SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 809B

REVIEWED BY EXECUTIVE OFFICE
DATE 2/15/2012 Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE: January 30, 2012

SUBJECT: CONDITIONAL USE PERMIT NO. 3620 – MITIGATED NEGATIVE DECLARATION – Applicant: Fayez Sedrak – First/First Supervisorial District – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.41 Gross Acres – **REQUEST:** The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on January 18, 2012.

THE PLANNING COMMISSION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42150**, 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. 3620**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:ch/dm D.M.

☐ Policy ☐ Policy
☒ Consent ☑ Consent
Dep't Recomm.: Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes:	Buster, Tavaglione, Stone and Benoit
Nays:	None
Absent:	Ashley
Date:	February 28, 2012
xc:	Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.	District: 1/1	Agenda Number: 1.2

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Negative Declaration/Notice of Determination was posted in County Clerk's for posting on:

3/8/12 KD
Date Initial

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42150, Conditional Use Permit No. 3620
Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Fayez Sedrak
Project Applicant

2337 Norco Drive; Norco, CA 92860
Address

Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street
Project Location

The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 18, 2012, 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 ($2,101.50 + $64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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, 12th Floor, Riverside, CA 92501.

Signature

Board Assistant
Title

2/23/12
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42150 ZCFG05504

FOR COUNTY CLERK'S USE ONLY FEB 28 2012 | .2

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42150, Conditional Use Permit No. 3620

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: Christian Hinojosa Title: Project Planner Date: December 21, 2011

Applicant/Project Sponsor: Fayez Sedrak Date Submitted: March 30, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: [signature] Date: 2/28/12

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

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

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42150 ZCFG05504

FOR COUNTY CLERK'S USE ONLY FEB 28 2012 1,2

COUNTY OF RIVERSIDE D* REPRINTED * R0904207
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: SEDRAK FAYEZ $64.00
paid by: CK 1141
CA FISH & GAMES FOR EA42150
paid towards: CFG05504 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Mar 30, 2009 16:38
SBROSTRO posting date Mar 30, 2009

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE D* REPRINTED * R1110998
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: SEDRAK FAYEZ $2,044.00
paid by: CK 2150
CA FISH & GAMES FOR EA42150
paid towards: CFG05504 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Nov 30, 2011 11:58
MGARDNER posting date Nov 30, 2011

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,044.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE D* REPRINTED * R1111106
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: SEDRAK FAYEZ $57.50
paid by: CK 2158
CA FISH & GAMES FOR EA42150
paid towards: CFG05504 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Dec 05, 2011 11:17
MGARDNER posting date Dec 05, 2011

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$57.50

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

RIVERSIDE COUNTY
PLANNING DEPARTMENT

809B

Carolyn Syms Luna
Director

DATE: January 30, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office p.m.

SUBJECT: Conditional Use Permit No. 3620
(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)
  - ☒ Labels provided If Set For Hearing
    - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☐ Publish in Newspaper:
  - **SELECT Advertisement**
- ☐ **SELECT CEQA Determination**
  - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☐ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

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 (CFG05504)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future… Preserving Our Past"

PLANNING COMMISSION
MINUTE ORDER JANUARY 18, 2012

I. AGENDA ITEM 3:1

CONDITIONAL USE PERMIT NO. 3620 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.41 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org.

The following spoke in favor of the subject proposal:
Fayez Sedrak, applicant – 2337 Norco Dr., Norco CA 92860
Niall Saunders, applicant's architect

The following spoke neutral or opposed of the subject proposal:
Victor Johnson, neighbor – 21166 Cajalco Rd., Perris CA 92570
Parmjit Singh, neighbor – 19414 Robinson St., Perris CA 92570
Lee Cussins, neighbor – Mead Valley
Everett Price, neighbor – Mead Valley

IV. CONTROVERSIAL ISSUES:

Off-site contamination and public safety

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 5-0, Approved the proposed project with modifications of two Conditions: 10.PLANNING.09 and 20.PLANNING.03 and Additional Two Conditions Added: 10.PLANNING.38 and 10.PLANNING.39.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.1
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: Christian Hinojosa
Planning Commission: January 18, 2012

CONDITIONAL USE PERMIT NO. 3620
Environmental Assessment No. 42150
Applicant: Fayez Sedrak
Engineer/Representative: Niall Saunders, AIA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.

The project site is located northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street.

SUMMARY OF FINDINGS:

1.	Existing Land Use (Ex. #1):	Vacant land
2.	Surrounding Land Use (Ex. #1):	Vacant land to the north, south and west and commercial to the east.
3.	Existing Zoning (Ex. #3):	Scenic Highway Commercial (C-P-S)
4.	Surrounding Zoning (Ex. #3):	Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west.
5.	General Plan Land Use (Ex. #5):	Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)
6.	Surrounding General Plan Land Use (Ex. #5):	Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.
7.	Project Data:	Total Gross Acreage: 1.41 Total Proposed Number of Buildings: 2 Total Proposed Building Square Footage: 9,941 Total Proposed Parking Spaces: 24
8.	Environmental Concerns:	See attached Environmental Assessment No. 42150

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42150**, 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,

D.M.

