

Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

DATE: September 16, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: CONDITIONAL USE PERMIT NO. 3579 – Mitigated Negative Declaration

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| ☒ Place on Administrative Action (Receive & File; EOT) | ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | **SELECT Advertisement** |
| ☐ Place on Consent Calendar | ☐ **SELECT CEQA Determination** |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☐ Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: ☐ YES ☐ NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by *9/15/10*

Please schedule on the September 23, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5040)

BOS sent 9/23/10.

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

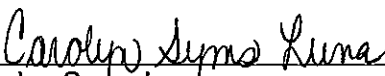
SUBJECT: CONDITIONAL USE PERMIT NO. 3579 – Intent to adopt a Mitigated Negative Declaration – Applicant: Max Webb – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: southerly of SH-74, westerly of SH-79/Winchester Road, and northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru pad, a 2,734 square foot fast food restaurant with drive-thru pad, and a 3,031 square foot convenience store pad with a gas station fuel area.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 2, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41692**, based on the findings incorporated in the initial study and the conclusion that the


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc
D.M.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

☐ Policy

☐ Consent

Dep't Re:

☐ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3579, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

CONDITIONAL USE PERMIT NO. 3579 was approved by the Planning Commission on June 2, 2010 with the following modifications:

1. The parking space located most closely to the exit point of the drive-thru for proposed building C was removed to ensure safer automobile interaction at this location. The applicant has provided an amended Site Plan and Grading Plan to reflect this change.
2. The proposed on-site advertising, requiring approval through **VARIANCE NO. 1864**, was not supported by the Planning Commission. The applicant has provided new exhibits proposing on-site advertising that is in conformance with the standards of Section 19.4 of Ordinance No. 348 and has withdrawn the application for **VARIANCE NO. 1864**.

WITHIN 90 DAYS OF PROJECT APPROVAL, a Certificate of Parcel Merger shall be submitted for review and processing by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 458-103-008 through 458-103-014 (four (4) legal parcels). (COA 20.PLANNING.02)

**PLANNING COMMISSION
MINUTE ORDER JUNE 2, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.4: CONDITIONAL USE PERMIT NO. 3579 AND VARIANCE NO. 1864** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Max Webb - Engineer/Representative: Rick Engineering - Third Supervisorial District - Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: southerly of SH-74, westerly of SH-79/Winchester Road, and northerly of Old State Highway - 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **APNs:** 458-103-008, 458-103-009, 458-103-010, 458-103-011, 458-103-012, 458-103-013 and 458-103-014 - (Quasi-judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC). The Variance proposes to increase the number of free-standing signs allowed per shopping center with frontage on two or more streets from a maximum of two (2) to four (4) free-standing signs, all of which to be located along Highway 74. The main pylon sign proposed will be 15' tall and 10' wide for a total surface area of 150 square foot. The three tenant monument signs proposed for the two fast food restaurants and gas station will be 6' high and 8' wide for a total of 48 square feet per sign. (Ordinance No. 348, Section 19.4.a.)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jeff Horn, (951) 955-4641 or E-mail jhorn@rctlma.org

The following spoke in favor of the subject proposal:

Larry Markham, Applicant's Representative, 41635 Enterprise Circle N., Suite B, Temecula, CA 92590-5614

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

APPROVAL of **CONDITIONAL USE PERMIT NO. 3579**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Jeff Horn
Board of Supervisors:

Conditional Use Permit No. 3579
Environmental Assessment No. 41692
Applicant: Max Webb
Engineer/Representative: Rick Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3579 proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC).

The project site is located southerly of State Highway 74, westerly of State Highway 79/Winchester Road and northerly of Old State Highway within the Green Acres community of the Harvest Valley/Winchester Area Plan.

BACKGROUND:

Conditional Use Permit No. 3579 was approved by the Planning Commission on June 2, 2010 with the following modifications:

1. The parking space located most closely to the exit point of the drive-thru for proposed building C was removed to ensure safer automobile interaction at this location. The applicant has provided an amended Site Plan and Grading Plan to reflect this change.
2. The proposed on-site advertising, requiring approval through **Variance No. 1864**, was not supported by the Planning Commission. The applicant has provided new exhibits proposing on-site advertising that is in conformance with the standards of Section 19.4 of Ordinance No. 348 and has withdrawn the application for **Variance No. 1864**.
3. WITHIN 90 DAYS OF PROJECT APPROVAL, a Certificate of Parcel Merger shall be submitted for review and processing by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 458-103-008 through 458-103-014 (four (4) legal parcels). (COA 20.PLANNING.02)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR)(0.20 to 0.35 floor area ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | State Highway 74 to the north, Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) to the east and west, and Rural Community: Low Density Residential (RC: LDR) to the south |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | State Highway 74 to the north, Scenic Highway |

- | | |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1): | Commercial (C-P-S) to the east and west, and Rural Residential (R-R) to the south |
| 6. Surrounding Land Use (Ex. #1): | Vacant land |
| 7. Project Data: | State Highway 74 to the north, vacant land and scattered single family residences to the east, south and west |
| 8. Environmental Concerns: | Total Acreage: 3.4 Gross Acres
Total Building Area: 17,401 Sq. Ft |
| | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41692**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3579**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) on the Harvest Valley/Winchester Area Plan.
2. The proposed use, a commercial center with convenience store and gas station, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) designation.

3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) to the east and west, and Rural Community: Low Density Residential (RC: LDR) to the south. State Highway 74 lies to the north of the project site.
4. The project is in conformance with the Green Acres Policy Area, which requires proposed projects to address transportation infrastructure capacity within the policy area. (HVWAP 4.1)
5. The project is in conformance with the Highway 79 Policy Area, which requires proposed projects to allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance. (HVWAP 7.1 and 7.2)
6. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
7. The proposed use, a commercial center with convenience store and gas station, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S).
8. The proposed use, a commercial center with convenience store and gas station, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
9. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the east and west, and Rural Residential (R-R) to the south. State Highway 74 lies to the north of the project site.
10. Scattered single family dwellings on large lots have been constructed in the project vicinity. State Highway 74 lies to the north of the project site. State Highway 79 lies to the east of the project site.
11. The year 2000 census population for census tract 433.04 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
12. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
13. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
14. One (1) combined (Type 20 and Type 21) license is currently issued in Census Tract 433.04. This is approximately 0.21 licenses per 1,250 persons. Census tract 433.04 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
15. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
16. No schools are located within 1,000 feet from the proposed project.
17. The project is located within 200 feet of existing and habited residences.

18. This project site is not located within a Cell Criteria Area of the Multi-Species Habitat Conservation Plan.
19. Environmental Assessment No. 41692 identified the following potentially significant impacts:
 - a. Hazards & Hazardous Materials
 - b. Hydrology/Water Quality
 - c. Population/Housing

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The March Joint Powers Authority Jurisdiction.
 - b. A city sphere of influence
 - c. A General Plan Policy Overlay Area.
 - d. A Zoning Overlay Area.
 - e. A Specific Plan.
 - f. An Agricultural Preserve.
 - g. An Airport Influence Area or Airport Compatibility Zone.
 - h. A WRCMSHCP Cell Criteria Area.
 - i. A High Fire Area.
 - j. A Fault Zone.
3. The project site is located within:
 - a. Green Acres General Plan Policy Area.
 - b. Homeland/Green Acres Redevelopment Area.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. Partially within a mapped flood plain.
 - e. An area of Low Liquefaction Potential.
 - f. An area Susceptible to Subsidence.
 - g. An area of Low Paleontological Sensitivity.
 - h. CSA 80 – Homeland Street Lighting.
 - i. The boundaries of the Hemet Unified School District.
 - j. Zone B of Lighting Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Numbers 458-103 008, 009, 010, 011, 012, 013 and 014.
5. This project was filed with the Planning Department on January 3, 2008.
6. This project was reviewed by the Land Development Committee three times on the following dates March 6, 2008, May 7, 2009, and December 10, 2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$35,206.54.

JH:jh

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Agenda Item No.: **7.4**
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: June 2, 2010

Conditional Use Permit No. 3579
Variance No. 1864
Environmental Assessment No. 41692
Applicant: Max Webb
Engineer/Representative: Rick Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3579 proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 accessible stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC).

Variance No. 1864 proposes to increase the number of free-standing signs allowed per shopping center with frontage on two or more streets from a maximum of two (2) to four (4) free-standing signs, all of which to be located along Highway 74. The main pylon sign proposed will be 15' tall and 10' wide for a total surface area of 150 square feet. The three tenant monument signs proposed for the two fast food restaurants and gas station will be 6' high and 8' wide for a total of 48 square feet per sign. (Ordinance No. 348, Section 19.4.a.)

The project site is located southerly of State Highway 74, westerly of State Highway 79/Winchester Road and northerly of Old State Highway within the Green Acres community of the Harvest Valley/Winchester Area Plan.

BACKGROUND:

The project site has previously received land use approval for a commercial center consisting of a gas station/carwash/convenience store, with beer/wine sales for off-site consumption, two fast food restaurants, and a retail specialty store. Conditional Use Permit No. 3294 and Change of Zone No. 6470 were approved by the Planning Commission on November 22, 2000 and by the Board of Supervisors on February 27, 2001. However, CUP03294 became null and void on February 27, 2005 due to untimely extension filing (COA 20.PLANNING.04 of CUP03294).

FURTHER PLANNING CONSIDERATION:

The applicant has submitted a letter to the Planning Director requesting an exception to the parking requirements of Ordinance No. 348, Section 18.12 "Off Street Vehicle Parking." Total parking required for the project site is 109, based on proposed uses requiring a minimum of 111 provided spaces and a 2% reduction in parking allowed due to a bus stop being created within the proposal. The project currently proposes a total of 103 parking spaces (95 standard space and eight (8) accessible spaces).

ISSUES OF POTENTIAL CONCERN:

Several meetings have occurred between the Planning Department and the project's applicant throughout the development review process, the Planning Department has conveyed to the applicant concerns with the intensity of building usage within the project site. The Planning Department

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recommends that one (1) building be removed to allow for a more orderly development of the site. The project's applicant has stated that any decrease to the amount of buildings onsite would render the project economical unviable.

As a result of the project's intensity, staff remains concerned with circulation and site design within the project site, a major concern being automobile interaction at the drive-thru exit at building C. The exit point and adjacent parking is highly susceptible to collisions when a vehicle is exiting the drive-thru and another is backing out of or entering a stall.

Even though Staff has a concern about the number of buildings on site, Staff does support the applicants request for reduced parking. Due to the transitory nature of the proposed uses onsite, standard parking requirements are excessive.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR)(0.20 to 0.35 floor area ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | State Highway 74 to the north, Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) to the east and west, and Rural Community: Low Density Residential (RC: LDR) to the south |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | State Highway 74 to the north, Scenic Highway Commercial (C-P-S) to the east and west, and Rural Residential (R-R) to the south |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | State Highway 74 to the north, vacant land and scattered single family residences to the east, south and west |
| 7. Project Data: | Total Acreage: 3.4 Gross Acres
Total Building Area: 17,401 Sq. Ft |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONTINUE WITH DISCUSSION TO JULY 14, 2010

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) on the Harvest Valley/Winchester Area Plan.
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3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) to the east and west, and Rural Community: Low Density Residential (RC: LDR) to the south. State Highway 74 lies to the north of the project site.
4. The project is in conformance with the Green Acres Policy Area, which requires proposed projects to address transportation infrastructure capacity within the policy area. (HVWAP 4.1)
5. The project is in conformance with the Highway 79 Policy Area, which requires proposed projects to allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance. (HVWAP 7.1 and 7.2)
6. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
7. The proposed use, a commercial center with convenience store and gas station, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S).
8. The proposed use, a commercial center with convenience store and gas station, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
9. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the east and west, and Rural Residential (R-R) to the south. State Highway 74 lies to the north of the project site.
10. Scattered single family dwellings on large lots have been constructed in the project vicinity. State Highway 74 lies to the north of the project site. State Highway 79 lies to the east of the project site.
11. The year 2000 census population for census tract 427.23 was 4,327 persons according to the US

Census Bureau (Census 2000 Summary File 3).

12. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one (1) per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
14. Three (3) combined (Type 20 and Type 21) license are allowed in Census Tract 427.23 by the Department of Alcoholic Beverage Control (ABC). One (1) combined (Type 20 and Type 21) currently exists within Census Tract 427.23. The addition of one (1) additional Type 20 license would not cause an overconcentration within Census Tract 427.23.
15. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
16. No schools are located within 1,000 feet from the proposed project.
17. The project is located within 200 feet of existing and habited residences.
18. This project site is not located within a Cell Criteria Area of the Multi-Species Habitat Conservation Plan.
19. Environmental Assessment No. 41692 identified the following potentially significant impacts:
 - a. Hazards & Hazardous Materials
 - b. Hydrology/Water Quality
 - c. Population/Housing

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The March Joint Powers Authority Jurisdiction.
 - b. A city sphere of influence
 - c. A Zoning Overlay Area.
 - d. A Specific Plan.
 - e. An Agricultural Preserve.
 - f. An Airport Influence Area or Airport Compatibility Zone.
 - g. A WRCMSHCP Cell Criteria Area.
 - h. A High Fire Area.
 - i. A Fault Zone.
3. The project site is located within:
 - a. The Green Acres General Plan Policy Area.
 - b. The Highway 79 Policy Overlay Area.
 - c. A Scenic Highway Corridor.

- d. Homeland/Green Acres Redevelopment Area.
 - e. The Stephens Kangaroo Rat Fee Area.
 - f. Partially within a mapped flood plain.
 - g. An area of Low Liquefaction Potential.
 - h. An area Susceptible to Subsidence.
 - i. An area of Low Paleontological Sensitivity.
 - j. CSA 80 – Homeland Street Lighting.
 - k. The boundaries of the Hemet Unified School District.
 - l. Zone B of Lighting Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Numbers 458-103 008, 009, 010, 011, 012, 013 and 014.
5. This project was filed with the Planning Department on January 3, 2008.
6. This project was reviewed by the Land Development Committee three times on the following dates March 6, 2008, May 7, 2009, and December 10, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$37,206.54.

JH:jh

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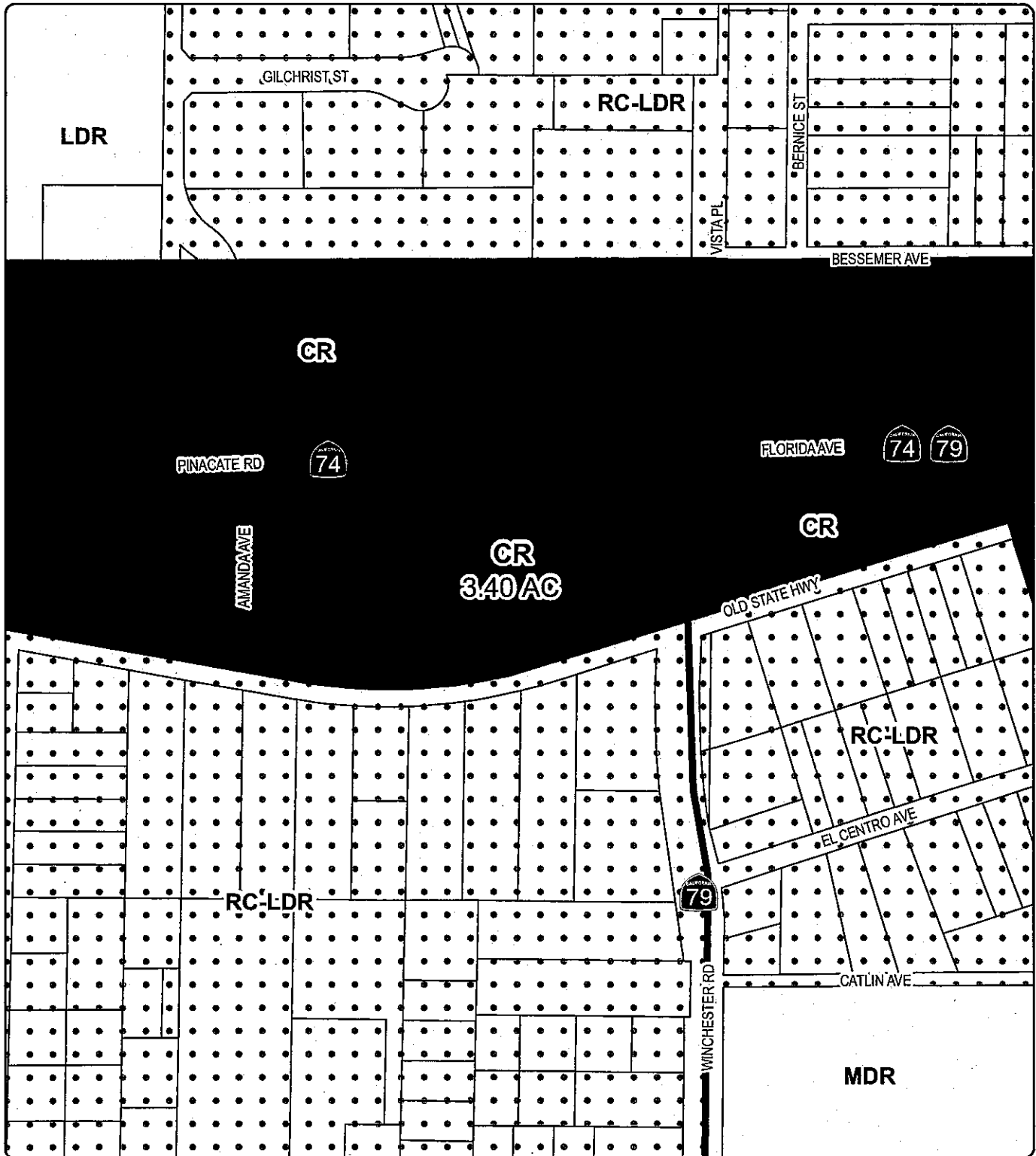
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03579

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 2/25/2010
Exhibit 5



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 15

Assessors Bk. Pg. 458-10
Thomas Bros. Pg. 839 G2
Edition 2009



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 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) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.lime.co.riverside.ca.us/index.html>



