon Ave., Suite 175, Corona, CA 92879**  
*Address*

**Project Location W/Winchester Road, N/Jean Nicholas Road, E/Eliot Road, S/Ron Roberts Way**

**Project Description: Change of Zone No. 2100009 is a proposal to change the project site's zoning classification from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). Plot Plan No. 210001 is a proposal for the construction of a 5,185 square foot convenience store, 5,320 square foot canopy for sixteen (16) gas dispensers, 2,315 square foot express car wash, and 2,226 square foot specialty coffee drive-through on a 2.94 gross acre site. A total of 62 parking spaces are proposed.**

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The Project **WILL NOT** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

*Signature*

**Project Planner**  
*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ200005

**FOR COUNTY CLERK'S USE ONLY**