APPROVAL of **CONDITIONAL USE PERMIT NO. 3620**, 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 - 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 proposed project is compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area).

4. The proposed project is consistent with the provisions of the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base.

5. The public's health, safety and general welfare are protected through project design.

6. The proposed project is clearly compatible with the present and future logical development of the area.

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

8. The proposed project will not have a significant effect on the environment.

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 - 0.35 Floor Area Ratio) on the Mead Valley Area Plan.

2. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The gasoline station and convenience store are commercial land uses.

3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.

4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).

5. In accordance with Section 9.50. b. (22) & (23), the proposed uses, gasoline station and convenience store, are permitted subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.

6. The proposal, as designed, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.

7. The project site is surrounded by properties which are zoned Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west.

8. Within the vicinity of the proposed project there is vacant land to the north, south and west and commercial to the east.

9. The Redevelopment Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area).

10. The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. On January 5, 2011, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be conditionally consistent with the 1984 Riverside County Airport Land Use Plan.

11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

12. Environmental Assessment No. 42150 identified the following potentially significant impacts:

    a. Biological Resources
    b. Cultural Resources
    c. Greenhouse Gas Emissions
    d. Hazards & Hazardous Materials
    e. Hydrology/Water Quality
    f. Noise
    g. Transportation/Traffic
    h. Utilities/Service Systems

    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, two letters from the Mead Valley Municipal Advisory Council (MAC) in support and neutral position have been received.

2. The project site is not located within:

    a. An Agriculture Preserve;
    b. A WRCMSHCP Criteria Cell;
    c. A High Fire area;
    d. An Area of Liquefaction Potential;
    e. An Area Susceptible to Subsidence;
    f. A County Fault Zone; or,
    g. A Dam Inundation Area.

3. The project site is located within:

    a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620

VICINITY/POLICY AREAS

Supervisor Buster
District 1

Date Drawn: 11/29/11
Vicinity Map

Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

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

N

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009

0 300 600 1,200 1,800
Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620

LAND USE

Supervisor Stone
District 1

Date Drawn: 11/29/11
Exhibit 1

Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

N

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009

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0 150 300 600 900 1,200
Feet

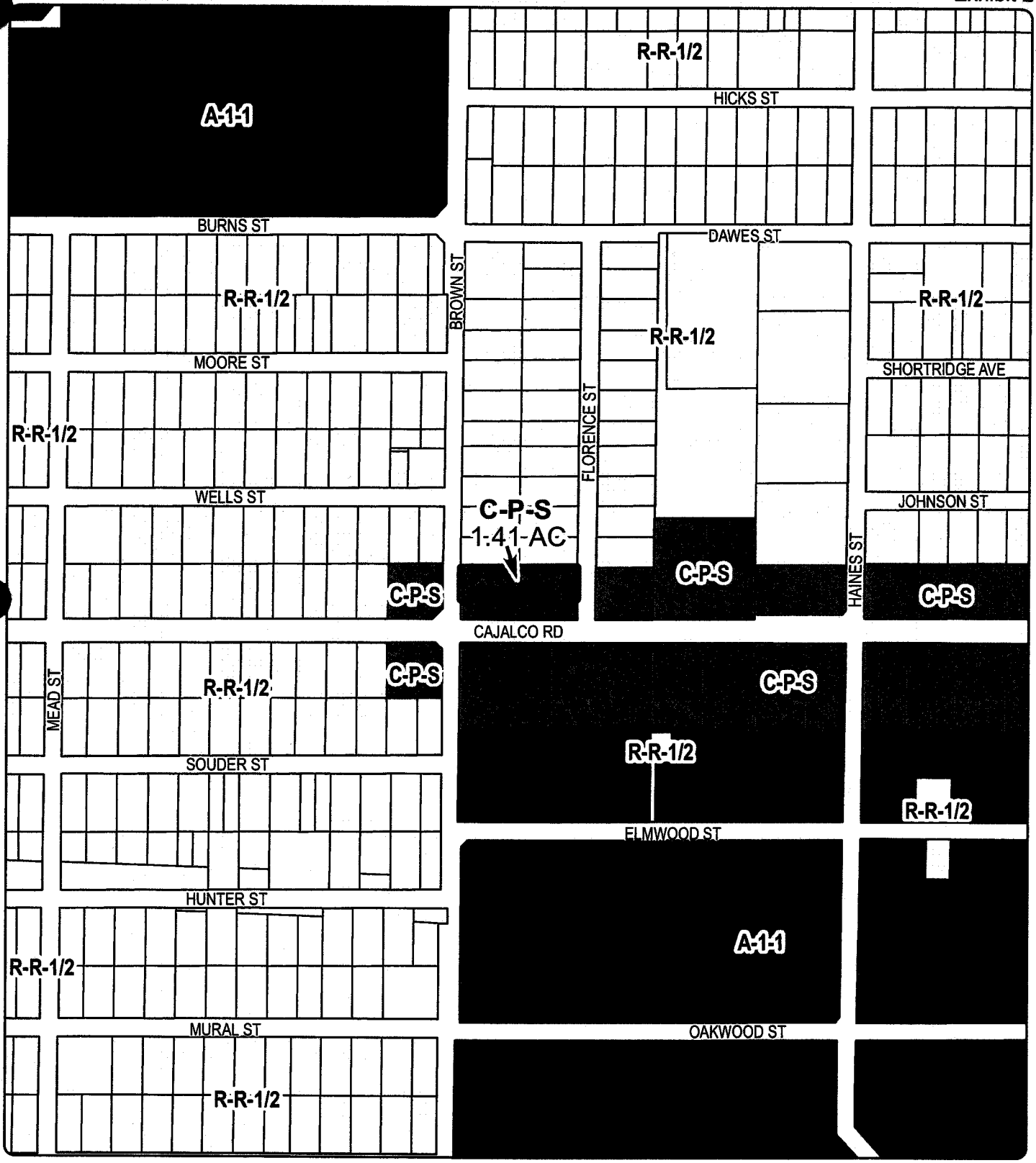
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620

EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 11/29/11
Exhibit 2



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

N

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009

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0 200 400 800 1,200
Feet

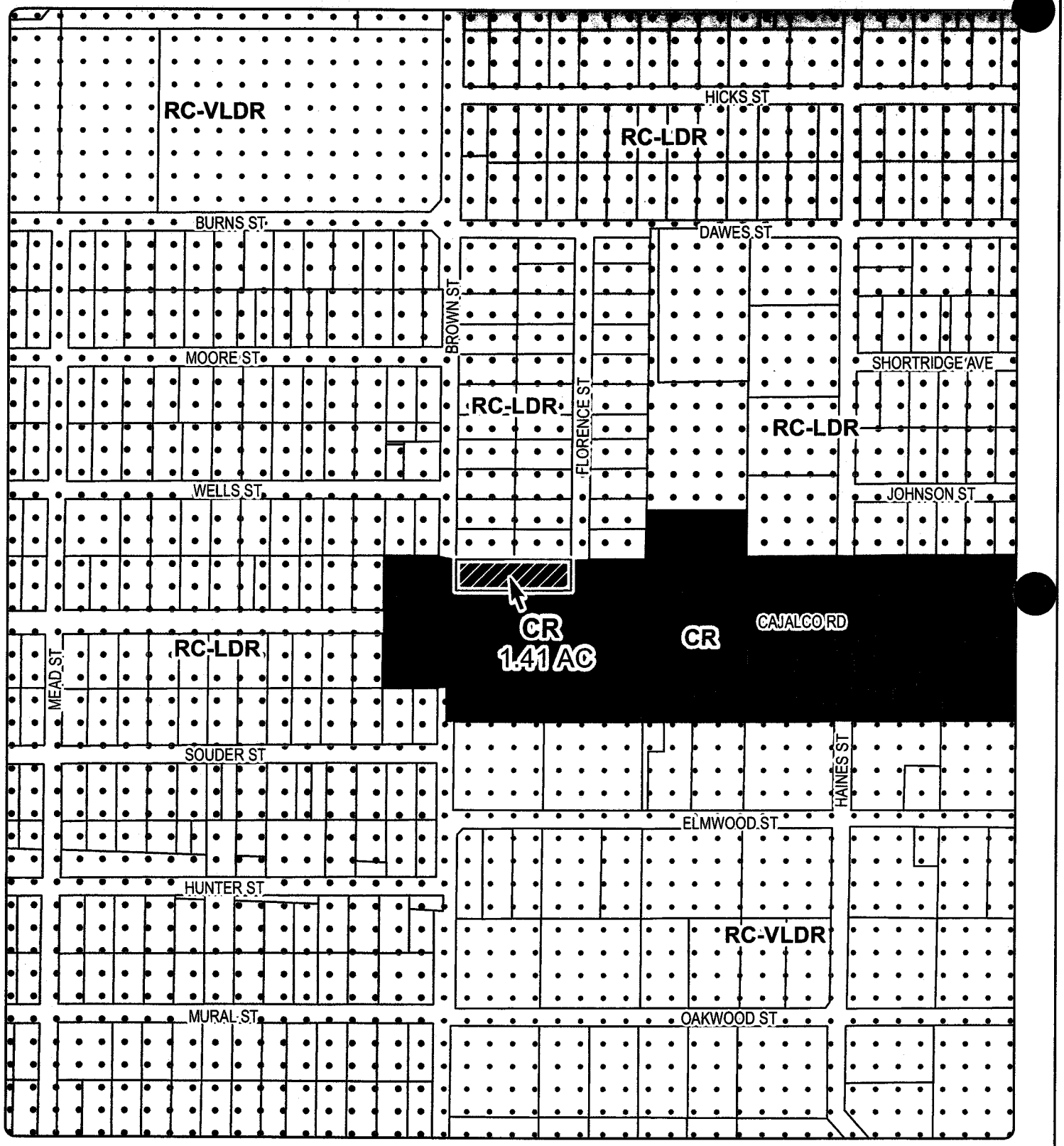
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620