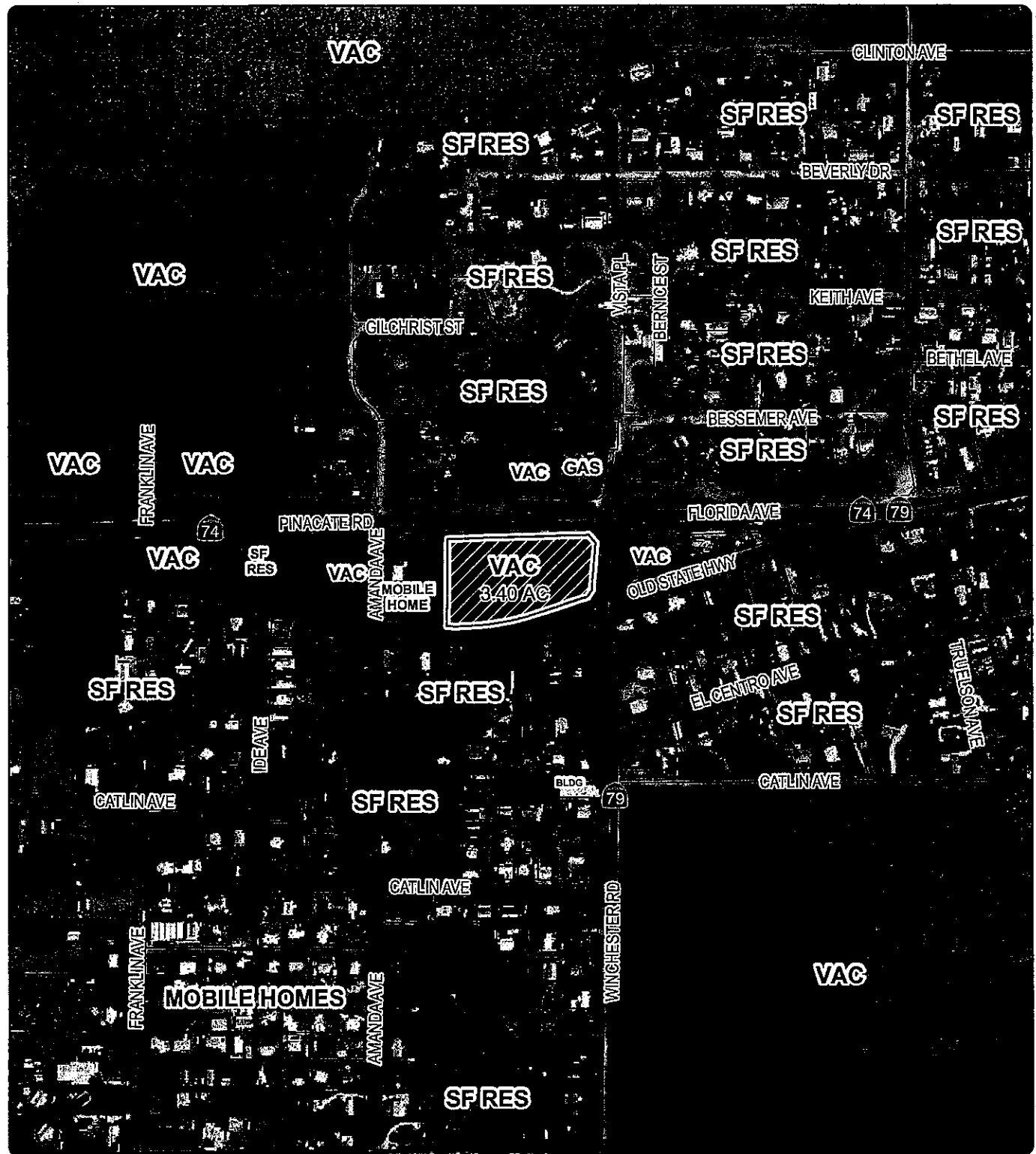
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03579

LAND USE

Supervisor Stone
District 3

Date Drawn: 2/25/2010
Exhibit 1



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 15

Assessors Bk. Pg. 458-10
Thomas Bros. Pg. 839 G2
Edition 2009



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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

0 175 350 700 1,050 1,400 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03579

VICINITY/POLICY AREAS

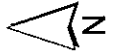
Supervisor Stone
District 3

Date Drawn: 2/25/2010
Vicinity Map



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 15

Assessors Bk. Pg. 458-10
Thomas Bros. Pg. 839 G2
Edition 2009



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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

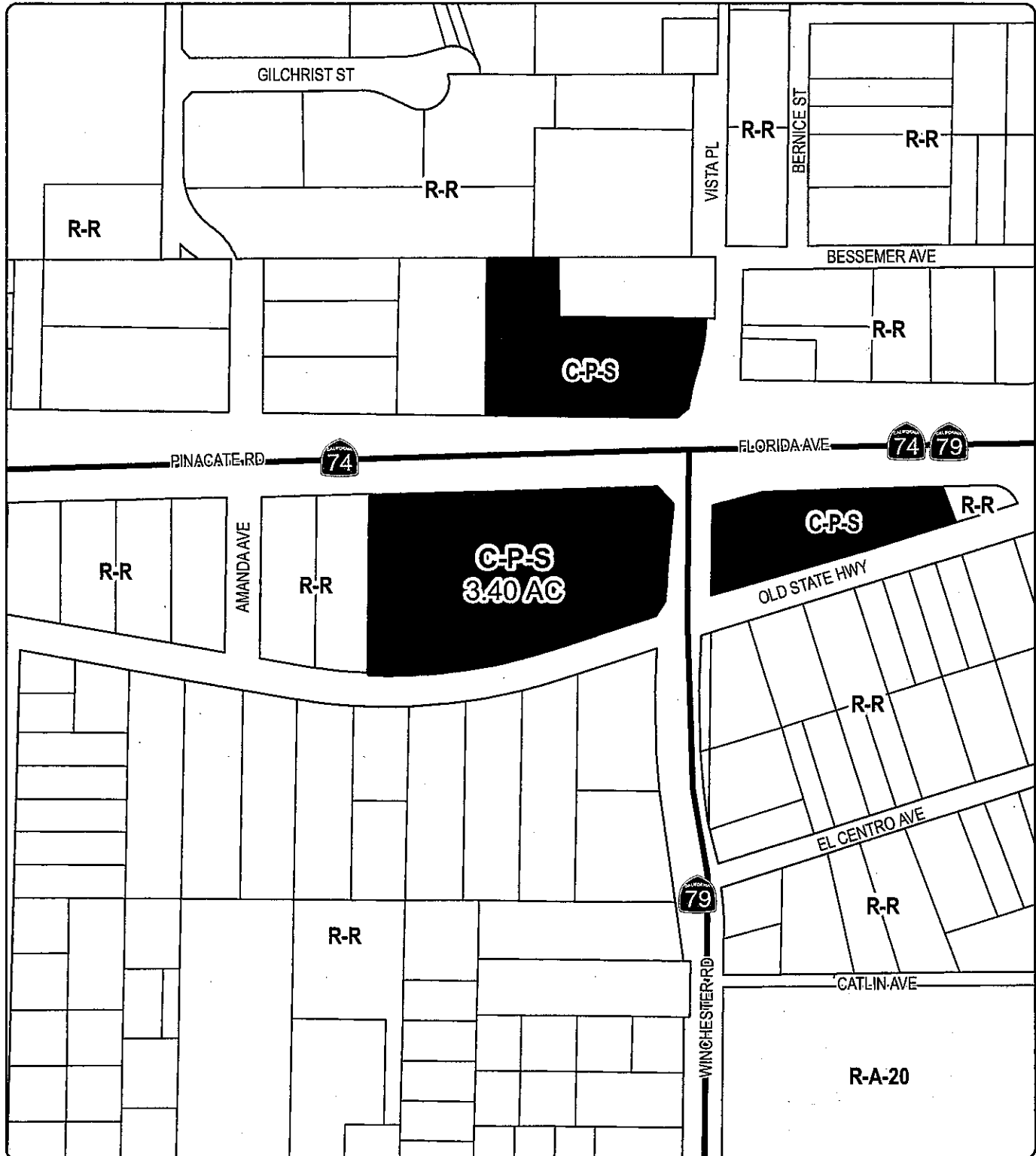
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03579

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 2/25/2010
Exhibit 2



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 15

Assessors Bk. Pg. 458-10
Thomas Bros. Pg. 839 G2
Edition 2009



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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



May 4, 2010

Mr. Jeff Horn
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, Ca 92502

**RE: CUP 03579 (HEMET CENTER) PARKING VARIANCE
RICK ENGINEERING COMPANY JN 15582**

Mr. Horn,

The 3.4-acre Hemet Center commercial site project is requesting a variance from County Ordinance 348, Section 18.2 that sets the requirements for off street parking for private development. Per this ordinance, the total parking requirement for this project is 109 spaces, which includes a 2% reduction for including a bus turnout on State Highway 79. The project currently proposes 103 parking spaces on the plot plan.

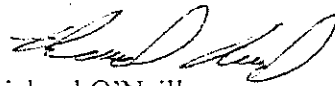
During the design of the project site, we were required to increase the right-of-way dedication along all 3 roads surrounding the project; Highway 79 from 67' to 92' half width right-of-way dedication, Highway 74 from 50' to 59' half width right-of-way, and Old Stat Hwy 79 from 30' to 37' half width right-of-way dedication. This caused a significant impact to the project site's design and layout creating a reduction in available parking stalls.

Additionally, the southwest corner of the project lies within a FEMA floodplain, limiting the usable area for the building structures. A proposed parking lot to be used for employee and overflow parking was proposed in this area that included 18 additional parking stalls, thus exceeding the required parking requirement. However, upon planning department review, the removal of this parking lot was requested due to the significant grade difference found between this parking lot and the commercial site that is created due to the existing terrain, thus isolating the parking from the commercial development.

Due to these circumstances, we are requesting a variance from county Ordinance 348, section 18.2, for a reduction in required parking stalls.

If you have any questions regarding the variance request, or require additional information, please give me a call at 951-782-0707 at your convenience.

Sincerely,
RICK ENGINEERING COMPANY



Richard O'Neill
Principal Project Engineer

F:\15582\Correspondence\20100604 Parking Variance Request.doc

1223 University Avenue, Suite 240 • Riverside, California 92507-3418 • (951) 782-0707 • FAX: (951) 782-0723 • rickengineering.com

RIVERSIDE SAN DIEGO ORANGE SACRAMENTO SAN LUIS OBISPO PHOENIX TUCSON



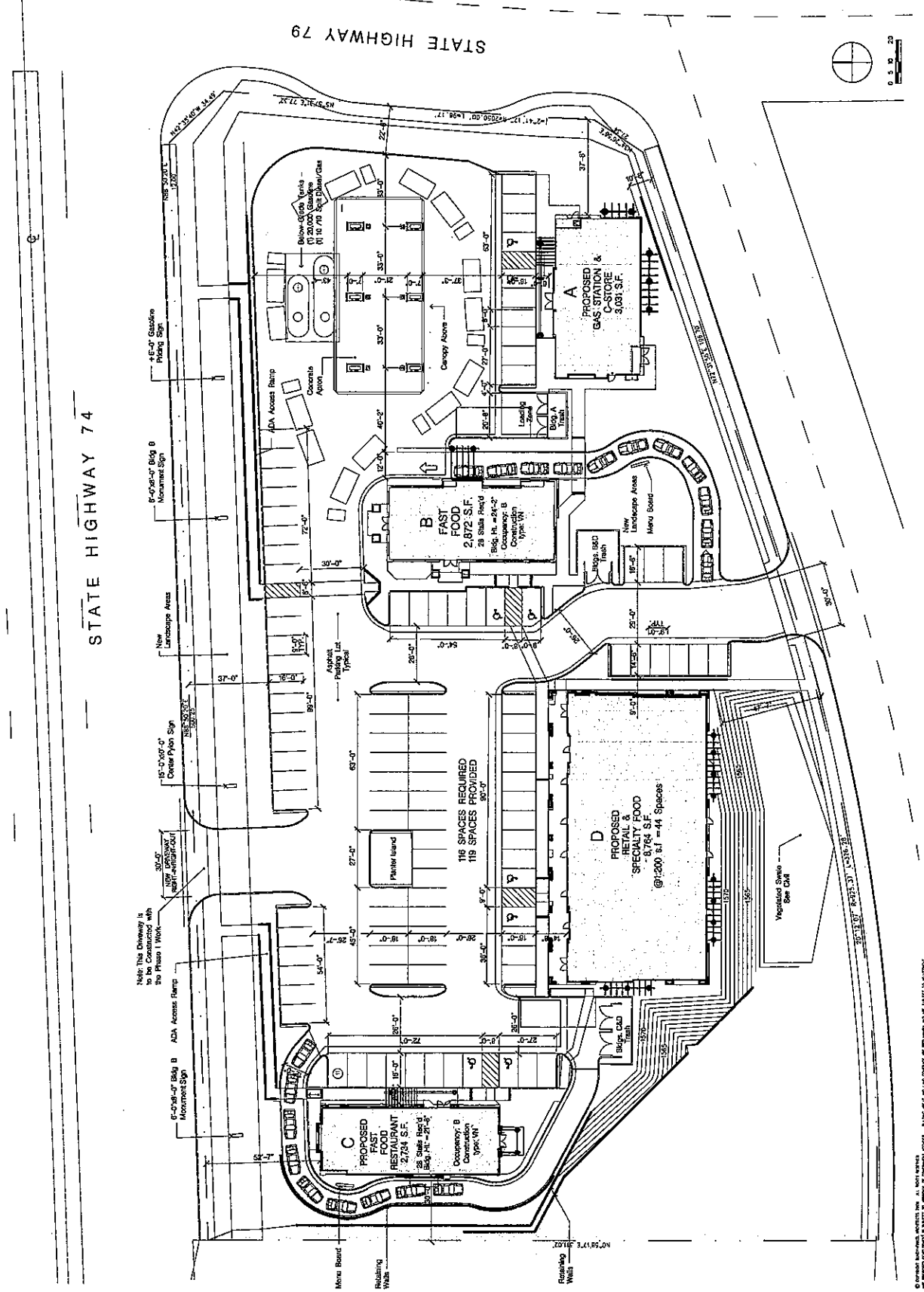
**California Department of Alcoholic Beverage
Control**
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 0427.23

Report as of 5/3/2010

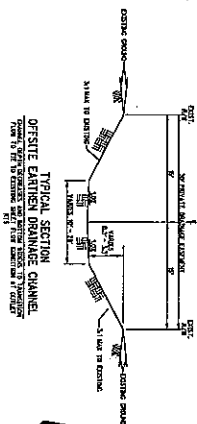
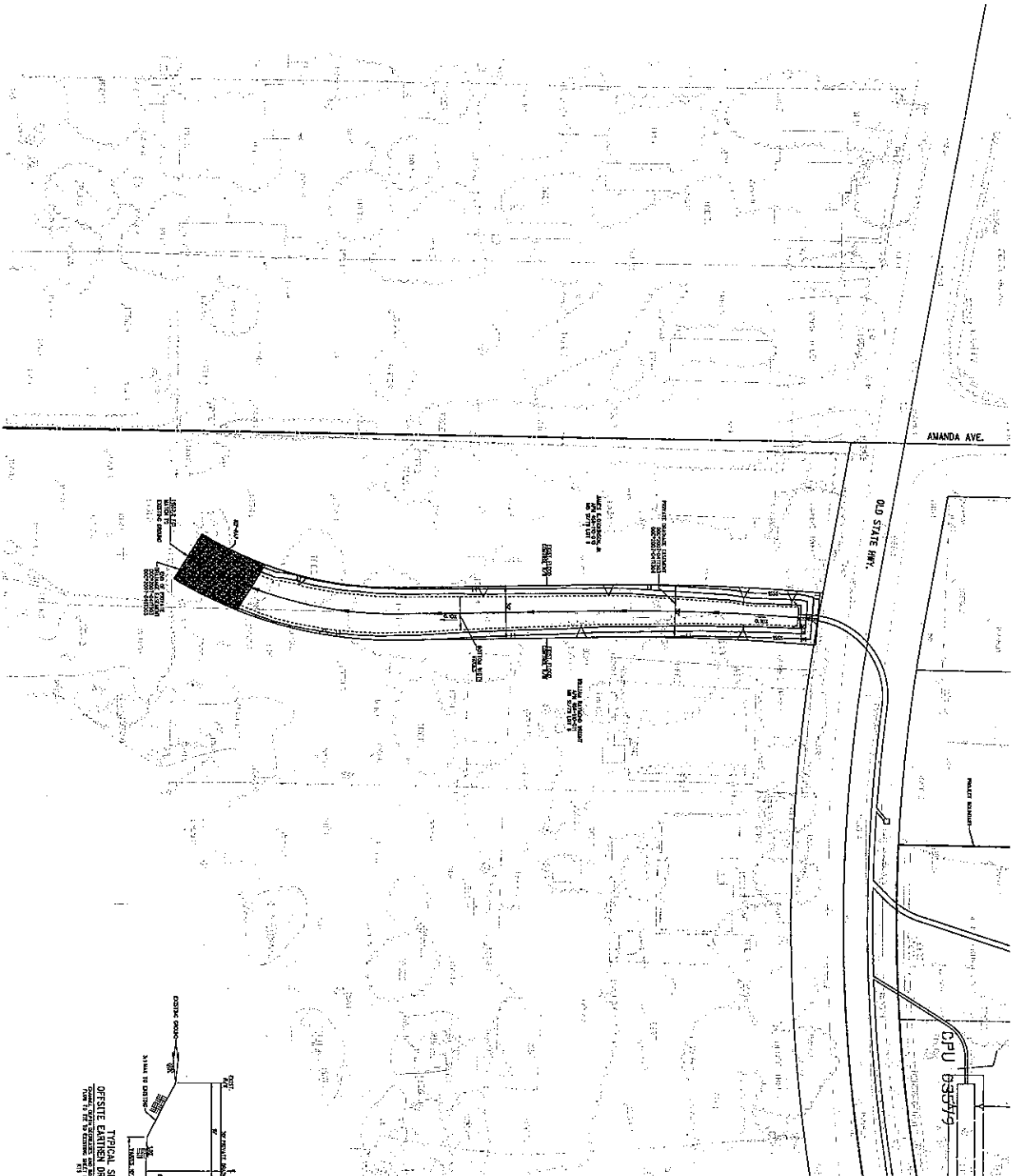
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	407589	ACT	20	2/9/2004	1/31/2011	HARI HARBANS SINGH 28340 HWY 79 WINCHESTER, CA 92596 Census Tract: 0427.23	WINCHESTER RANCH MARKET	32674 SPUN COTTON DR WINCHESTER, CA 92596-8669	3300

--- End of Report ---

For a definition of codes, view our [glossary](#).



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HEMET CENTER

SITE PLAN
CONDITIONAL USE PERMIT 03579
SHEET 2 OF 2
AMENDED NO. 1

SCALE: 1" = 20'

DATE: 1/2/09



CONCEPTUAL PLANT PALETTE

SP. NO.	BOTANICAL NAME	COMMON NAME	QTY. SIZE	WUCOLS
	<i>Lagotis indica</i>	One Myle	32 2 1/2 Bcs	Moderate

7

Cell type	Cell	Surv
Cultured endothelial	EC	Surv

	16	18 BTF	Modernin
<i>Syngetum rostratociliatum</i>	Queen Palms		

Close polypore
Rockrose
Very aromatic
Low

Plantation	Year	Area (ha)	Yield (kg/ha)	Quality
La Estrella	1980	100	100	100
La Estrella	1981	100	100	100
La Estrella	1982	100	100	100
La Estrella	1983	100	100	100
La Estrella	1984	100	100	100
La Estrella	1985	100	100	100
La Estrella	1986	100	100	100
La Estrella	1987	100	100	100
La Estrella	1988	100	100	100
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La Estrella	2016	100	100	100
La Estrella	2017	100	100	100
La Estrella	2018	100	100	100
La Estrella	2019	100	100	100
La Estrella	2020	100	100	100
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La Estrella	2022	100	100	100
La Estrella	2023	100	100	100
La Estrella	2024	100	100	100
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La Estrella	2050	100	100	100
La Estrella	2051	100	100	100
La Estrella	2052	100	100	100
La Estrella	2053	100	100	100
La Estrella	2054	100	100	100
La Estrella	2055	100	100	100

Tajima Kazuo	Mountain Marigold	3 Orlans	Low
Tajima Kazuo	Mountain Marigold	3 Orlans	Low

1000

NAME _____ PHONE _____

Leysens & Bickelides 1910	Medline 1990	Medline 1990
5	50	50
5	50	50

4824

CLASS OF 1950
WALTER BRADSHAW WOODWARD

Landscape shall conform to County of Riverside Ordinance to California Private Landscaping.