EXISTING GENERAL PLAN

Supervisor Buster
District 1

Date Drawn: 11/29/11
Exhibit 5



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

N

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009

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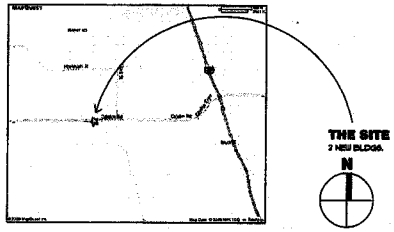
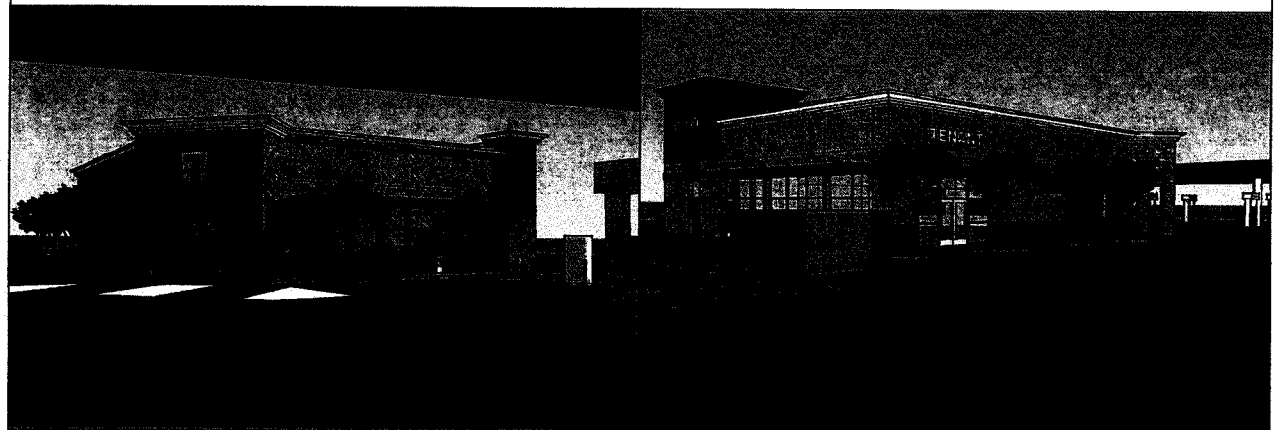
0 200 400 800 1,200
Feet

NEW GAS STATION PROJECT

SITE LOCATION MAP



THE SITE
2 NEW BLDGS.
N



PROJECT INFORMATION

Project Title: Conditional Use Permit No. 3620

Legal Description / Data

APN 318-041-031
Recorded Book / Page: MB 15/82
Subdivision Name: Resthaven Acres 2, Lot / Parcel: 15, Block: N/A, Tract: N/A
Thomas Bros. Map 2010, Page 776, Grid H-3

Existing total gross site acreage: 1.414 Acres
New total net site acreage: 1.135 Acres

Existing General Plan Designation: Commercial Retail (CR)
Existing General Plan Designation (Southern Properties): Commercial Retail (CR)
Existing General Plan Designation (Northern Properties): Low Density Residential (RC-LDR)
Existing Zoning: C-P-S (Scenic Highway Commercial)
Existing Adjacent Zoning (Southern Properties): C-P-S (Scenic Highway Commercial)
Existing Adjacent Zoning (Northern Properties): R-R-1/2 (Rural Residential Half-Acre)
District: Mead Valley District

Building Statistics

Building A - Retail (Convenience Store)
Occupancy classification: M
Building Type: VB
Gross floor area: 2,805 S.F.
Net leasable area: 2,634 S.F.

Building B - Retail (General)
Occupancy classification: M
Building Type: VB
Gross floor area: 1,950 S.F.
Net leasable area: 1,830 S.F.

Parking Statistics
Total Gross Building Area: 4,755 S.F.

Total Parking Spaces Required: 24 spaces
Building A: 14 spaces
Building B: 10 spaces

Total Parking Spaces Provided: 24
Accessible spaces provided: 2
Loading spaces provided: 1

Site / Landscape Data
Total adjusted site area = 49,427 S.F. (1.135 Acres)
Total planted landscape areas = 10,549 S.F. (21.2%)
Total walkway / patios areas = 2,547 S.F. (5.2%)
Total combined bldg. footprints = (2,805 + 1,950) = 4,755 S.F. (9.8%)

Floor Area Ratio (Total Gross Building Areas = 4,755 S.F.) = 0.09

PROJECT DIRECTORY

Applicant/Owner:
Fayez Sedrak
2337 Norco Drive,
Norco, CA. 92860
(951) 265 7354

Architect:
Saunders + Wiant Architects
250 Newport Center Drive, Suite 304,
Newport Beach, CA. 92660
(949) 721 0730

Landscape Architect:
Community Works Design Group
4649 Brockton Avenue,
Riverside, CA. 92506
(951) 369 0700

Engineer:
Robin B. Hamers & Assoc., Inc.
Robin B. Hamers, PE
234 E. 17th St., Suite 205
Costa Mesa, CA. 92627
(949) 548 1192

Geotechnical:
Inland Foundation Engineering, Inc.
1310 South Santa Fe Avenue,
San Jacinto, CA. 92583
(951) 654 1555

Traffic Study:
KOA Corporation
3190 C Shelby Street
Ontario, CA. 91764
(909) 890 9693

UTILITIES

Water:
Eastern Municipal Water District
(800) 426 3693

Electricity:
Southern California Edison
(800) 684 8123

Gas:
The Gas Company
(800) 427 2200

Waste:
CR&R Waste Services
(951) 943 1991

Cable:
TimeWarner Cable
(887) 475 3127

Telephone:
Verizon
(800) 483 4000

School:
Val Verde Unified School District
(951) 940 6100

PROJECT DIRECTORY

A-0.0	COVER SHEET	1 of 10	SIGNAGE - SITE PLAN LOCATIONS
A-0.1	SITE PLAN	2 of 10	SIGNAGE - EAST ELEVATION
A-1.0	FLOOR PLAN	3 of 10	SIGNAGE - NORTH ELEVATION
A-1.1	ROOF PLAN	4 of 10	SIGNAGE - SOUTH ELEVATION
A-1.2	FOUNDATION PLAN	5 of 10	SIGNAGE - WEST ELEVATION
A-2.0	EXTERIOR ELEVATIONS	6 of 10	SECONDARY ID SIGNS
A-2.1	EXTERIOR ELEVATIONS	7 of 10	DUAL POLE SIGNAGE
A-2.2	SECTIONS	8 of 10	6' DUAL POLE SIGN SYSTEM
A-2.3	CANOPY ELEVATIONS	9 of 10	CANOPY SIGN DIAGRAM
		10 of 10	CANOPY SIGN INSTALLATION DETAIL
E-1	PHOTOMETRIC STUDY		
L-1	PRELIMINARY LANDSCAPE PLAN		
C-1	WASTEWATER TREATMENT SYSTEM		
C-2	TREATMENT SYSTEM DETAILS		
C-3	TREATMENT SYSTEM DETAILS		
C-4	TREATMENT SYSTEM DETAILS		
R-1	COLOR ELEVATIONS & MATERIALS		

PROJECT NOTES

1. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT
2. PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD
3. PROJECT IS NOT WITHIN A SPECIAL STUDIES ZONE
4. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
5. PROJECT IS NOT WITHIN A FEMA MAPPED FLOODPLAIN OR FLOODWAY.
6. NO EXISTING DWELLINGS, BUILDINGS OR STRUCTURES ARE PRESENT ON THIS SITE.

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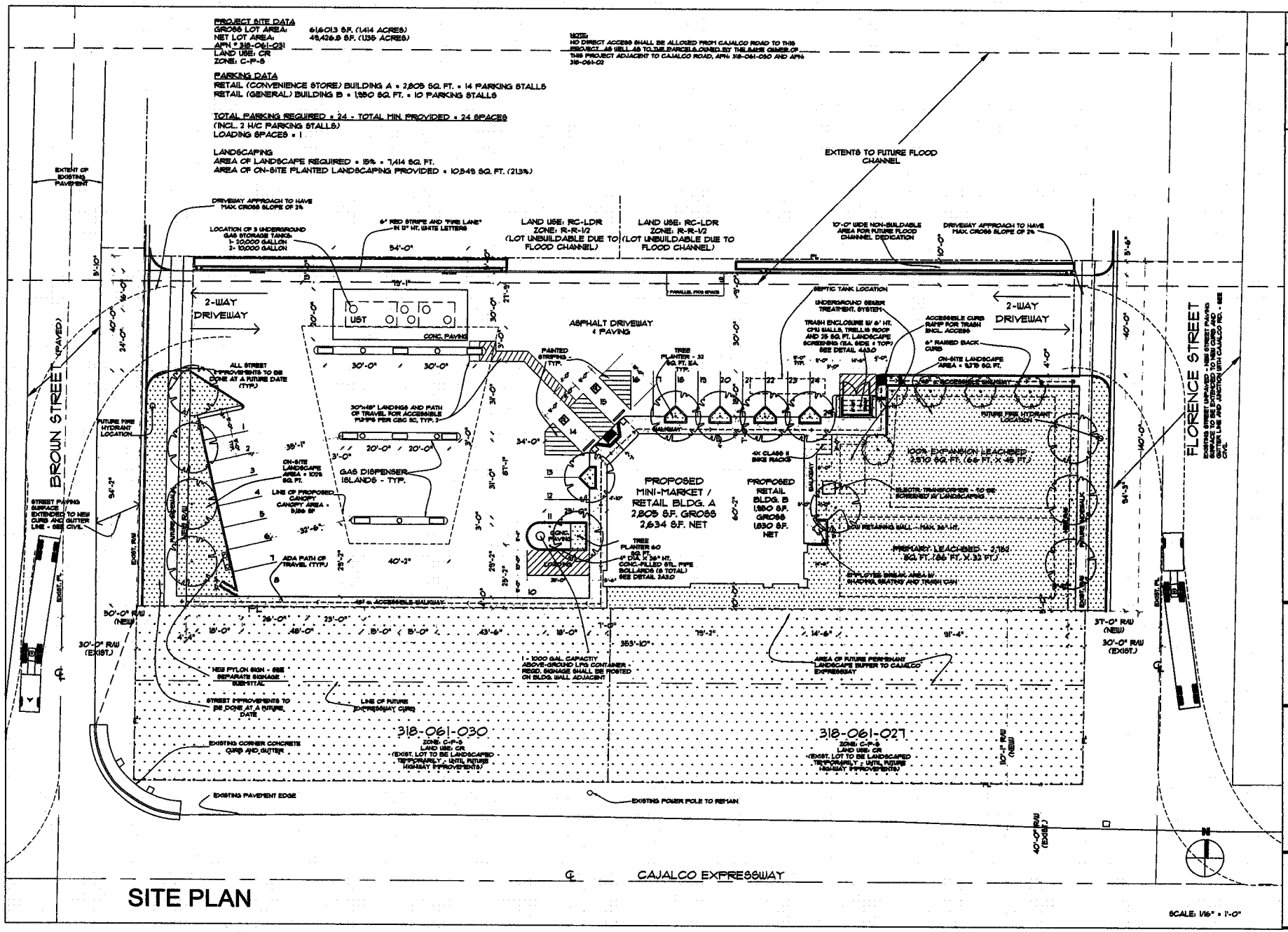
Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