Verona,	Safety Evaluation Committee guidelines.
---------	---

LANDSCAPE CONCEPT FOR

✓✓✓

Prof. Dr. G.
Imrich, Universität Wien

1000

LANDSCAPE CONCEPT FOR

HEMET CENTER

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



MAIN ENTRANCE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WOOLLS	QTY. OF ISLAND ¹	QTY. OF CITY ²	QTY. OF COMB ³
②	<i>Boerhaavia inermis</i> L.	Tree Thistle Bush	15 Cables	Low	—	6	5
③	<i>Chenopodium</i>	Goatsfoot	1 Cables	Low	—	25	13
④	<i>Chenopodium</i>	Shrub Dulse	5 Sheds	Low	—	35	11
⑤	<i>Danais Nilivand</i>	Oxalis	Flag(3) Sheds	Medium	—	1,220	1,241
⑥	<i>Scilla maritima</i>	Sea Flower Plant	5 Cables	Low	—	45	51
⑦	<i>Scilla maritima</i>	Sea Flower Plant	15 Cables	Low	—	17	27
⑧	<i>Scilla maritima</i>	Sea Flower Plant	15 Cables	Low	—	40	40
⑨	<i>Scilla maritima</i>	Sea Flower Plant	15 Cables	Low	—	18	26
⑩	<i>Scilla maritima</i>	Sea Flower Plant	1 Cables	Low	—	25	35

Producing Results

FNI ARGUMENT PLANT PALETTE

SYMBOL	SYMBOLICAL NAME	COMMON NAME	SIZE	WOODS	NET WEIGHT (LBS.)	NET CUBIC CONTENT (CU. FT.)
②	Brick in masonry	Weight 10 lb. per bush	15 Cords	Low	6	5
③	Cash process	Firebrick	1 Cord	Low	25	13
④	Concrete blocks	Block 20 lb.	5 Cords	Low	35	11
⑤	Quartzite	Quartzite	French 100 cu. Madsen	—	2,220	1,241
⑥	Leaves in vials	Leaf 1 lb. per bush	5 Cords	Low	45	21
⑦	Leaves in vials	Chalkboard 10 lb. per bush	15 Cords	Low	17	27
⑧	Leaves in vials	Leaves 10 lb. per bush	15 Cords	Low	40	408
⑨	Leaves in vials	Leaves 10 lb. per bush	15 Cords	Low	18	26
⑩	Leaves in vials	Leaves 10 lb. per bush	15 Cords	Low	25	23

Producing Results

PLANTER ISLANDS
N-W CORNER

1000

1

1

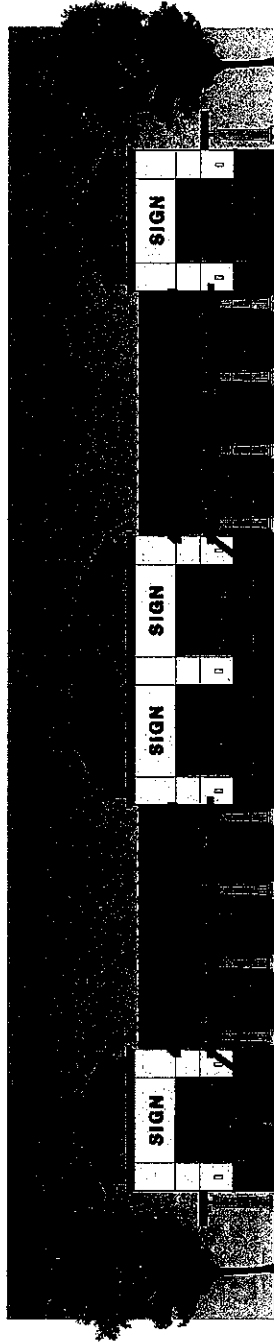
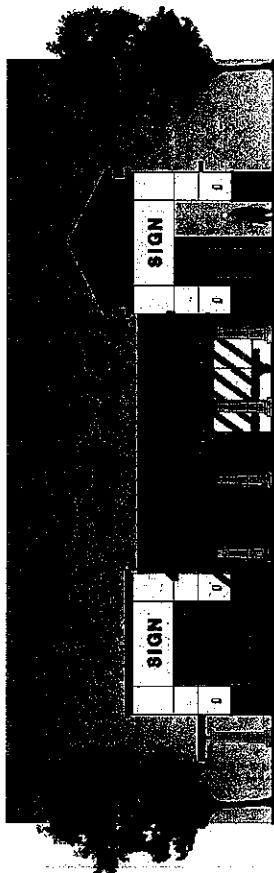
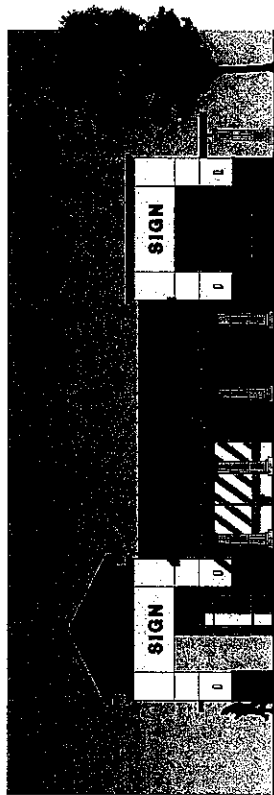
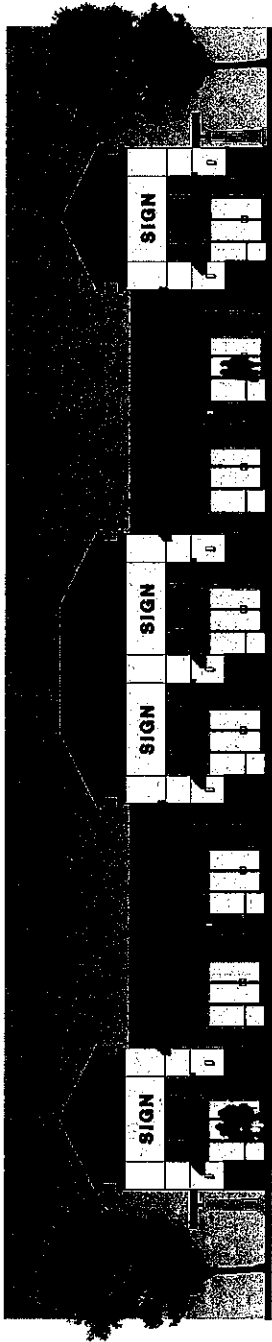
1111

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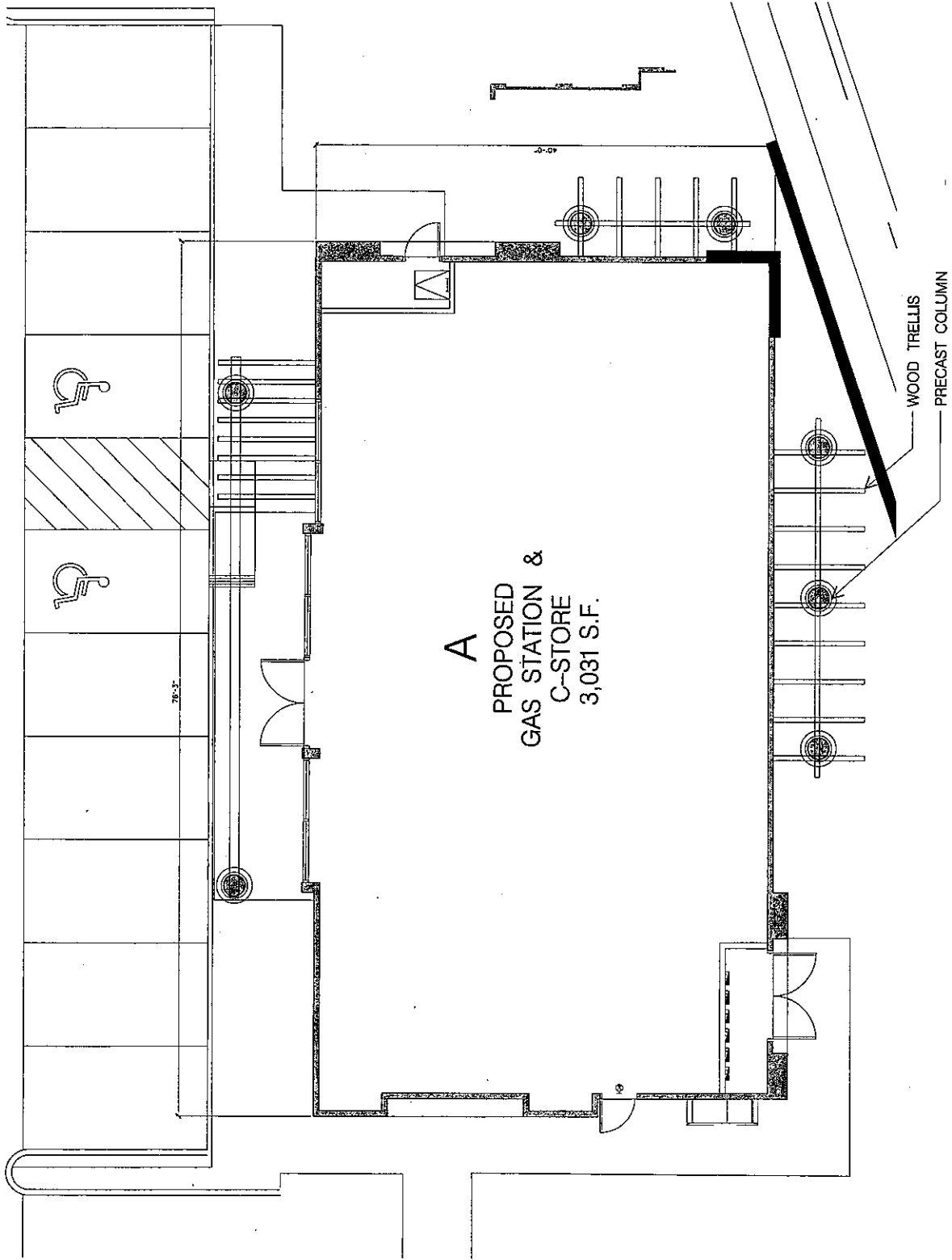
IL



Hemet Center

33420 Highway 74 • Hemet, California

Building D - Colored Elevations



HEMET CENTER

CONDITIONAL
USE PERMIT
SUBMITTAL

39420 Highway 74
Hemet, California
94508

Developed By:
Hemet Ventures LLC

SHEET TITLE

BUILDING A EXTERIOR ELEVATIONS



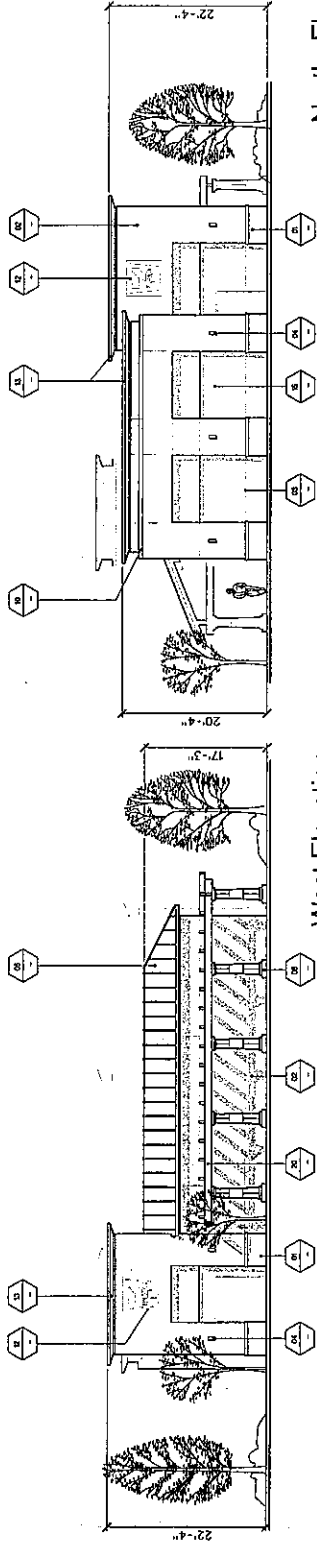
PROJECT NO.: 18-281
LAST ISSUE DATE: 07-20-20

REVISIONS:

CADD: JESSIE SUBMITTAL, 07-20-20

SHEET

A-3



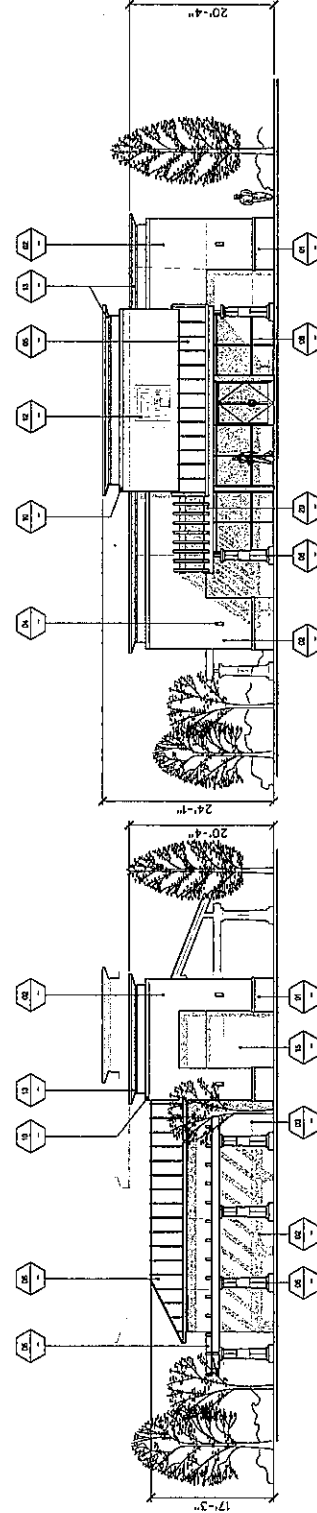
North Elevation
1/4" = 1'-0"

- FINISH:
- A. Frame Paint #4330W - "Normandie Navy"
 - B. Frame Paint #4330W - "Belgian Tan"
 - C. Frame Paint #4330W - "Clasp White"
 - D. Clear Anodized Aluminum
 - E. Natural Concrete
 - F. Olympic Wood Stain - "Nutmeg"

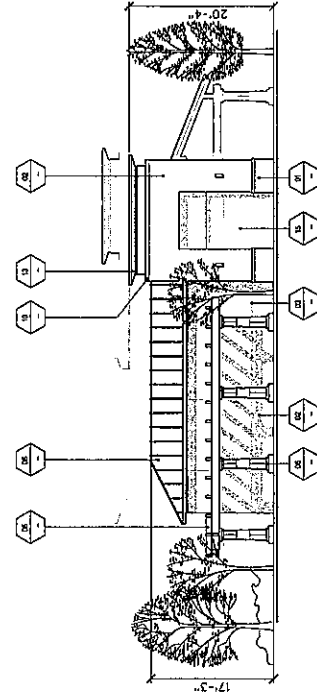
- 11. Precast Concrete Trim
- 12. Illuminated Channel Letter Signage
- 13. Floor Finish - Polished
- 14. 12"x12" Glass Block "Decor" Pattern
- 15. Recessed Plaster
- 16. x
- 17. Stained Wood Beam
- 18. x
- 19. Concrete Sill
- 20. Stained Wood Trella Member

MATERIAL
A - MATERIAL
B - FINISH

- MATERIAL:
- 01. Concrete CMU
 - 02. Exterior Plaster w/Smooth Finish
 - 03. Plaster Expansion Joint - Typ.
 - 04. Light Fixture
 - 05. Standing Seam Metal Roof
 - 06. Precast Concrete Columns
 - 07. Sheet Metal Gutter w/Plaster Fascia
 - 08. Aluminum Scaffolding w/Clear Glazing
 - 09. x
 - 10. Painted Steel Metal Coping Cap



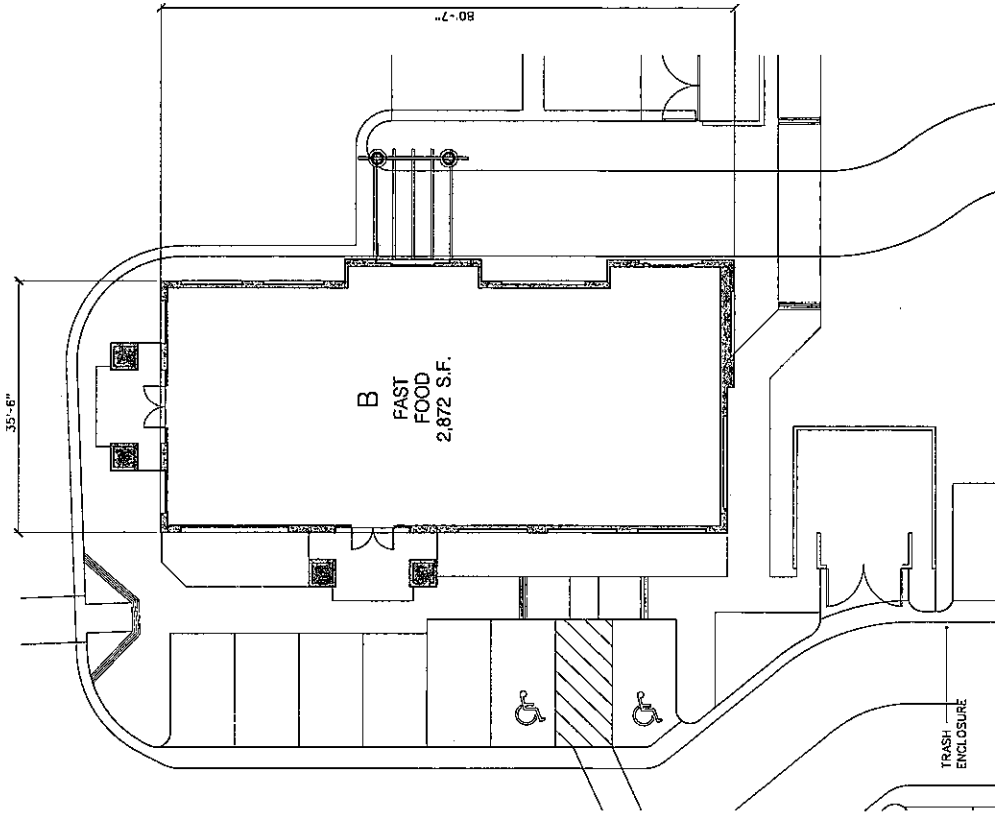
East Elevation
1/4" = 1'-0"

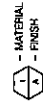


South Elevation
1/4" = 1'-0"