COVER SHEET & PROJECT DATA

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-0.0



SITE PLAN

Saunders + Wiant Architects

REGISTERED ARCHITECT HALL F. SAUNDERS C-26155 12/31/2012 STATE OF CALIFORNIA

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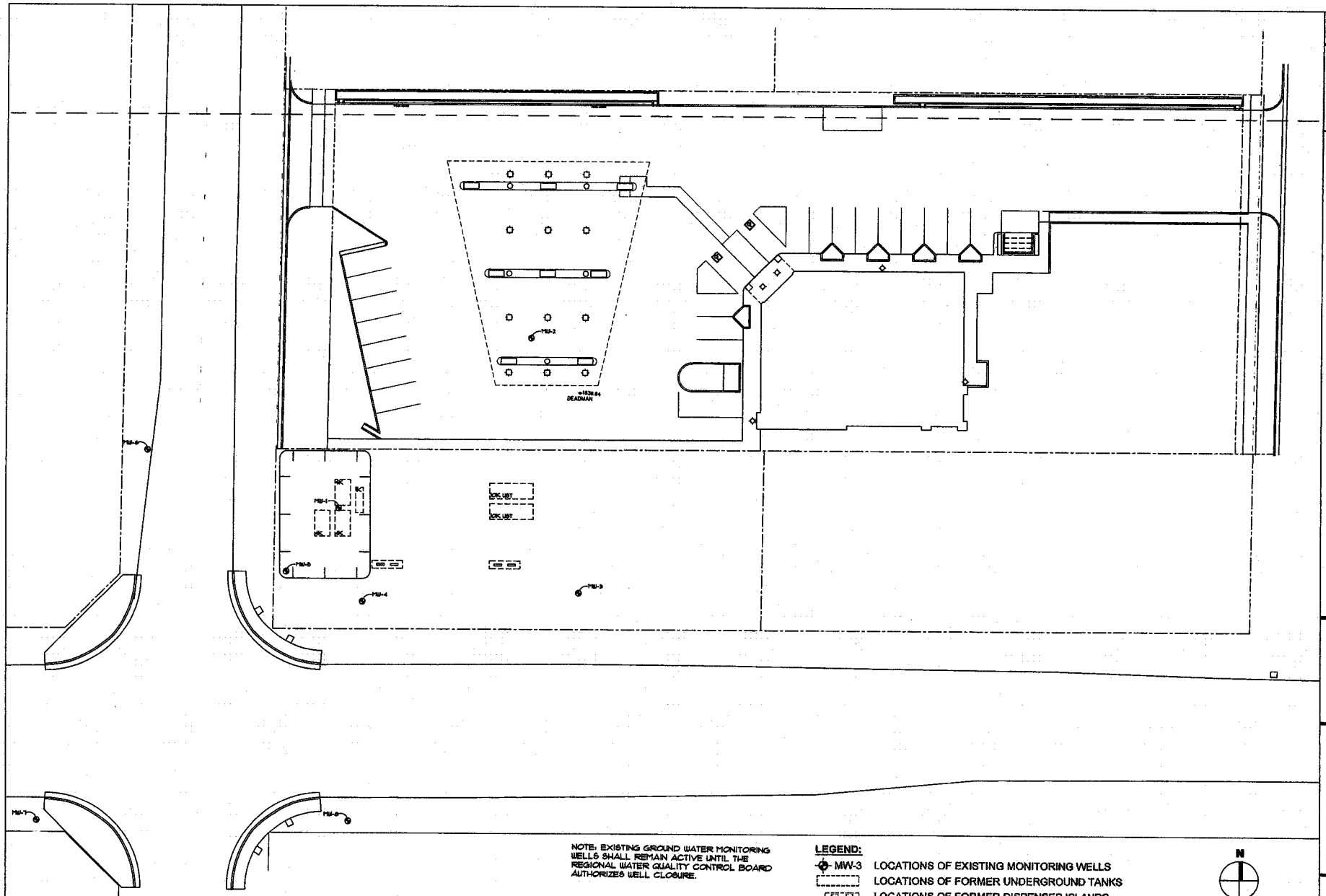
CONCEPTUAL SITE PLAN

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-0.1



MONITORING WELL LOCATIONS

NOTE: EXISTING GROUND WATER MONITORING WELLS SHALL REMAIN ACTIVE UNTIL THE REGIONAL WATER QUALITY CONTROL BOARD AUTHORIZES WELL CLOSURE.

LEGEND:

- MW-3 — LOCATIONS OF EXISTING MONITORING WELLS
- LOCATIONS OF FORMER UNDERGROUND TANKS
- LOCATIONS OF FORMER DISPENSER ISLANDS
- AREA EXCAVATED DURING THE 2008 REMEDIAL ACTION

N

SITE PLAN
SCALE: 1/16" = 1'-0"

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A New Development
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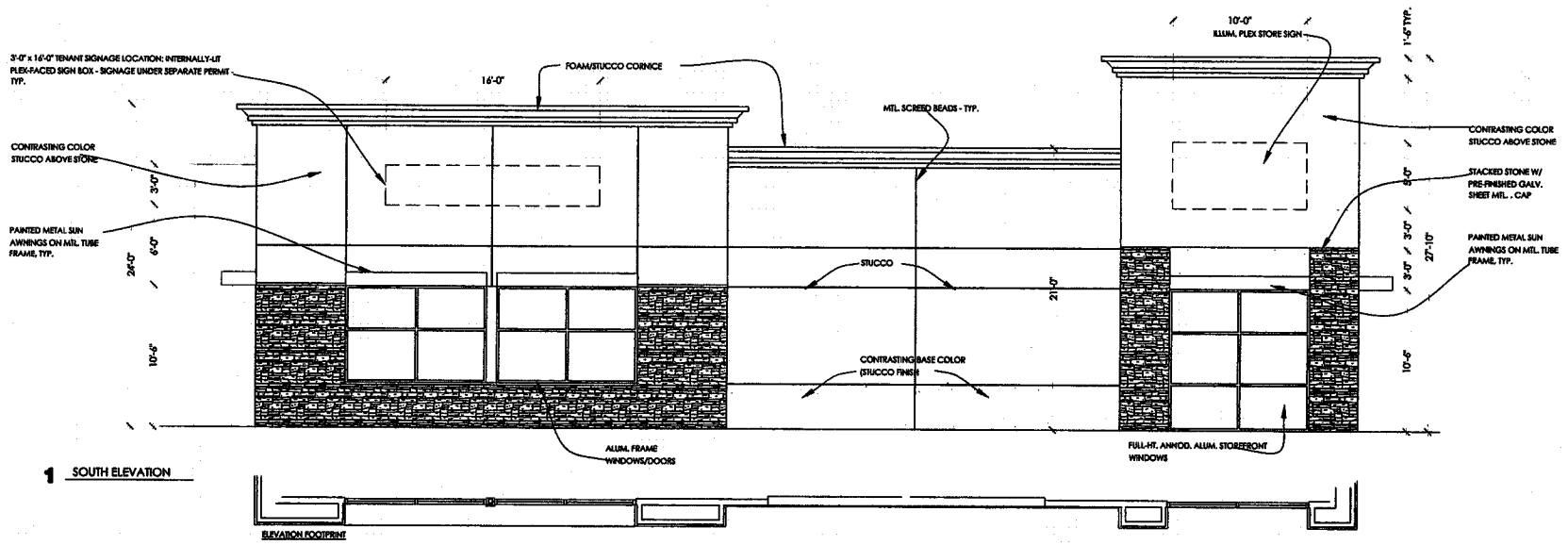
Conditional Use Permit No. 3620