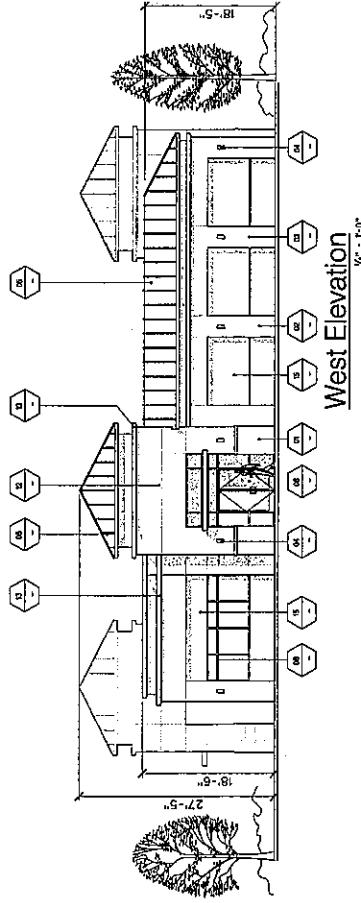
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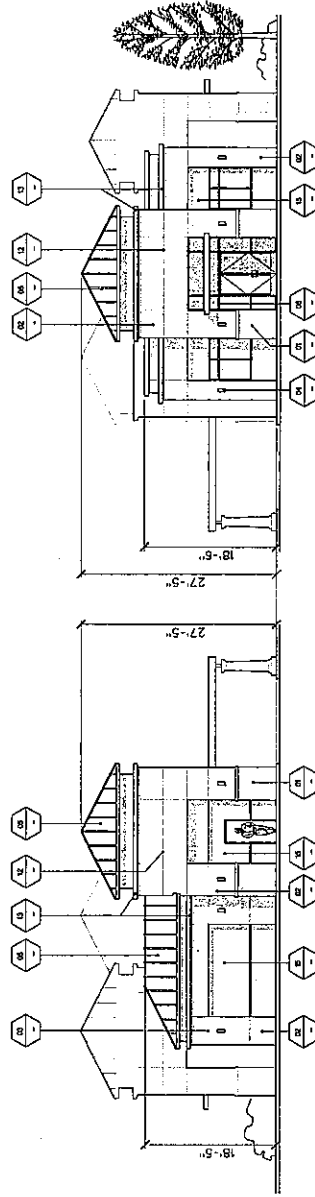


- MATERIAL:**
- 01 Spill Res. Co. Co.
 - 02 Beader Plaster w/Smooth Finish
 - 03 Plaster Expansion Joint - Typ.
 - 04 Light Paint
 - 05 Staining Glass Metal Rod
 - 06 Staining Glass Metal Column
 - 07 Sheet Metal Gutter w/Plaster Fascia
 - 08 Aluminum Scaffolding w/Clare Glazing
 - 09 X
 - 10 Painted Sheet Metal Coping Cap
 - 11 Precast Concrete Trim
 - 12 Illuminated Channel Letter Signage
 - 13 Foam Parapet - Painted
 - 14 12"x12" Glass Block "Decor" Pattern
 - 15 Recessed Plaster
 - 16 X
 - 17 Stained Wood Beam
 - 18 X
 - 19 Concrete Sill
 - 20 Stained Wood Trills Member

- FINISH:**
- A. Frazee Paint #8004H - "Horseshoe" Ivory
 - B. Frazee Paint #8004H - "Horseshoe" Ivory
 - C. Frazee Paint #8004H - "Horseshoe" Ivory
 - D. Clear Anodized Aluminum
 - E. Natural Concrete
 - F. Olympic Wood Stain - "Nutmeg"

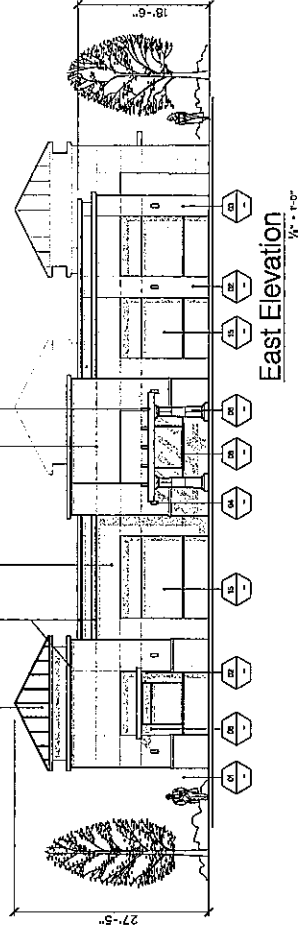


West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



HEMET CENTER

CONDITIONAL
USE PERMIT
SUBMITTAL

33420 Highway 74
S./W. Corner
Highway 77 &
Hemet, California

Developed By:
Hemet Ventures LLC

SHEET TITLE

BUILDING B EXTERIOR ELEVATIONS

PROJECT NO. 180-201
DATE: 07/20/20
REVISED:
DATE: 03/27/2020

SHEET

A-5



33420 Highway 74
S/W Corner
Highway 74 &
Highway 79
Hemet, California

PROJECT NAME

HEMET
CENTER

CONDITIONAL
USE PERMIT
SUBMITTAL

33420 Highway 74
S/W Corner
Highway 74 &
Highway 79
Hemet, California

Developed By:
Hemet Ventures LLC

SHEET TITLE

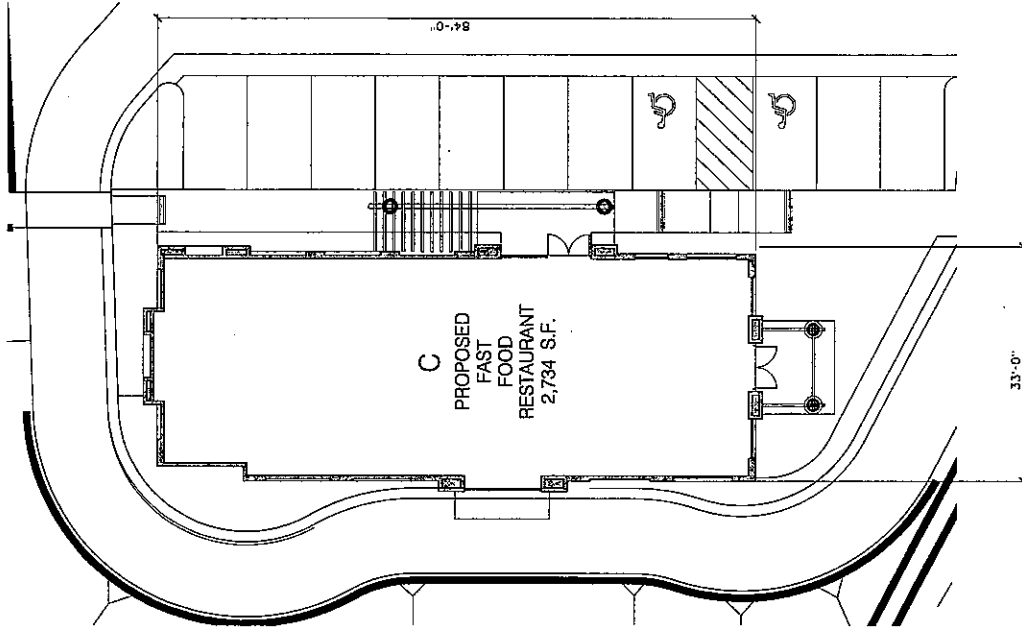
BUILDING C
FLOOR PLAN

PROJECT NO.: 22-281
LAST DATE DATE: 02-25-20
REVISIONS:
CLIP 0378 SUBMITTAL 14 02-25-20

SHEET

A-6

PLC 2000-20



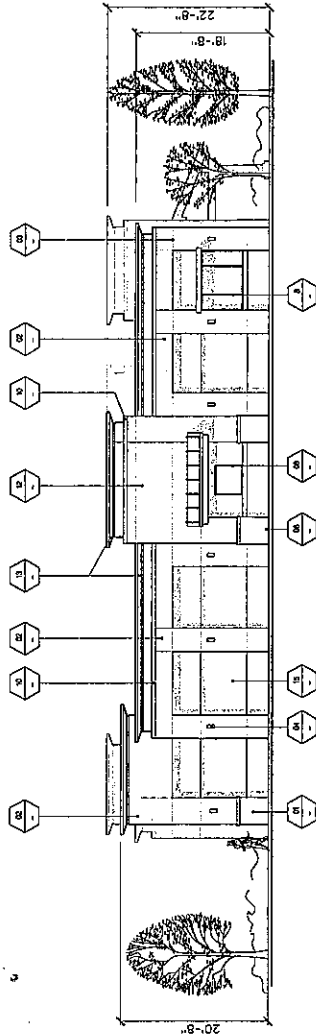
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MATERIAL - FINISH

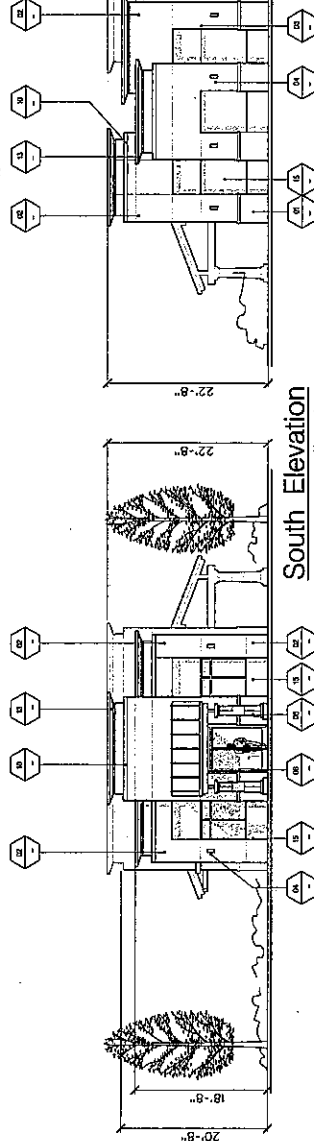
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02 Exterior Plaster w/Smooth Finish
03 Exterior Expansion Joint - Typ.
04 Light Fiberglass
05 Standing Seam Metal Roof
06 Precast Concrete Columns
07 Sheet Metal Gutter w/Plastic Flashing
08 Aluminum Siding w/Color Glazing
09 Precast Concrete Coping Cap
10 Precast Concrete Trim
11 Painted Channel Letter Signage
12 Form Plaster - Raised
13 12"x12" Glass Block "Double" Pattern
14 Recessed Plaster
15 Stained Wood Beam
16 Concrete Sill
17 Stained Wood Trim Member
18 Concrete Sill
19 Stained Wood Trim Member

FINISH:

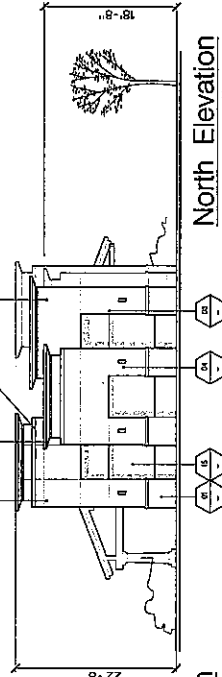
- A. Frazee Paint #8300W - "Normadic Ivory"
B. Frazee Paint #8331W - "Bohemian Tan"
C. Frazee Paint #8333M - "Crisp Khaki"
D. Clear Anodized Aluminum
E. Natural Concrete
F. Dympe Wood Stain - "Nutting"



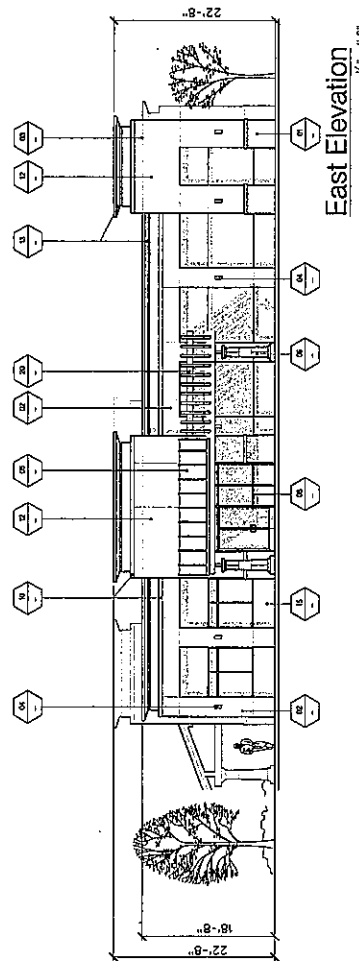
West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

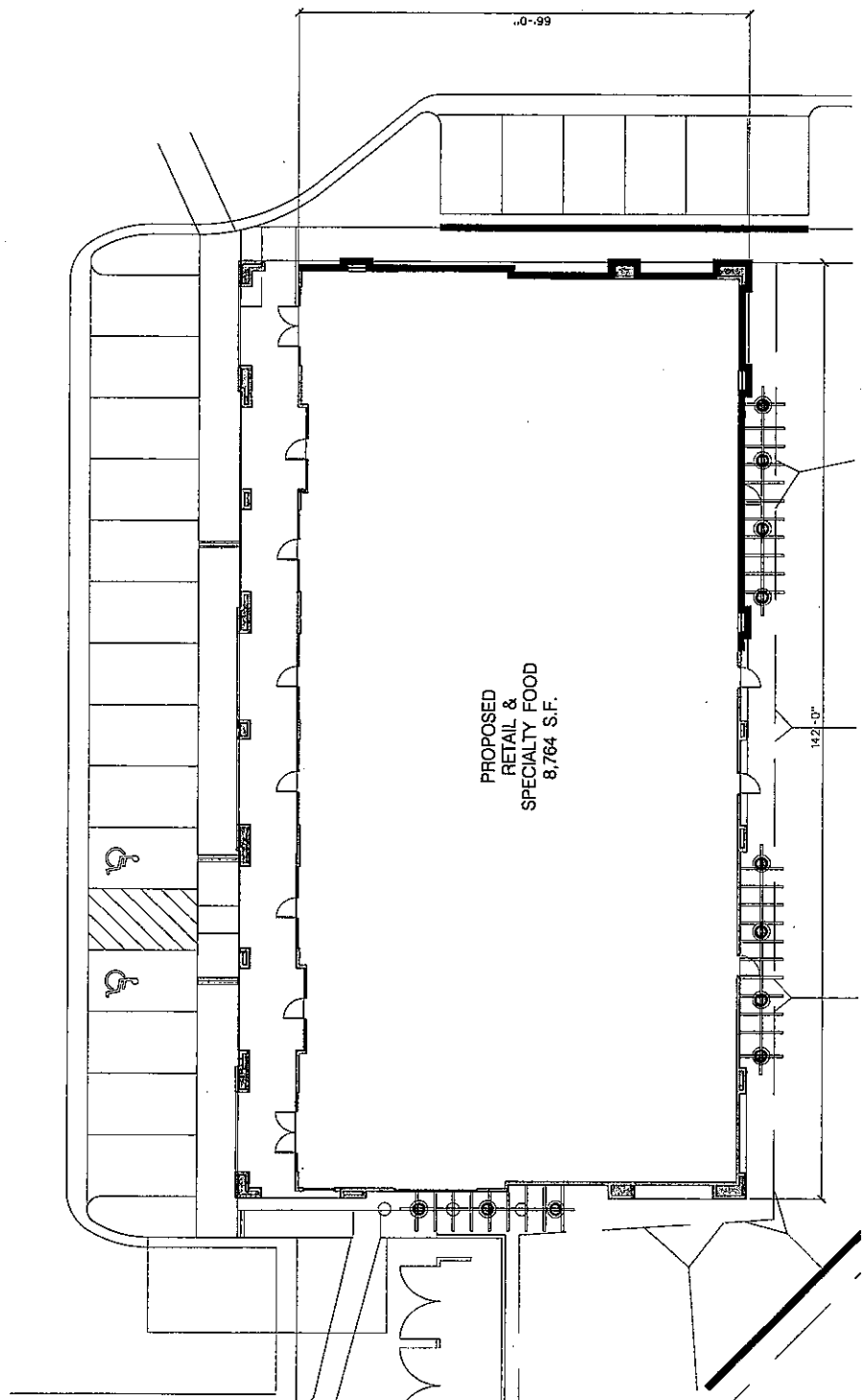


East Elevation
1/4" = 1'-0"

SUNDY
ARCHITECTS
FINKEE

33420 Highway 74
S/W Corner
Highway 74 &
Highway 79
Hemet, California
92343
TEL: 951-261-1111
FAX: 951-261-1112

PROJECT NAME: HEMET CENTER	33420 Highway 74 S/W Corner Highway 74 & Highway 79 Hemet, California Developed By: Hemet Ventures LLC	SHEET TITLE: BUILDING D FLOOR PLAN
PROJECT NO.: 20-201 LAST DATE: 07-01-20 REVISIONS: CUP: 0319 SUBMITTA 14 07-01-20		
SHEET A-8 1/17/2020		



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PRODUCT NAME:

HEMET CENTER

CONDITIONAL
USE PERMIT
SUBMITTAL

33420 Highway 74
Hemet, California

33420 Highway 74
Hemet, California

Developed By:
Hemet Ventures LLC

SHEET TITLE

BUILDING D EXTERIOR ELEVATIONS



PROJECT NO.:
LAST ISSUE DATE:
REVISIONS:
CLIP: 0319 SUBMITTAL: 4 07-20-20

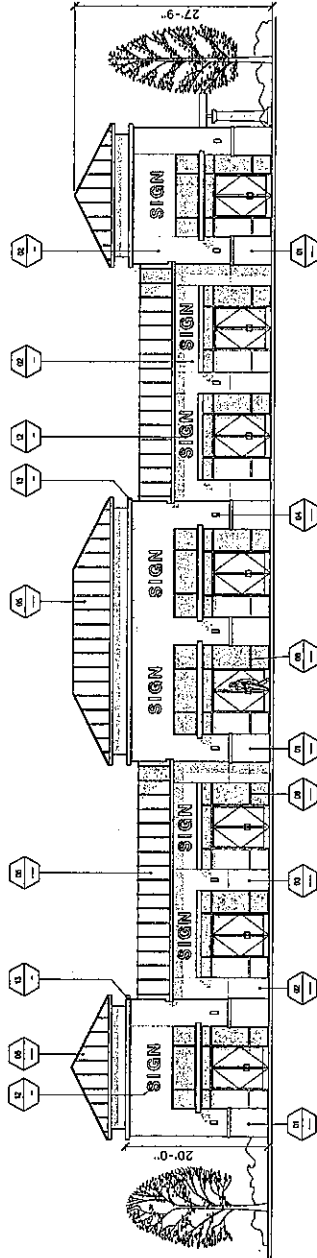
9-117

A-9

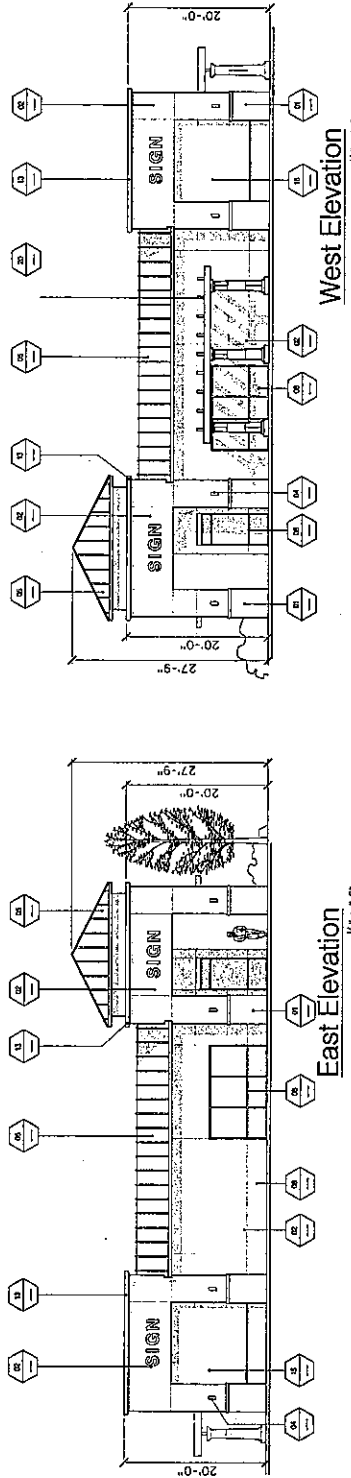
MATERIAL
FINISH

01. Spill Base Chalk
02. Exterior Plaster w/Smooth Finish
03. Plaster Expansion Joint - Typ.
04. Light Fixture
05. Standing Seam Metal Roof
06. Precast Concrete Columns
07. Sheet Metal Gutter w/Plastic Fascade
08. Aluminum Siderail w/Clear Glazing
09. Painted Steel Metal Casing Cap
10. Precast Concrete Trim
11. Recessed Channel Lining Signage
12. Foam Plaster - Painted
13. 2"x4" Glass Block "Decor" Pattern
14. Recessed Plaster
15. Stained Wood Beam
16. Concrete Sill
17. Stained Wood Trills Member
18. Stained Wood Trills Member
19. Concrete Sill
20. Stained Wood Trills Member

- FINISH:
- A. Frazee Paint #3300W - "Norman's Ivory"
 - B. Frazee Paint #3381W - "Bohemian Teal"
 - C. Frazee Paint #3323W - "Crisp Knoll"
 - D. Clear Anodized Aluminum
 - E. Natural Concrete
 - F. Olympic Wood Stain - "Nutmeg"

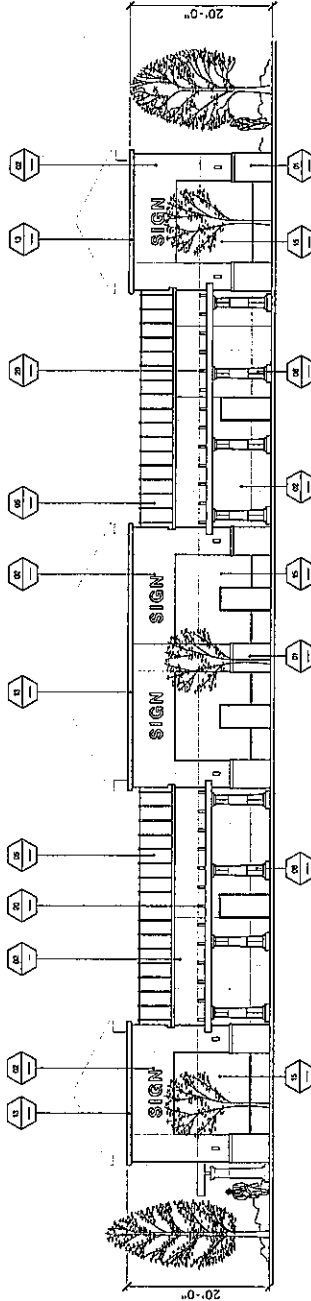


North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

HEMET CENTER

CONDITIONAL
USE PERMIT
SUBMITTAL

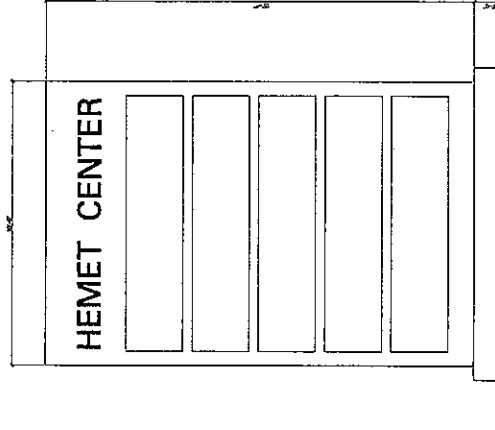
39420 Highway 74
Hemet Center
Highway 74 &
Highway 79
Hemet, California

Developed By:
Hemet Ventures LLC

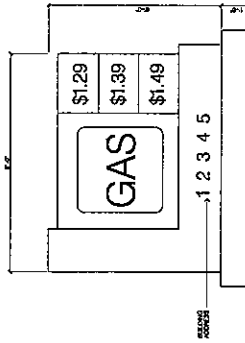
SHEET TITLE

SIGNS

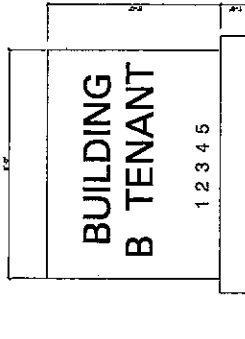
Center Pylon Sign
150 s.f.



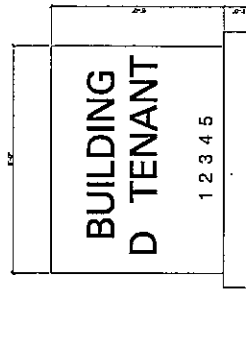
Building A Gas Pricing Sign
48 s.f.



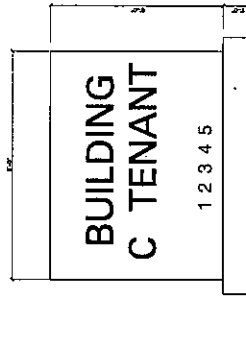
Building B Monument Sign
48 s.f.



Building D Monument Sign
48 s.f.



Building C Monument Sign
48 s.f.



SHEET

A-10

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41692
Project Case Type (s) and Number(s): Conditional Use Permit No. 3579
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955 4641
Applicant's Name: Max Webb
Applicant's Address: 8383 Wilshire Blvd Suite 740, Beverly Hills CA 90211

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3579 proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC).

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 3.4 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 3.4	Lots: N/A	Sq. Ft. of Bldg. Area: 17,401	Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 458-103 008, 009, 010, 011, 012, 013 and 014

E. Street References: The project site is located southerly of State Highway 74, westerly of State Highway 79/Winchester Road and northerly of Old State Highway within the Green Acres community of the Harvest Valley/Winchester Area Plan.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 15 Township 5 South, Range 2 west

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is in an older residential neighborhood on the outskirts of the city of Hemet. There are scattered single family residents to the south, west and east. To the north is a gas station and convenience store. The area is highly vegetated with Residential/Urban/Exotic species. It sits at the intersection of Hwy 74 and Hwy 79. The southwesterly portion of the site is located within the 100 year flood plain as defined by FEMA.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is located in the Harvest Valley/Winchester Area Plan of the RCIP. The land use designation is Commercial Retail (CD:CR). The project adheres to the land use policies of the General Plan including density, slope characteristics, and access.
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas within the project's boundaries. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area and a subsidence susceptible area. A non-developed portion of the project site located within a special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan: Harvest Valley/Winchester

C. Foundation Component: Community Development

D. Land Use Designation: Commercial Retail

E. Overlay, if any: N/A

F. Policy Area, if any: Green Acres

G. Adjacent and Surrounding Area Plan, Foundation Components, Land Use Designations, and Overlay and Policy Area, if any: Harvest Valley/Winchester Area Plan, Community Development and Rural Community Foundation, Commercial Retail and Low Density Residential Land Use Designations and Green Acres and SH-79 policy areas.

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the east and west, and Rural Residential (R-R) to the south, and State Highway 74 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.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☒ Population/Housing | ☐ Mandatory Findings of Significance |

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

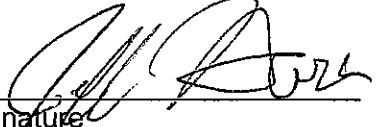
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ 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

May 10, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project is located within the vicinity of a scenic highway. Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

There is one State Eligible Scenic Highway adjacent to the proposal. State Route 74 runs along the northerly property line of the project site. The project site confirms to the intent of the Scenic Highway policy through design by adhering to a 50-foot property line setback for all buildings fronting on SR-74. This design future will ensure scenic views along the highway will remain intact.

- b) The project will not 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) According to the RCIP, the project site is located 29.01 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (10.PLANNING.46) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact: Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

a) The proposed project will introduce new sources of nighttime light and glare into the area. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐	☐	☐	☒
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) This project site is designated as Urban – Built Up land on the maps prepared pursuant to Farmland Mapping and Monitoring Program of the California Resources Agency, and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. The land use designations the surrounding properties are Commercial Retail to the north, east, and west, and Rural Community: Low Density Residential (RC:LDR). The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- c) The project is not located near any existing agricultural uses or properties zoned primarily for agricultural uses and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project site has no existing agricultural uses.
- d) The project does not proposes any changes to the existing environment, therefore the project will no impact.

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

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

- a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.
- b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

The project is consistent with the General Plan and the Harvest Valley/Winchester Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project may impact air quality in the short-term additional during construction or grading and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a commercial center is not considered a substantial point source emitter or a sensitive receptor.
- e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A church is not considered a substantial point source emitter or a sensitive receptor. Therefore, the impact is considered less than significant.
- f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐	☐	☒	☐
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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)?

☐	☐	☒	☐
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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 Game or U. S. Wildlife Service?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) Implementation of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there will be no impacts as a result of the project.
- b) Implementation of the project will not 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). Therefore, there will be no impact as a result of the project.
- c) Implementation of the project will not 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 Game or U. S. Wildlife Service. Therefore, there will be no impact as a result of the project.
- d) Implementation of the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.
- e) Implementation of the project will not 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. Therefore, there will be no impact as a result of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Implementation of the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there will be no impact as a result of the project.
- g) Implementation of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

7. Historic Resources

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | ☐ | ☐ | ☐ | ☒ |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |
| d) Restrict existing religious or sacred uses within the potential impact area? | ☐ | ☐ | ☒ | ☐ |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Implementation of the project will not alter or destroy a known archaeological site. Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. However, In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (COA 10.Planning.05) This is not unique mitigation therefore impacts are less than significant.
- d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

This is not unique mitigation therefore impacts are less than significant. (COA 10.Planning.03).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

☐	☐	☒	☐
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b) 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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database. GEO02141

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GEO01909

Findings of Fact:

- a) The project site is located within an area designated as having a moderate potential for liquefaction. Adherence to California Building Code (CBC) will reduce impacts to less than significant levels. Adherence to code is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

12. Ground-shaking Zone

☐	☐	☒	☐
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a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

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

13. Landslide Risk

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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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GEO01909.

Findings of Fact:

- a) According to Figure S-5, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. (COA 60.BS GRADE.3) These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

14. Ground Subsidence

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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: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

- a) The project site is located in an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials,

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

16. Slopes

a) Change topography or ground surface relief features?

☐ ☐ ☒ ☐

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☒ ☐

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☒ ☐

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project will not create or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain. (COA 10.BS GRADE.7)

c) The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

17. Soils

a) Result in substantial soil erosion or the loss of

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (COA 1994), creating substantial risks to life or property?	☐	☐	☒	☐

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during additional grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: Flood Control District review, Project Materials

Findings of Fact:

- a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐	☒	☐	☐
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

☐	☐	☒	☐
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐	☐	☒	☐
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐	☐	☐	☒
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a) The project proposes a commercial retail center and gas station; therefore, the project will be responsible for having the correct permits to ensure that the gasoline and other hazardous materials will be kept away from the general public. Riverside County Hazardous Materials has requested a business emergency plan for storage of hazardous material. The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances. If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances (COA 90. E HEALTH.1, 90.E HEALTH.2)

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

- b) The proposed project is not anticipated to result in 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.
- c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.
- d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No impacts are anticipated.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to issuance of Final Building Permits the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances (COA 90. E HEALTH.1, 90.E HEALTH.2)

Monitoring: Monitoring shall be conducted by the Environmental Health Department during the Building and Safety Plan check process

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

22. Hazardous Fire Area

a) Expose people or structures to a significant risk	☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database.

Findings of Fact:

a) According to the General Plan, the proposed project site is located adjacent to a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. These are standard conditions of approval and are not considered mitigation under CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐	☒	☐	☐
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b) Violate any water quality standards or waste discharge requirements?

☐	☒	☐	☐
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐	☐	☒	☐
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐	☐	☒	☐
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐	☐	☒	☐
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐	☐	☒	☐
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g) Otherwise substantially degrade water quality?

☐	☐	☐	☒
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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

☐	☒	☐	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 6 of the FEMA Flood Plain Map, Project Application Materials, Hydrology Study, and WQMP

Findings of Fact:

The project site is a long rectangular shaped lot with the majority of the project site proposed to be developed. The southwest corner of site is within a mapped Zone "A" floodplain, as delineated on Panel Number 06065C-2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The site also receives tributary offsite flows from three Caltrans culverts. Approximately 32 cfs and 34 cfs of storm runoff is delivered to the site via two 24-inch CMP Caltrans culverts located at the northern-central and northeastern corner of the site, respectively. An additional 20 cfs is delivered via an 18-inch culvert located near the southeast corner of the site. The proposed project would result in creating increased runoff and would impact the water quality. The project proposes to mitigate the increased runoff impacts by collecting the onsite flows and discharging into an underground detention basin. The onsite flows will be treated by an enhanced grassy swale before discharging into a storm drain. After running through an enhanced grassy swale, the onsite flows would confluence with the offsite flows at the southwest corner of the site. Once the flows have reached the southwestern corner of the site, it is then conveyed into the proposed storm drain system along Old State Highway 74 in a westerly direction, and outlets into an small earthen channel. This earthen channel would be constructed along a property line of two properties on the south side of Highway 74 (APNs: 458-220-011 and 458-220-012). The developer has obtained permission from the affected property owners for the construction of the channel. This channel will not be maintained by the District the developer shall come up with the mechanism to maintain this channel.

- a) The project site is located in a moderately urbanized area, and is part of the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan (ADP). The project will be connected to an existing system of culverts and channels, and will have limited impacts on the existing drainage patterns of the site or local area including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

However, during grading and construction, temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. (COA 60.Flood RI.05).

- b) The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and any other necessary documentation to the District for review (COA 60. Flood RI.07). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 02). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The project does not propose the construction of any new wells, and will receive water from the Eastern Municipal Water District. Development of the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.
- d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows from the project site. The project proposes to mitigate the increased runoff impacts by collecting the onsite flows and discharging into an underground detention basin. The onsite flows will be treated by an enhanced grassy swale before discharging into a storm drain. After running through an enhanced grassy swale, the onsite flows would confluence with the offsite flows at the southwest corner of the site. Once the flows have reached the southwestern corner of the site, it is then conveyed into the proposed storm drain system along Old State Highway 74 in a westerly direction, and outlets into a existing small earthen channel. This channel will not be maintained by the District the developer shall come up with the mechanism to maintain this channel. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement (COA 60.Flood RI.04). As proposed, this earthen channel would be constructed along a property line of two properties on the south side of Highway 74 (APNs: 458-220-011 and 458-220-012). The developer has obtained permission from the affected property owners for the construction of the channel. (COA 60.Flood RI.05). To mitigate water quality, the project has been conditioned prior to grading permit and buildings permit issuance to submit copies of the plans for BMPs and any other necessary documentation to the District for review (COA 60.Flood RI.07 and 80.Flood RI.02). In addition, prior to grading permit, a copy of the project specific WQMP shall be submitted to the District for review and approval. (COA 60. Flood RI. 09) All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 03). Therefore, the impact is considered less than significant with mitigation incorporated.
- e) A portion of the project site is not located within a 100-year flood hazard area. The project does not propose to place housing within a 100-year flood hazard area. Therefore, there is no impact.
- f) A portion of the project site is not located within a 100-year flood hazard area. The project does not propose to place structures within a 100-year flood hazard area. Therefore, there is no impact.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. Flood RI.07) Therefore, the impact is considered less than significant with mitigation incorporated.

The County Board of Supervisors has adopted the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. CUP 3579 is located within the limits of the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. (COA 60.Flood Ri.08, and 80.Flood RI.04)

Mitigation:

Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. (COA 60. Flood RI. 02)

Prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 03)

Prior to issuance of grading permits, the proposed offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement (COA 60.Flood RI.04).

Prior to grading permit issuance , plans showing temporary erosion control measures shall to prevent deposition of debris onto downstream properties or drainage facilities shall be submitted to the District for review. (COA 60.Flood RI.05).

Prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60.Flood RI.07 and 80.Flood Ri.02).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to the issuance of permits, grading or building, the project must pay flood mitigation fee to the Salt Creek Channel Area Drainage. (COA 60.Flood Ri.08, and 80.Flood RI.04)

Prior to grading permit, a copy of the project specific WQMP shall be submitted to the District for review and approval. (COA 60. Flood RI. 09)

Monitoring: Monitoring shall be conducted by the Flood Control District during the Building and Safety Plan check process.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
☒
☐
☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☒
☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☒
☐

d) Changes in the amount of surface water in any water body?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project site is a long rectangular shaped lot with the majority of the project site proposed to be developed. The southwest corner of site is within a mapped Zone "A" floodplain, as delineated on Panel Number 06065C-2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). Any development within the FEMA floodplain will require a Conditional Letter of Map Revision (CLOMR) prior to grading and prior to building and will require Letter of Map Revision (LOMR) prior to occupancy. (COA 80. Flood RI.06). Therefore, with incorporated mitigation, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) A portion of the project site is located in a 100-year flood plain, however, no development is proposed within this area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A portion of the project site is located in a 100-year flood plain, however, no development is proposed within this area. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project site is not located in a 100-year flood plain. The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: Prior to issuance of buildings permits, any development within the FEMA floodplain will require a Conditional Letter of Map Revision (CLOMR) prior to grading and prior to building and will require Letter of Map Revision (LOMR) prior to occupancy. (COA 80. Flood RI.06 and 90.Flood.RI.06).

Monitoring: Monitoring shall be conducted by the Flood Control District during the Building and Safety Plan check process.

LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Source: RCIP, GIS database, Project Application Materials,

Findings of Fact:

a) The project site's general plan land use designation is Community Development: Commercial Retail (CD:CR). The project proposes to permit commercial center on a 3.4 gross acre parcel, and will not negatively impact the existing land uses within the vicinity of the project site. Therefore, the impact is considered less than significant.

b) The project site is not located within a Sphere of Influence.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database,

Findings of Fact:

- a) The project site is currently zoned Scenic Highway Commercial (C-P-S). Gas stations, restaurants and retail buildings are an approved use with the C-P-S zoning classification with a conditional use permit. The project proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC). Therefore, the project is consistent with the site's existing zoning.
- b) The project site is surrounded by properties zoned Scenic Highway Commercial (C-P-S) to the east and west, Rural Residential (R-R) to the south, and State Highway 74 to the north. The project is conditionally compatible with the existing and allowed uses with the vicinity of the project, and therefore, the impact is considered less than significant.
- c) Existing land uses surrounding the project site include a mixture of vacant land and single family residential with limited agricultural or animal-keeping uses on large lots to the north, south, and west, a gas station exists to the north across SH-74, and vacant land classified for commercial retail exists to the east. The project will be compatible with the surrounding properties. Therefore, the impact is considered less than significant.
- d) The project site's general plan land use designation is Community Development: Commercial Retail (CD:CR). The project proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC). The project is consistent with the general plan land use of the site.
- e) The proposed project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The project lies at the base of a small mountain, as a result of topographical restrictions, limited development will occur to the west and north of the project site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area."

Findings of Fact:

- a) The project site is located in an area where mineral resources have not been studied; however upon review by the County Geologist, the significance of the loss of availability of a known mineral resource shall be less than significant. According to General Plan Figure OS-5, the proposed project is located in an area that is designated MRZ-3. MRZ-3 is an area where mineral deposits are likely to exist however the significance of the deposits is undetermined. Since the value of the mineral resources which are likely to exist is undetermined the proposed development will have a less than significant impact with regard to impact such deposits.
- b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The proposed project is not located within the vicinity of any quarries or mines which may pose a risk for people or property. The proposed project will have no impact with regard to exposure to quarries or mines. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Airport Noise	☐	☐	☒	☐
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?				
NA ☐ A ☒ B ☐ C ☐ D ☐				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map,

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There is a private helicopter landing pad on a residential parcel to the southwest of the parcel; however, this is for the private use of the property owner only. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

29. Railroad Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection,

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

30. Highway Noise	☐	☐	☒	☐
NA ☐ A ☐ B ☒ C ☐ D ☐				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Department of Public Health Review, Noise Impact Analysis

Findings of Fact: The project site is located adjacent to two (2) highways, SH-74 and SH-79 (Winchester Road) and will experience exterior noise level impacts. Noise measurements taken on these roads show that existing noise levels range from 61.2 to 74.0 dBA CNEL. The transportation related noise exterior noise level criteria provided in the County of Riverside Noise Element (General Plan) does not identify specific on-site noise level limits for commercial land uses. However, the noise compatibility matrix provided in noise element does provide guidelines for commercial uses according to predicted noise level exposure. This analysis shows that the buildings nearest to SH-74 will be exposed to ambient noise levels considered "conditionally acceptable" for commercial uses. The existing outdoor noise environment is consistent with the proposed commercial land uses and can be developed using conventional construction with closed windows and a fresh air supply system or air conditioning. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Other Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database.

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☒ ☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☒ ☐

Source: Project Application Materials, Department of Public Health Review, Noise Impact Analysis

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

- a-d) The nuisance noise level impacts of the proposed project will consist primarily of typical commercial center operations, including but not limited to, auto-engine noise, drive-thru speakerphones, and the use of rooftop mounted air conditioning units. The nearest noise sensitive areas are the existing noise sensitive residential land uses to the west and south of the project site. Through design, the project will mitigate potential increases in ambient noise levels by providing a 6-foot high wall along the westerly property of the project and by enclosing all roof-top mechanical equipment or providing a 5-foot parapet wall along rooftops with mechanical equipment or air condition units.

Additionally, Construction activities associated with private development are localized and temporary. The project would potentially cause increased "short term" noise levels in the vicinity of the project site. At about 50 feet from the noise source construction noise levels are generally between 88 and 91 decibels (dB).

These noise receptors could be temporarily exposed to noise levels above the Community noise Equivalent Level (CNEL) of 65dB. Construction activities are during daylight hours, beginning at 7:00 A.M. to 6:00 P.M. and are regulated by County Ordinances. The increase in noise level would only occur during project construction and noise impact would be insignificant.

The project does not require the blasting of rock formations or the use of heavy impact equipment for driving piles. Any vibration from conventional earth moving and paving equipment should be less significant, if at all physically noticeable.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☒ ☐

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☒ ☐

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☒ ☐

d) Affect a County Redevelopment Project Area?

☐ ☒ ☐ ☐

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☒ ☐

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Review by Riverside County Redevelopment Agency

Findings of Fact:

- a) The project site currently contains no existing homes that or structures onsite; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. Therefore, the impact is considered less than significant.
- c) The project site does not contain housing; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The project is located within the Mid County Project Area (MCPA) (Homeland/Green Acres Sub Area) Redevelopment Project Area. The mission of the Redevelopment Agency is to eliminate blight and prevent the potential for future blight in and ultimately add value to, all redevelopment projects by recommending approval projects that meet the highest standards of quality possible. This is a particular concern in the Homeland/Green Acres sub-area where blighting conditions are still present. It is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety, and welfare of the public. All applicable components of the proposed project shall conform to the commercial development design criteria found in the *Third and Fifth District Design Guidelines (July 17, 2001)* (COA 10.PLANNING.45) Additionally, Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment. (COA 80.PLANNING.25)
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. Therefore, there is no impact.
- f) The project will not induce substantial population growth in an area. Therefore, there is no impact.

Mitigation: Prior to the issuance of Building Permits a clearance letter from Economic Development Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 14, 2008, summarized as follows: "Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment." (COA 80.PLANNING.25)

Monitoring: Monitoring shall be conducted by Planning Department during the Building and Safety Plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 public services:

34. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.33) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

35. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact:

The project area is serviced by the Riverside County Sheriff's Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.33) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

36. Schools ☐ ☐ ☒ ☐

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.30) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

37. Libraries

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.33) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Parks and Recreation	☐	☐	☒	☐
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

Findings of Fact:

- a-b) The proposed commercial center will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.
- c) The project site is located within Valley-Wide Recreation and Parks District. Non-residential projects are not subject to Quimby Fees, therefore no impacts to parks and recreation will occur.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

40. Recreational Trails	☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, San Jacinto Valley Area Plan.

Findings of Fact:

- a) There are no General Plan designated trails adjacent to the project site, therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☒	☐	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☒	☐
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

- a) The development of a commercial center on 3.4 gross acres will not cause a significant increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) The project proposes 103 parking spaces (95 standard and 8 accessible) and will result in adequate parking capacity. Although the proposed amount does not meet the minimum requirements of 109 spaces per the County's Off-Street Parking ordinance section, an exception has been allowed due to topographical restraints within the project site.
- c) The project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- d) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) The project has been required to make improvements to the adjacent County Maintained roads and State Highways Old Highway 74, SH-74, and SH-79 (Winchester Road). These improvements are required for all General Plan designated roads. Therefore no unique mitigation is required and impacts shall be less than significant.
- h) The construction of a commercial center will not have a significant effect the existing circulation. Primary access shall be taken off of State Route 74 and Secondary access shall be taken off Old Highway 74. Required improvement will limit any significant effects on the current circulation.
- i) The project site provides sufficient alternate or secondary access therefore impacts relating to emergency access or access to nearby uses is less than significant.
- j) The project does is in conformance with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). A bus turnout will be constructed along Winchester Road and the project site incorporation bicycle racks.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

☐	☐	☒	☐
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐	☐	☒	☐
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be served by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant. (COA 10. E. HEALTH.02)

b) The project will have sufficient water supplies available to serve the project by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Sewer

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Wastewater or sewage from residential subdivision would be treated at EMWD wastewater treatment plant in San Jacinto. The treatment plant has the capacity to accept the discharge from the residential subdivision as presently zoned in accordance with the General Plan. (COA 10. E. HEALTH.02). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

46. Utilities

- a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

- a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant

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

Monitoring: No monitoring measures required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Does the project 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, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Plan (RCIP): Riverside County Integrated Project

Riverside County Land Information System (RCLIS) Website -
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

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

GEO No. 2141 County Geologic Report (GEO) No. 2141, submitted for this project (CUP03579) was prepared by G.A. Nicoll and Associates, Inc. and is entitled: "Geotechnical Report Upgrade, Proposed 3.5-Acre Shopping Center Site, SEC of SR #79 and SR #74, Hemet, California", dated February 3, 2009.

In addition, the following Geologic related documents were submitted for this project:

"Geotechnical Feasibility Investigation, 3.5+/- Acre Site, NEC of SR-79 and SR-74, Hemet, California", prepared by G.A. Nicoll and Associates, Inc. and dated October 19, 1998.

"Geotechnical Feasibility Investigation, 3.5+/- Acre Site, NEC of SR-79 and SR-74, Hemet, California", prepared by Pacific Southwest Group and dated December 09, 1999.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Response to Supplemental Investigation for the Proposed Hemet Center, APN: 453-103-008 through -014, Located on the Southwest Corner of SR-79 and SR-74, Green Acres Area, Riverside County, California", prepared by LGC Inland and dated October 1, 2009.

Noise Impact Analysis prepares by Urban Crossroads, entitled "Hemet Center Noise Impact Analysis" dated March 6, 2009.

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

JH:jh

Y:\Planning Case Files-Riverside office\CUP03579\PC\EA41692.doc
Revised: 5/12/10

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ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC).

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03579. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3579 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3579, Amended No. 3, dated June 9, 2010.

APPROVED EXHIBIT B AND C = Elevations and Floor Plans (Sheets 1-8) for Conditional Use Permit No. 3579, Amended No. 2, dated November 9, 2009.

APPROVED EXHIBIT G = Grading Plan (Sheets 1-2) for Conditional Use Permit No. 3579, Amended No. 3, dated

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CONDITIONAL USE PERMIT Case #: CUP03579

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

June 9, 2010.

APPROVED EXHIBIT L = Conceptual Landscaping Plan for
Conditional Use Permit No. 3579, Exhibit L, Amended No. 2,
dated November 9, 2009.

APPROVED EXHIBIT S = Signs for Conditional Use Permit No.
3579, Exhibit S, dated June 9, 2010.

[MODIFIED PER SITE CHANGES MADE AT 6/2/10 PLANNING
COMMISSION]

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and
recompaction, and base or paving which require a grading
permit are subject to the included Building and Safety
Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code,
Ordinance 457, and all other relevant laws, rules, and
regulations governing grading in Riverside County and prior
to commencing any grading which includes 50 or more cubic
yards, the applicant shall obtain a grading permit from the
Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing,
grubbing, or any top soil disturbances related to
construction grading.

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented
by the developer during grading. PM10 plan may be required
at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for
manufactured slopes greater than 3 feet in vertical height,

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN (cont.) RECOMMND

are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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10. GENERAL CONDITIONS

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PAR - HAZMAT UST PLANS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. Contact Haz Mat at (951) 358-5055 for current fees.

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE RECOMMND

Conditional Use Permit#3579 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It

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10. GENERAL CONDITIONS

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03579 is a proposal to construct fast food, convenience store, and gas station on a 3.4-acre site in the in the Homeland area. The site is located on the southwest corner of Highway 74 and Highway 79.

Our review indicates that the southwest corner of site is within a mapped Zone "A" floodplain, as delineated on Panel Number 06065C-2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The site also receives tributary offsite flows from three Caltrans culverts. Approximately 32 cfs and 34 cfs of storm runoff is delivered to the site via two 24-inch CMP Caltrans culverts located at the northern-central and northeastern corner of the site, respectively. An additional 20 cfs is delivered via an 18-inch culvert located near the southeast corner of the site. The proposed project would result in creating increased runoff and would impact the water quality. The developer proposes to mitigate the increased runoff impacts by collecting the onsite flows and discharging it into an underground detention basin. The onsite flows will be treated by enhanced grassy swale before discharging into a storm drain. After running through an enhanced grassy swale the onsite flows would confluence with the offsite flows at the southwest corner of the site. Once the flows have reached the southwestern corner of the site then it is conveyed in the proposed storm drain system along Old State Highway 74 in a westerly direction, and outlet into a proposed small earthen channel. This earthen channel would be constructed along a property line of two properties on the south side of Highway 74. The developer has obtained permission from the affected property owners for the construction of the channel. This channel will not be maintained by the District the developer shall come up with the mechanism to maintain this channel. The developer has submitted a hydrology study and a preliminary water quality management plan received on November 5, 2009.

The proposed detention basin is sized using HEC 1 analysis, based on the difference in volume 10-year 24 hr pre development and post development. An enhanced grassy swale is proposed along the southwestern boundary to mitigate for

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10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

water quality. Conceptually the increased runoff and the water quality mitigation are acceptable to the District, but may need additional work at the final plan check stage.

Any development within the the FEMA floodplain will require a Conditional Letter of Map Revision (CLOMR) prior to grading and prior to building and will require Letter of Map Revision (LOMR) prior to occupancy.

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

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN (cont.) RECOMMND

the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

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

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

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

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - LOW PALEO

RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - LOW PALEO (cont.)

RECOMMND

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02141

RECOMMND

County Geologic Report (GEO) No. 2141, submitted for this project (CUP03579) was prepared by G.A. Nicoll and Associates, Inc. and is entitled: "Geotechnical Report Upgrade, Proposed 3.5-Acre Shopping Center Site, SEC of SR #79 and SR #74, Hemet, California", dated February 3, 2009.

In addition, the following documents were submitted for this project:

"Geotechnical Feasibility Investigation, 3.5+/- Acre Site, NEC of SR-79 and SR-74, Hemet, California", prepared by G.A. Nicoll and Associates, Inc. and dated October 19, 1998.

"Geotechnical Feasibility Investigation, 3.5+/- Acre Site, NEC of SR-79 and SR-74, Hemet, California", prepared by Pacific Southwest Group and dated December 09, 1999.

"Response to Supplemental Investigation for the Proposed Hemet Center, APN: 453-103-008 through -014, Located on the Southwest Corner of SR-79 and SR-74, Green Acres Area, Riverside County, California", prepared by LGC Inland and dated October 1, 2009.

These documents are herein incorporated as a part of GEO02141.

GEO02141 concluded:

1.LGC is the geotechnical engineer of record for this project (CUP03579).

2.Groundwater is not anticipated to be encountered during grading and is not considered a constraint for the proposed development.

3.Review of geologic maps/literature, geologic mapping during LGC's field investigation and review of aerial photographs did not indicate evidence of faulting, landsliding or slope instability through the subject site.

4.The potential for fault rupture should be considered very low.

5.The potential for liquefaction at the subject site is anticipated to be very low.

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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02141 (cont.)

RECOMMND

6. There is a potential for seismically induced dry sand settlement of the left in place Quaternary older alluvial fan deposits , with settlements of up to .5 inch.

7. Soils underlying the remedial removal depths are considered to have a very low to low hydro-consolidation potential.

GEO02141 recommended:

1. Compressible materials not removed by the planned grading should be excavated to competent material and replaced with compacted fill soils.

2. Removal bottoms should have a minimum of 85 percent relative compaction per ASTM D-1557 to be considered as a competent bottom.

3. Material that is removed may be placed as fill provided the material is relatively free from rocks (greater than 6 inches in maximum dimension), organic material and construction debris, is moisture-conditioned or dried (as needed) to obtain above-optimum moisture content, and then recompacted prior to additional fill placement or construction.

GEO No. 2141 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2141 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public

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10. GENERAL CONDITIONS

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

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10. GENERAL CONDITIONS

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

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

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

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10.PLANNING. 8 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 9 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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.

10.PLANNING. 10 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 13 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6 a.m. to 12 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), [General Retail, 1 space/200 sq. ft] and [Restaraunts, 1 space/45 sq. ft. of serving area and 1 space/2 employees].

10.PLANNING. 16 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the three (3) signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

(Planning Department review only) of Ordinance No. 348.

10.PLANNING. 17 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

10.PLANNING. 22 USE - RECLAIMED WATER RECOMMND

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.

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 33 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 34 USE - CEASED OPERATIONS RECOMMND

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.

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10.PLANNING. 35 USE - 90 DAYS TO PROTEST

RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 37 USE - BEER & WINE RESTRICTIONS

RECOMMND

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

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

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10.PLANNING. 37 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

10.PLANNING. 40 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 43 USE - BUSINESS LICENSING RECOMMND

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 at www.rctlma.org.buslic.

10.PLANNING. 44 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from ABC, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 45 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors,

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10.PLANNING. 45 USE - 3RD & 5TH DIST DSGN STDS (cont.) RECOMMND

July 17, 2001.

10.PLANNING. 46 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, 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.

10.PLANNING. 47 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03294 shall become null and void upon final approval of CUP03579 by the County of Riverside.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

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 Ordinance 460 and Riverside County Road Improvement tandards (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. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of

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10. GENERAL CONDITIONS

10. TRANS. 2

USE - TS/CONDITIONS (cont.)

RECOMMND

Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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/Vista Place (NS) at:
SR-74 (EW)

Old State Highway (easterly) (NS) at:
SR-74 (EW)

Truelson Avenue (NS) at:
SR-74 (EW)

Calvert Avenue (NS) at:
SR-74 (EW)

Old State Highway (westerly) (NS) at:
SR-74 (EW)

Amanda Avenue (NS) at:
SR-74 (EW)

SR-79 (NS) at:
Old State Highway (EW)

SR-79 (NS) at:
Catlin Avenue (EW)

Amanda Avenue (NS) at:
Old State Highway (EW)

Westerly Project Driveway (NS) at:
Old State Highway (EW)

Easterly Project Driveway (NS) at:
Old State Highway (EW)

Project Driveway (NS) at:
SR-74 (EW)

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - TS/CONDITIONS (cont.) (cont.) RECOMMND

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 4 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this CUP. A maximum of three

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE (cont.)

RECOMMND

one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this CUP be initiated within five (5) years of the effective date of the issuance of this CUP, this CUP shall become null and void.

20.PLANNING. 2 USE - PARCEL MERGR REQD

RECOMMND

WITHIN 90 DAYS OF PROJECT APPROVAL, a Certificate of Parcel Merger shall be submitted for review and processing by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 458-103-008 through 458-103-014 (four (4) legal parcels). (COA 20.PLANNING.02)

[ADDED PER PLANNING COMMISSION 6/2/10]

0. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D

RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 11 USE- ALTERNATIVE PAVEMENT

RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt or concrete surfaces, prior to obtaining a grading permit, the applicant shall have obtained approval from the Building and Safety Department.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 8 USE WINCHESTER/NORTH HEMET

RECOMMND

The County Board of Supervisors has adopted the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP 3579 is located within the limits of the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 3.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE WINCHESTER/NORTH HEMET (cont.) RECOMMND

money order only, 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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION (cont.)

RECOMMND

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.4 acres (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. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT (cont.)

RECOMMND

construct from the Grading Division of the Building and
Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of three complete set of plans for each food
establishment are needed including a fixture schedule, a
finished schedule, and a plumbing schedule in order to
ensure compliance with all applicable current State and
Local Regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be
paid in a check or money order to the Riverside County Fire
Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two
copies of the water system plans to the Fire Department for
review and approval. Calculated velocities shall not exceed
10 feet per second. Plans shall conform to the fire hydrant
types, location and spacing, and the system shall meet the
fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP
improvement plans and any other necessary documentation
along with supporting hydrologic and hydraulic
calculations shall be submitted to the District for
review. The plans must receive District approval prior to
the issuance of building permits. All submittals shall be
date stamped by the engineer and include a completed Flood

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

Control Deposit Based Fee Worksheet and the appropriate
plan check fee deposit.

80.FLOOD RI. 4 USE WINCHESTER/NORTH HEMET RECOMMND

The County Board of Supervisors has adopted the
Winchester/North Hemet portion of Salt Creek Channel Area
Drainage Plan (ADP) for the purpose of collecting drainage
fees. This project may require earlier construction of
downstream ADP facilities. to mitigate this effect, the
District recommends that this project be required to pay a
flood mitigation fee. The mitigation fee should be based
upon the fee structures set for land divisions having
comparable anticipated impermeable surface areas.

CUP 3579 is located within the limits of the
Winchester/North Hemet portion of Salt Creek Channel Area
Drainage Plan for which drainage fees have been adopted to
help mitigate the impacts of this development. The
mitigation charge for this proposal shall equal the
prevailing Area Drainage Plan fee rate multiplied by the
area of the new development. This new development has a
total of 3.4 acres subject to the fee. The charge is
payable to the Flood Control District by cashier's check or
money order only, 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.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to
the District for review and approval.

80.FLOOD RI. 6 USE SUBMIT CLOMR RECOMMND

for any development within the mapped floodplain,
developer shall obtain a Conditional Letter of Map Revision
(CLOMR) from FEMA prior to the issuance of building
permits.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit
holder shall file a Landscaping Minor Plot Plan Application

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

to the Riverside County Planning Department for review and approval along with the current fee. 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 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;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations 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.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

plans.

80.PLANNING. 7 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 8 USE - CONFIRM TO ELVTNS/FLR PLN RECOMMND

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B & C (Sheets 1-9).

80.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 USE - BUS STOPS RECOMMND

A bus stop shall be shown on the street improvement plans. The bus stop shall be coordinated with R.T.A. (Riverside Transit Agency) and shall be subject to Transportation Director and Planning Director approval.

80.PLANNING. 14 USE - PERMIT SIGNS SEPARATELY RECOMMND

Prior to the issuance of building permits, a signage plan, in compliance with Section 19.4 of Ordinance No. 348, shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

80.PLANNING. 15 USE - WALL/FENCING PLAN REQUIR RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 20 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 25 USE - EDA CLEARANCE RECOMMND

A clearance letter from Economic Development Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 14, 2008, summarized as follows:

1 Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment.

80.PLANNING. 29 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated March 18, 2009, summarized as follows:

1. Applicant shall provide proof of an approved Recyclables Collection and Loading Area plot plan.

2. Applicant shall provide proof of an approved Waste Recycling Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 40 USE - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to ssuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way.

Sufficient public street right-of-way along SH-79 (Winchester Road) shall be conveyed for public use to provide for a 59' to 64 foot half-width right-of-way.

Sufficient public street right-of-way along Old Highway 74 shall be conveyed for public use to provide for a 37 foot half-width right-of-way.

80.TRANS. 3 USE - MAP CORNER CUT-BACK I RECOMMND

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

80.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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 Judy Watterlond, Transportation Department at (951) 955-6829, 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) Raised curb median and parkway landscaping along SH-74 and SH-79 (Winchester Road).
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.13 condition.
- (4) Street sweeping.
- (5) Landscaping along Old State Highway 74.

NOTE: Any commercial project along state highway(s) must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

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) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 5

USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LIGHTING PLAN (cont.)

RECOMMND

Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 6 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

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 SH-74, SH-79 (Winchester Road) and Old State Highway 74 and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

SR-74(EW) at SR-79(NS) - Signal modification as necessary for raised median installation

with no credit given for Traffic Signal Mitigation Fees.

80.TRANS. 8 USE - TS/GEOMETRICS

RECOMMND

The intersection of Project Driveway (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane

Southbound: N/A

Eastbound: two through lanes, one right turn lane

Westbound: two through lanes

NOTE: Only right turns will be allowed at this intersection. Left turns shall be prohibited. The applicant shall install a raised median on SR-74 between the western project boundary and the intersection of SR-74 and SR-79 to prevent left turns into and out of the driveway. The design of the raised median shall be subject to Caltrans

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80.TRANS. 8

USE - TS/GEOMETRICS (cont.)

RECOMMND

approval.

The intersection of Westerly Project Driveway (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left/right turn lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Easterly Project Driveway (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left/right turn lane
Eastbound: one through lane
Westbound: one through lane

The intersection of SR-79 (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one left-turn lane, two through lanes, one right turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one shared left turn/through/right-turn lane
NOTE: One southbound through lane would be striped out until SR-79 (Winchester Road) is constructed as a Major south of this intersection.

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 BLDG PRMT ISSUANCE

80.TRANS. 9 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 4 USE-#36-HOOD DUCTS

RECOMMND

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

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90.FIRE. 4 USE-#36-HOOD DUCTS (cont.)

RECOMMND

activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

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90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 6 USE SUBMIT LOMR

RECOMMND

For any work within the mapped floodplain, a Letter of Map Revision (LOMR) shall be obtained from FEMA for the portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

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90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Planning 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 Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 4 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 101 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of five (5) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of

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90.PLANNING. 9

USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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.

90.PLANNING. 11

USE - LOADING SPACES

RECOMMND

A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12

USE - COMPACT PARKING SPACES

RECOMMND

A maximum of eight (8) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 13

USE - LIGHTING PLAN COMPLY

RECOMMND

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

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90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for reidential units shall not be permitted within the project site.

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. 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.

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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.

90.PLANNING. 18 USE - CURBS ALONG PLANTERS RECOMMND

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.

90.PLANNING. 21 USE - TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing]

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90.PLANNING. 21 USE - TRASH ENCLOSURES (cont.)

RECOMMND

[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.

90.PLANNING. 25 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT G.

90.PLANNING. 27 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 30 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Waste Managment Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 18, 2008, summarized as follows:

1. The applicant shall construct the recylables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan.

2. Provide evidence to demonstrate compliance with the approved Waste Recycling Plan. (3(b))

90.PLANNING. 31 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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.

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90.PLANNING. 31 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 3.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3579 is calculated to be 3.4 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition is no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - ORD NO. 659 (DIF)

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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 Conditional Use Permit No. 3579 has been calculated to be 3.4 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 2

USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with "CALTRANS".

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90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light 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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90.TRANS. 8

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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. Said annexation should include the following:

- (1) Raised curb median and parkway landscaping along SH-74, and SH-79 (Winchester Road).
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.13 condition.
- (4) Street sweeping.
- (5) Landscaping along Old State Highway 74.

NOTE: Any commercial project along state highway(s) must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

90.TRANS. 9

USE - UTILITY PLAN

RECOMMND

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

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90.TRANS. 10

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 11

USE - EXISTING MAINTAINED

RECOMMND

SH-79 along project boundary is a paved "Caltrans" maintained highway designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38' to 43 feet from centerline, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' to 64 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38' to 43'/59' to 64')

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
2. Construct bus turnout per County Standard No. 814.
3. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to project's frontage.
4. Construct a 9' sidewalk adjacent to the curb line at the bus stop per County Standard No. 814.

SH-74 along project boundary is a paved "Caltrans" maintained highway designated as an Expressway and shall be improved with concrete curb and gutter located 63' from centerline, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92 foot modified half-width dedicated right-of-way in accordance with County Standard No. 86. (63'/92') (Modified for reduced half-width right-of-way from 110' to 92'.)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE - EXISTING MAINTAINED (cont.)

RECOMMND

- NOTE: 1. An 8' concrete sidewalk shall be constructed 7' from the curb line within the 29' modified parkway per Standard No. 401.
2. Construct 8" curbed landscaped median along the project boundary to restrict left turn movements including but not limited to the proposed driveway as approved by the Director of Transportation
3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west property boundary as approved by the Director of Transportation.
4. Driveway shall be constructed per County Standard No. 207A.
5. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to project's frontage.

90.TRANS. 12

USE - PART-WIDTH

RECOMMND

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

- NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.
2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west property boundary as approved by the Director of Transportation.
3. Driveway shall be constructed per County Standard No. 207A.
4. If existing pavement is found in poor condition,

08/10/10
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - PART-WIDTH (cont.)

RECOMMND

it is the responsibility of the applicant to
re-construct the section adjacent to project's
frontage.

90.TRANS. 13 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

SR-74(EW) at SR-79(NS) - Signal modification as necessary
for raised median installation

with no credit given for Traffic Signal Mitigation Fees.

The signal modification shall be completed and activated
prior to the final building inspection of the first
building.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 14, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Landscape-Rod Kaihara
Valley-Wide Recreation & Parks Dist.
Riv. EDA-Redevelopment
Supervisor Stone
Commissioner Snell
Hemet Unified School Dist.
EMWD
Caltrans Dist. #8
SCE
Southern California Gas
EIC "Attachment A"

CONDITIONAL USE PERMIT NO. 3579 – EA41692 – Applicant: Webb, Max – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: Southerly of SH-74, Westerly of SH-79/Winchester Road, and Northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** to construct a shopping center consisting of 2 buildings for general retail, 1 building for a fast food restaurant, and 1 building for a gasoline service station with 6 pumps and convenience store. Beer and Wine sales are proposed associated with the gasoline service station and convenience store. – APNs: 458103008, 458103009, 458103010, 458103011, 458103012, 458103013, and 458103014 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 6, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at rbrady@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Russell Brady, Planning Department
CC: Tina English, Lance Noland, Olivia Barnes, Andy Frost

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist 1

DATE: April 14, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments/Conditions

Case: Conditional Use Permit 3579 [Shopping Center - Green Acres]

Site Visit: March 24, 2008

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3579 requests to construct a shopping center in the community of Green Acres. The proposed project consists of two (2) buildings for general retail, one (1) building for fast food and one (1) building for a gasoline station. Currently vacant, the project site consists of 3.4 acres located at the southwest corner of State Highway 74 and State Highway 79/Winchester Road. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and the land use designation is Commercial Retail (CD: CR). The land uses surrounding the project site include a gas station, vacant land and single-family residences to the north, single-family residences and a child care center to the south, a single-family residence to the east, and mobile home storage to the west.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Mid County Project Area (MCPA) (Homeland/Green Acres sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Homeland/Green Acres sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Conditional Use Permit 3579
April 14, 2008
Page 2

All applicable components of the proposed project shall conform to the commercial development design criteria found in the *Third and Fifth District Design Guidelines (July 2001)*.

The proposed project looks attractive. It seems as if the applicant has put a lot of thought into the aesthetics of the proposed structures and landscaping.

The RDA is recommending that the following conditions be placed in the standard conditions of approval (the "pinks") issued for this project.

Condition(s) of Approval:

As part of the conditions of approval for Conditional Use Permit 3579, the following general condition(s) shall apply unless modified in writing by the EDA/RDA:

1. *Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment. In addition, the proposed signage shall conform to all applicable design criteria including color, materials and placement outlined in the *Design Guidelines*.*



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 18, 2008

Russell Brady, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3579
Construct a shopping center consisting of 2 buildings for general retail,
1 building for a fast-food restaurant, and 1 building for a gasoline
service station with 6 pumps and convenience store.
APN: 458-103-008, -009, -010, -011, -012, -013, and -014

Dear Mr. Brady:

The Riverside County Waste Management Department has reviewed the proposed project located south of Sh-74, west of Sh-79/Winchester Road, and north of Old State Highway, in the Homeland Zoning Area. The proposed project is a commercial use, and as such it is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

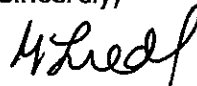
The Department recommends that the following conditions of approval be attached to the project:

1. **Prior to issuance of a building permit for EACH commercial building,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final inspection for EACH commercial building,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to the issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
- b) Prior to **occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. 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.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,


Mirtha Liedl, Planner



Department of **Public Health**
Riverside County Community Health Agency

Date: April 28, 2009

To: Jeff Horn
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH *SAA*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050



Report written by: Steven D. Hinde,
Senior Industrial Hygienist

Project Reviewed: CUP 3579

Reference Number: 96618

Applicant: Richard O'Neil
Rick Engineering Company
1223 University Ave., Suite 240
Riverside, CA 90507

Noise Consultant: **Urban Crossroads**
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

Information
Provided:

"Hemet Center, Noise Impact Analysis, County of Riverside, California." JN:06618-02 dated March 2, 2009.

Noise Standards:

For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Provide a 6-foot high noise wall along the western property line of the propose project.

(Heights taken from Exhibit 1-A of the Acoustical Report, see attached map)

3. Enclose the roof-top mechanical ventilation equipment or provide a 5-foot high parapet wall for mechanical equipment around all rooftop air conditioning units.
4. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
5. All vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standard..

6. Reduce truck noise by minimizing engine idling time.
7. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
8. The construction contractor shall limit haul truck deliveries to the non-noise sensitive daytime hours of 7 a.m. to 10 p.m. and to the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.
9. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic, speaker phones and air conditioning unit location and specifications from each plot plan. Building design must be shown to reduce interior noise to at or below 50 Ldn for those office buildings along Highway 74 and Winchester Road/Hwy 79.
10. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

**BOARD OF
DIRECTORS**
Nick Schouten
President
Larry Minor
Vice President
Frank Gorman
Secretary
John Bragg
Director
Steven Simpson
Director
Jeffrey R. Leatherman
General Manager

May 17, 2010

Jeff Horn
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

RE: Conditional Use Permit No. 3579

Dear Mr. Horn:

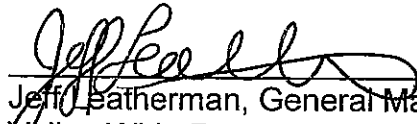
Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for the above referenced project and has the following comments:

1. ***LAFCO annexation is required for all developments within the sphere of influence.*** This tract requires annexation. The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. The developer must ***annex to the Menifee North Park and Landscape Maintenance District*** to fund the maintenance of streetscapes, parks and detention basins.
3. If there are any dwelling units planned, a ***Quimby (park) fee must be assessed*** on each residential unit.
3. The ***Park District must approve all plans for landscape maintenance*** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. ***Conceptual drawings are required*** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. ***Prior to installation, all fence and wall plans*** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Jeff Horn
May 17, 2010
Re: Conditional Use Permit No. 3579
Page 2

6. ***Grading plans and storm drain plans*** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Sincerely,



Jeff Leatherman, General Manager
Valley-Wide Recreation and Park District



A  Sempra Energy company

Southern California Gas Company
1981 W. Lagonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003, SC8031
Redlands, CA 92373-0306

March 4, 2008

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Russell Brady

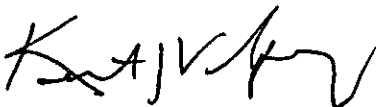
Re: Conditional Use Permit No. 3579 – EA41692

Dear: Mr. Brady

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,



Kenneth Velasquez
Technical Services Supervisor
South Inland Region

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

Set ID#
C004592

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|--|---|
| ☐ PLOT PLAN | ☒ CONDITIONAL USE PERMIT | ☐ TEMPORARY USE PERMIT |
| ☐ REVISED PERMIT | ☐ PUBLIC USE PERMIT | ☐ VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03579 DATE SUBMITTED: 1-3-08

APPLICATION INFORMATION

Applicant's Name: Max Webb E-Mail: _____

Mailing Address: 8383 Wilshire Blvd. Ste 740
Beverly Hills Ca 90211
City State ZIP

Daytime Phone No: (323) 655-3901 Fax No: (323) 655-8692

Engineer/Representative's Name: Rick Engineering Co. E-Mail: Roreill@rickengineering.com

Mailing Address: 1223 University Ave Ste. 240
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: MAX WEBB E-Mail: _____

Mailing Address: 8383 Wilshire Blvd. Ste. 740
Beverly Hills CA 90211
City State ZIP

Daytime Phone No: (323) 655-3901 Fax No: (323) 655-8692

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

EA 41692 / CFG-05040

APPLICATION FOR LAND USE AND DEVELOPMENT

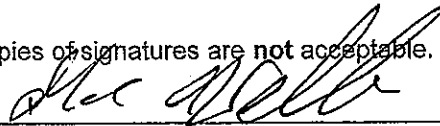
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Max Webb, Trustee

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

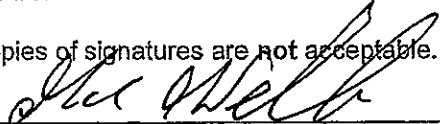
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Max Webb, Trustee

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

458-103-008, 458-103-007, 458-103-010

Assessor's Parcel Number(s): 458-103-011, 458-103-012, 458-103-013, 458-103-014

Section: 15 Township: 55 Range: 2W

Approximate Gross Acreage: 3.4

General location (nearby or cross streets): North of OLD STATE HWY. 74, South of

STATE HWY. 74, East of AMANDA AVE., West of STATE HWY 79

Thomas Brothers map, edition year, page number, and coordinates: 2005, 839, 62

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposed conditional use permit for development of a vacant lot. Proposed development includes 2 restaurants, a retail property, and gas station with a convenience store.

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: Geotechnical Feasibility
Environmental Site Assessment, Geotechnical

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4,046

Estimated amount of fill = cubic yards 8,544

Does the project need to import or export dirt? Yes ☒ No ☐

Import 4,498 CY Export - Neither -

What is the anticipated source/destination of the import/export?

TR 30351, owner: Osborne Development

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

Highway 74

How many anticipated truckloads? 900 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 109,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River

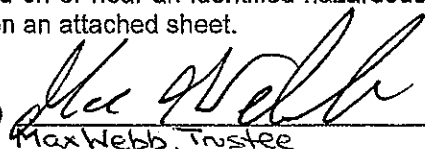
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near 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 our project with respect to its location on or near an identified hazardous waste site 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 or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date _____
Max Webb, Trustee

Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	HEMET CENTER
Project Location:	SWC HWY 74 AND WINCHESTER (HWY 79) HEMET
Project Description	COMMERCIAL DEVELOPMENT, 4 BUILDING, PAVING.

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	☐	☒
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	☐	☒
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	☒	☐
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	☐	☒
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	☒	☐
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	☒
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	☐	☒
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☒	☐

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☒ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: CLP 03579 JAR 01864 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: MAX WEBB E-Mail: _____

Mailing Address: 8383 WILSHIRE BLVD STE. 740
BEVERLY HILLS CA 90211
City State ZIP

Daytime Phone No: (323) 655-3901 Fax No: (323) 655-8692

Engineer/Representative's Name: RICK ENGINEERING CO. E-Mail: ronnell@rickengineering.com

Mailing Address: 1223 UNIVERSITY AVE STE 240
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: _____ E-Mail: _____

Mailing Address: 8383 WILSHIRE BLVD STE. 270
BEVERLY HILLS CA 90211
City State ZIP

Daytime Phone No: (323) 655-3901 Fax No: (323) 655-8692

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

MAX WEBB, TRUSTEE

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

MAX WEBB, TRUSTEE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 458-103-008, 458-103-009, 458-103-010
458-103-011, 458-103-012, 458-103-013, 458-103-014

Section: 15 Township: 5 S Range: 2 W

Approximate Gross Acreage: 3.41

General location (nearby or cross streets): North of OLD STATE HWY 74, South of
STATE HWY 74, East of AMANDA AVE, West of STATE HWY 79

Thomas Brothers map, edition year, page number, and coordinates: 2005, 839, G2

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

PROPOSED VARIANCE TO ALLOW FOR 4 SIGNS ON STATE HWY 74
FOR PROPOSED COMMERCIAL

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: GEOTECHNICAL FEASIBILITY
ENVIRONMENTAL SITE ASSESSMENT, GEOTECHNICAL

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4,046

Estimated amount of fill = cubic yards 8,544

Does the project need to import or export dirt? Yes ☒ No ☐

Import 4,498 CY Export — Neither —

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

TR 30351, OWNER: OSBORNE DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

HWY 74

How many anticipated truckloads? 900 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 109,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River

☐ Santa Margarita River

☒ San Jacinto River

☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near 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 our project with respect to its location on or near an identified hazardous waste site 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 or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Mr. [Signature]*

Date _____

Owner/Representative (2) _____

Date _____

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 the project shown below:

CONDITIONAL USE PERMIT NO. 3579 AND VARIANCE NO. 1864 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Max Webb – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: . southerly of SH-74, westerly of SH-79/Winchester Road, and northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC). The Variance proposes to increase the number of free-standing signs allowed per shopping center with frontage on two or more streets from a maximum of two (2) to four (4) free-standing signs, all of which to be located along Highway 74. The main pylon sign proposed will be 15' tall and 10' wide for a total surface area of 150 square foot. The three tenant monument signs proposed for the two fast food restaurants and gas station will be 6' high and 8' wide for a total of 48 square feet per sign. (Ordinance No. 348, Section 19.4.a.) APNs: 458103008, 458103009, 458103010, 458103011, 458103012, 458103013, and 458103014 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/25/2010.

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

APN (s) or case numbers CUP03579 For

Company or Individual's Name Planning Department,

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

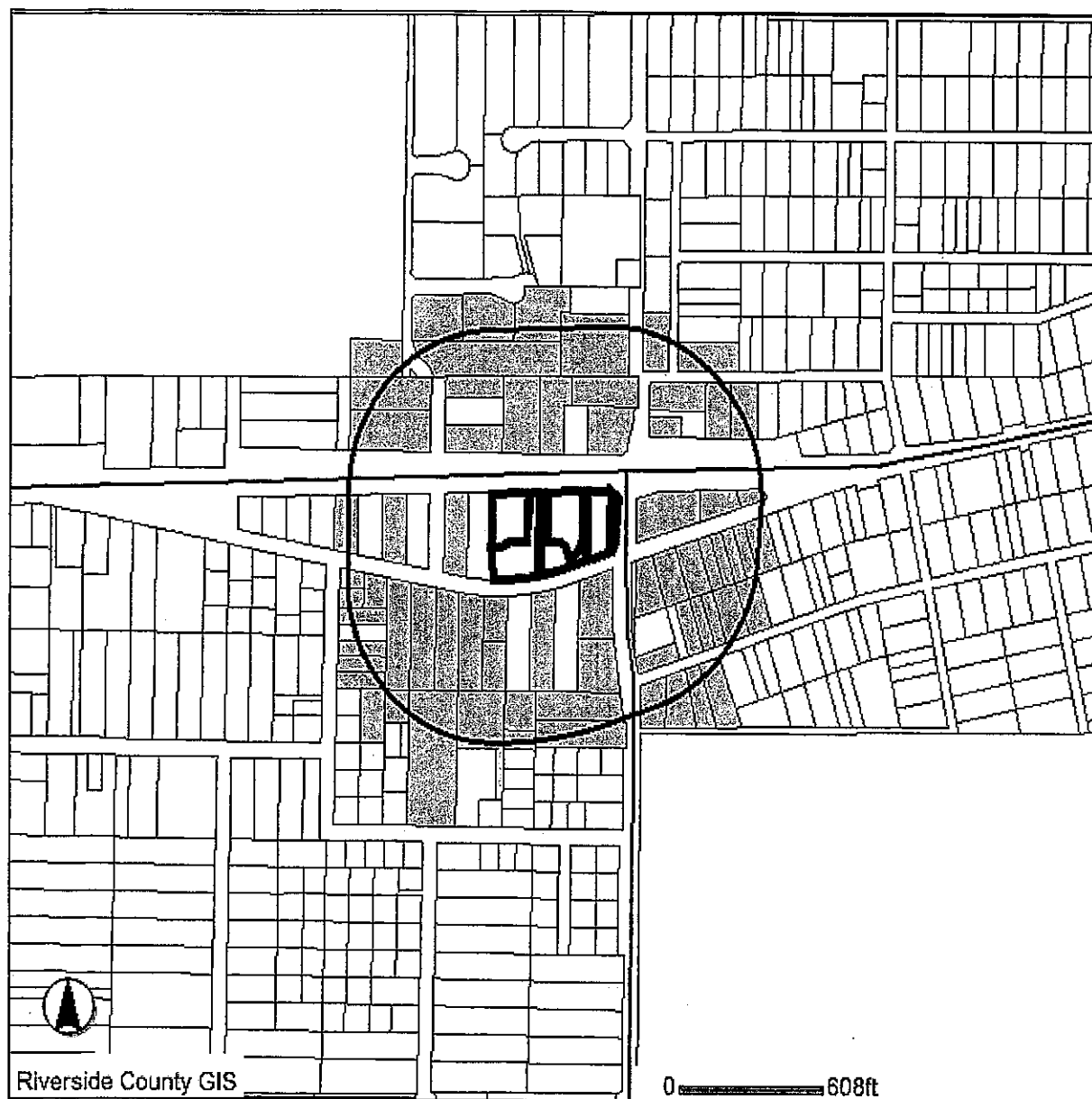
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/25/2010 CO
EXPIRES: 8/25/2010

600 feet buffer



Selected parcel(s):

458-080-002	458-080-029	458-080-046	458-080-047	458-080-048	458-080-049	458-101-006
458-101-007	458-102-001	458-102-003	458-103-001	458-103-008	458-104-001	458-104-003
458-104-004	458-104-005	458-104-006	458-104-011	458-110-001	458-110-002	458-110-003
458-110-004	458-110-006	458-110-008	458-110-009	458-110-010	458-110-011	458-110-012
458-110-013	458-110-015	458-110-017	458-110-018	458-110-019	458-110-020	458-110-021
458-110-022	458-141-010	458-141-014	458-141-029	458-141-030	458-141-039	458-141-042
458-141-045	458-141-049	458-201-003	458-203-018	458-211-001	458-211-004	458-211-005
458-211-014	458-212-001	458-212-002	458-212-003	458-213-001	458-213-002	458-213-003
458-213-004	458-213-005	458-213-006	458-213-007	458-213-008	458-213-018	458-213-019
458-213-020	458-213-021	458-213-022	458-213-025	458-214-015	458-214-016	458-214-017
		458-214-025	458-214-026			

IMPORTANT*

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is

APN: 458080002 ASMT: 458080002
JESUS ROMERO
P O BOX 120234
CHULA VISTA CA 91912

APN: 458080029 ASMT: 458080029
ANTHONY TOBY CARR
1049 SAN MARCOS DR
HEMET CA 92543

APN: 458080046 ASMT: 458080046
WILLIAM A MAUGER
MARIA B MAUGER
668 N GILBERT ST
HEMET CA 92543

APN: 458080047 ASMT: 458080047
ROBERT A GOSLIN
33365 GILCHRIST ST
HEMET CA. 92545

APN: 458080048 ASMT: 458080048
J MICHAEL BLACKBURN
ELIZABETH A BLACKBURN
33395 GILCHRIST ST
HEMET CA. 92545

APN: 458080049 ASMT: 458080049
JESUS ALBERTO ROMERO
CECILIA ROMERO
28744 WARREN RD
HEMET CA 92545

APN: 458101006 ASMT: 458101006
WILLIAM GUY FOSTER
SHEILA MAE FOSTER
26301 AMANDA AVE
HEMET CA. 92545

APN: 458101007 ASMT: 458101007
CLYDE L BROWN
NHAN NGOC THI BROWN
37951 VERANDA WAY
MURRIETA CA 92563

APN: 458102001 ASMT: 458102001
RUSSELL R RAMIREZ
ANTOINETTE G SILVA
GRACE RAMIREZ
P O BOX 7
HOMELAND CA 92548

APN: 458102003 ASMT: 458102003
ROBIN HENINGER
NANCY TUCKER
VANCE SEVERANCE
JOSEPH S PIKE, ETAL.
C/O VANCE SEVERANCE
P O BOX 1204
CHESTER CA 96020

APN: 458103001 ASMT: 458103001
STEVE J HARDY
SHANNON L HARDY
2211 BEAULIEU RD
WINCHESTER CA 92596

APN: 458103008 ASMT: 458103008
WEBB 74 79 PROP CO
8383 WILSHIRE BLV STE 740
BEVERLY HILLS CA 90211

APN: 458104001 ASMT: 458104001
IRMA R MONZON
MANUEL F CABADA
26282 AMANDA ST
HEMET CA. 92545

APN: 458104003 ASMT: 458104003
JAVIER CARMONA
26292 AMANDA AVE
HEMET CA 92545

APN: 458104004 ASMT: 458104004
MARGARET E LOVE
42242 CREST DR
HEMET CA 92544

APN: 458104005 ASMT: 458104005
LYNDA L BURROWS
HELEN L BURROWS
26201 CAMAS DR
HEMET CA 92544

APN: 458104006 ASMT: 458104006
SYLVIA HADDADIN
5575 BLUE RIDGE DR
YORBA LINDA CA 92887

APN: 458104011 ASMT: 458104011
HADDADIN HOLDINGS
C/O SYLVIA HADDADIN
5575 BLUE RIDGE DR
YORBA LINDA CA 92887

APN: 458110001 ASMT: 458110001
DIANE JENNE
DOUGLAS P YOUNG
26362 IDE ST
HEMET CA 92545

APN: 458110002 ASMT: 458110002
ERNESTO R HERNANDEZ
ROSA HERNANDEZ
33295 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110003 ASMT: 458110003
KATHLEEN R GARTLAND
KATHLEEN R GARTLAND
26380 IDE AVE
HEMET CA. 92545

APN: 458110004 ASMT: 458110004
ALEJANDRO VILLASENOR
26450 IDE ST
HEMET CA 92545

APN: 458110006 ASMT: 458110006
ROBERTO LOPEZ
MARIA TERESA LOPEZ
26410 IDE AVE
HEMET CA. 92545

APN: 458110008 ASMT: 458110008
ROBERT J FLOREZ
CYNTHIA I BOMBARDIER
33301 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110009 ASMT: 458110009
FRANKIE P MORREO
CONSUELO MORREO
33331 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110010 ASMT: 458110010
WILLIAM RAYMOND WRIGHT
33341 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110011 ASMT: 458110011
JAMES K DICKINSON
33361 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110012 ASMT: 458110012
DARLENE E SLOYER
33389 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110013 ASMT: 458110013
DOUGLAS P YOUNG
17414 MARAPOSA AVE
RIVERSIDE CA 92504

APN: 458110015 ASMT: 458110015
D STEPHEN WETHERBEE INC
22706 ASPAN ST NO 601
LAKE FOREST CA 92630

APN: 458110017 ASMT: 458110017
WILLIAM S PEDON
GLORIA M PEDON
33465 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458110018 ASMT: 458110018
MARK D KOLEK
DEBRA M KOLEK
41455 CIRCLE M
TEMECULA CA 92592

APN: 458110019 ASMT: 458110019
GUILLERMO MUNOZ
CECILIA ALVAREZ MUNOZ
26470 WINCHESTER RD
HEMET CA 92545

APN: 458110020 ASMT: 458110020
FRANK PEFLEY
33535 OLD HIGHWAY 74
HEMET CA 92545

APN: 458110021 ASMT: 458110021
LUIS V VILLASENOR
SARA VILLASENOR
26400 IDE AVE
HEMET CA 92545

APN: 458110022 ASMT: 458110022
WELLS FARGO BANK
3476 STATEVIEW BLV
FT MILL SC 29715

APN: 458141010 ASMT: 458141010
FREDRICK L YOUNG
BEVERLY A YOUNG
241 N HEMET ST
HEMET CA 92544

APN: 458141014 ASMT: 458141014
RUSSELL PHILLIP WAHLERT
26485 WINCHESTER RD
HEMET CA. 92545

APN: 458141029 ASMT: 458141029
MELODIE ANN LYON
GORDON LEE COLYER
7057 MOONSTONE CIR
RIVERSIDE CA 92506

APN: 458141030 ASMT: 458141030
SASCHA Q KOVACHER
33392 CATLIN AVE
HEMET CA. 92545

APN: 458141039 ASMT: 458141039
CAROLYN K BURCHFIEL
P O BOX 1945
HEMET CA 92546

APN: 458141042 ASMT: 458141042
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 458141045 ASMT: 458141045
DAVID JOHN GARCIA
28885 E VALLEJO AVE
TEMECULA CA 92592

APN: 458141049 ASMT: 458141049
GLEN WILLIAM EASTMAN
LORAIN DALE EASTMAN
33370 CATLIN AVE
HEMET CA 92545

APN: 458201003 ASMT: 458201003
GAYLE A PHIPPS
BLYTHE M MILLAR
C/O GAYLE WALKER
2024 COBBLEFIELD WY
GLEN DORA CA 91740

APN: 458203018 ASMT: 458203018
ENRIQUE ESPARZA
JANICE S ESPARZA
33550 BESSEMER AVE
HEMET CA. 92545

APN: 458211001 ASMT: 458211001
GARY W POLLARD
26250 VISTA PL
HEMET CA. 92545

APN: 458211004 ASMT: 458211004
ROGELIO CARMONA
MARIA ARCINIEGA
33568 HIGHWAY 74
HEMET CA. 92545

APN: 458211005 ASMT: 458211005
MARIA E LOPEZ
FERNANDO S SANDOVAL
CONCEPCION SANDOVAL
C/O FERNANDO S SANDOVAL
451 COBERTA AVE
LA PUENTE CA 91746

APN: 458211014 ASMT: 458211014
FRANCISCA L RUBIO
P O BOX 7232
HEMET CA 92545

APN: 458212001 ASMT: 458212001
HEMET 74/79
C/O J & R INV INC
P O BOX 1958
CORONA CA 92878

APN: 458212002 ASMT: 458212002
HEMET 74/79
C/O J AND R OIL COMPANY INC
P O BOX 1958
CORONA CA 92878

APN: 458212003 ASMT: 458212003
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

APN: 458213001 ASMT: 458213001
RONALD L CARROLL
BONNIE M CARROLL
33535 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458213002 ASMT: 458213002
CARLOS MORENO
SUZANNE SPAHITZ
33545 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458213003 ASMT: 458213003
DAVID DELAROSA
33555 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458213004 ASMT: 458213004
DENNIS RAY MORGA
RACHELLE DENYSE MORGA
6345 GOLDEN GATE DR
YORBA LINDA CA 92886

APN: 458213005 ASMT: 458213005
MARICELA TENORIO
ADOLFO TENORIO
33327 CATLIN AVE
HEMET CA 92545

APN: 458213006 ASMT: 458213006
SILVINO GOMEZ ACOSTA
1442 ELNITA LN
HEMET CA 92544

APN: 458213007 ASMT: 458213007
JOSE L MUJICA
MARIA MUJICA
33585 OLD HIGHWAY 74
HEMET CA. 92545

APN: 458213008 ASMT: 458213008
AMAVEL R ENOS
ANNE SHARP ENOS
33602 EL CENTRO AVE
HEMET CA 92545

APN: 458213018 ASMT: 458213018
SATURNIMO MONROY
PATRICIA MONROY
33594 EL CENTRO AVE
HEMET CA. 92545

APN: 458213019 ASMT: 458213019
KATHLEEN FRANICH
PATRICIA ANN FRANICH
2133 PASEO DEL MAR
PALOS VERDES ESTATES CA 90274

APN: 458213020 ASMT: 458213020
ELISSA BRIDGES
FLOYD W BRIDGES
3907 YARDLEY CT UNT 205
LOUISVILLE KY 40299

APN: 458213021 ASMT: 458213021
TRINIDAD ROCHA
FRANCISCA ROCHA
33550 EL CENTRO AVE
HEMET CA. 92545

APN: 458213022 ASMT: 458213022
GARY EUGENE GALLEMORE
33540 EL CENTRO AVE
HEMET CA. 92545

APN: 458213025 ASMT: 458213025
JESUS HERNANDEZ
IMELDA HERNANDEZ
JORGE MUNGIA
33520 EL CENTRO AVE
HEMET CA. 92545

APN: 458214015 ASMT: 458214015
EARL CHARLES JOHNSON
33555 EL CENTRO AVE
HEMET CA 92545

APN: 458214016 ASMT: 458214016
MIGUEL A PEREZ
33533 CENTRO AVE
HEMET CA 92545

APN: 458214017 ASMT: 458214017
EARL C JOHNSON
33555 EL CENTRO AVE
HEMET CA. 92545

APN: 458214025 ASMT: 458214025
NAVA PROP INC
25410 CHARINA LN
HOMELAND CA 92548

APN: 458214026 ASMT: 458214026
ANTONIO S PEREZ
IRMA PEREZ
MIGUEL A PEREZ
26490 WINCHESTER RD
HEMET CA. 92545

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Stop 728
Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Applicant/Owner:
Webb Max
8383 Wilshire Blvd., Ste. 740
Beverly Hills, CA 90211

Eng-Rep:
Rick Engineering
1223 University Ave. Ste. 240
Riverside, CA 92507

Applicant/Owner:
Webb Max
8383 Wilshire Blvd., Ste. 740
Beverly Hills, CA 90211

Eng-Rep:
Rick Engineering
1223 University Ave. Ste. 240
Riverside, CA 92507

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Environmental Assessment No. 41692 and Conditional Use Permit No. 3579

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: May 10, 2010

Applicant/Project Sponsor: Max Webb Date Submitted: December 20, 2001

ADOPTED BY: Planning Commission

Person Verifying Adoption: Jeff Horn Date: June 2, 2010

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03579\DH-PC-BOS Hearings\CUP03579 MND.doc

Please charge deposit fee case#: ZEA41692 ZCFG5040 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · 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, 9th 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.

ENVIRONMENTAL ASSESSMENT NO. 41692 and CONDITIONAL USE PERMIT NO. 3579

Project Title/Case Numbers

Jeff Horn (951) 955- 4641
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Max Webb 8383 Wilshire Blvd Suite 740, Beverly Hills CA 90211
Project Applicant Address

Southerly of State Highway 74, westerly of State Highway 79/Winchester Road and northerly of Old State Highway
Project Location

Conditional Use Permit No. 3579 proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC).
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 2, 2010, 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 the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Daniel Mares For Jeff Horn
Signature

Urban Regional Planner
Title

June 29, 2010
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03579\DH-PC-BOS Hearings\NOD Form CUP03579.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41692 ZCFG05040

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0800079

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WEBB SURVIVOR'S TRUST
paid by: CK 3186

\$64.00

CA FISH AND GAME FOR EA41692
paid towards: CFG05040 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 03, 2008 15:44
MBRASWEL posting date Jan 03, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1001513

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WEBB SURVIVOR'S TRUST
paid by: CK 231

\$2,010.25

CA FISH AND GAME FOR EA41692

paid towards: CFG05040 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By SBROSTRO Feb 10, 2010 11:50
posting date Feb 10, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!