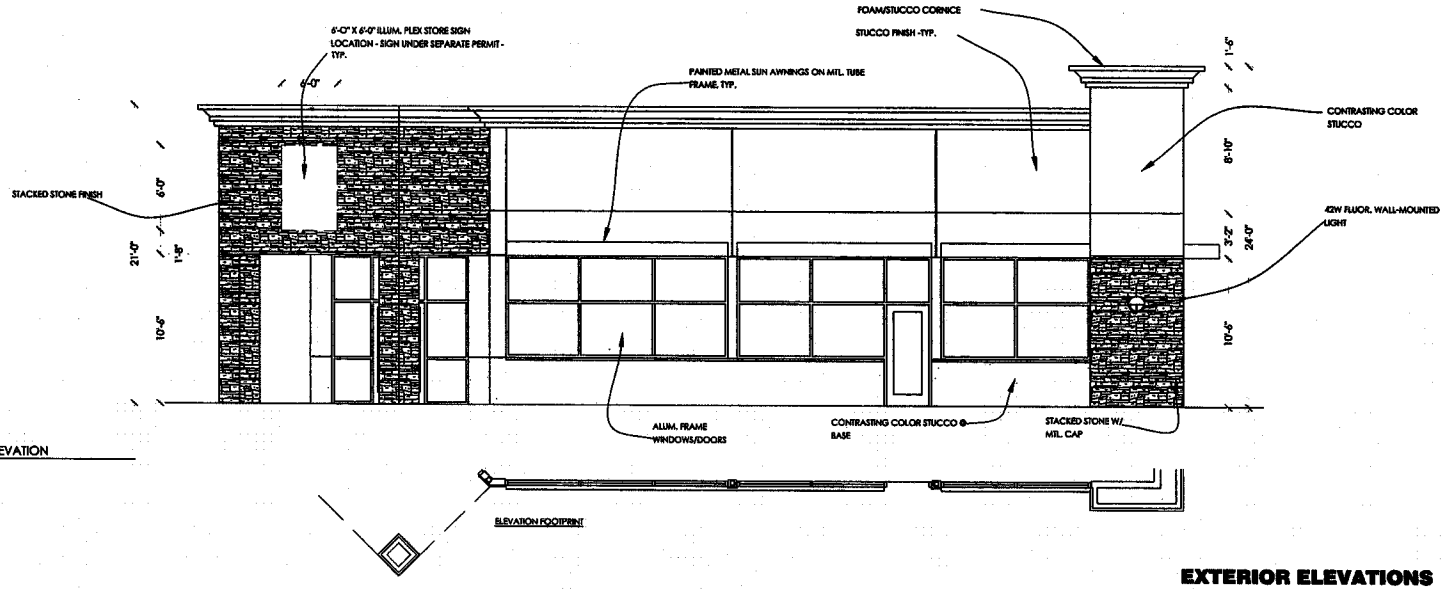
MONITORING WELL LOCATIONS

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-0.2



1 SOUTH ELEVATION



2 WEST ELEVATION

EXTERIOR ELEVATIONS

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

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HALL F. SAUNDERS
STATE OF CALIFORNIA

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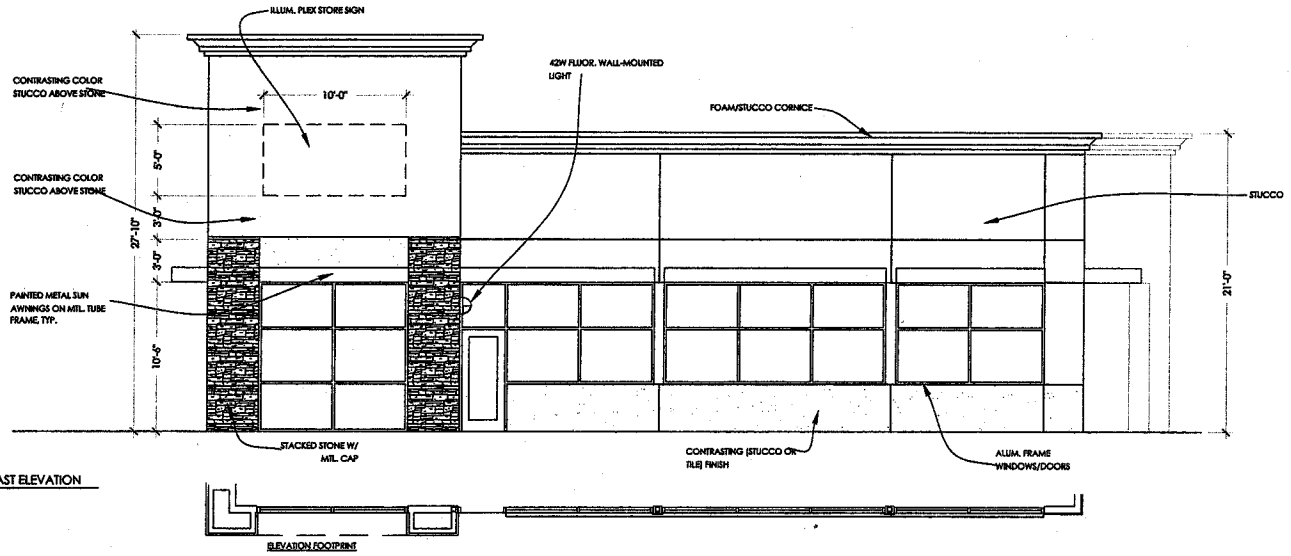
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

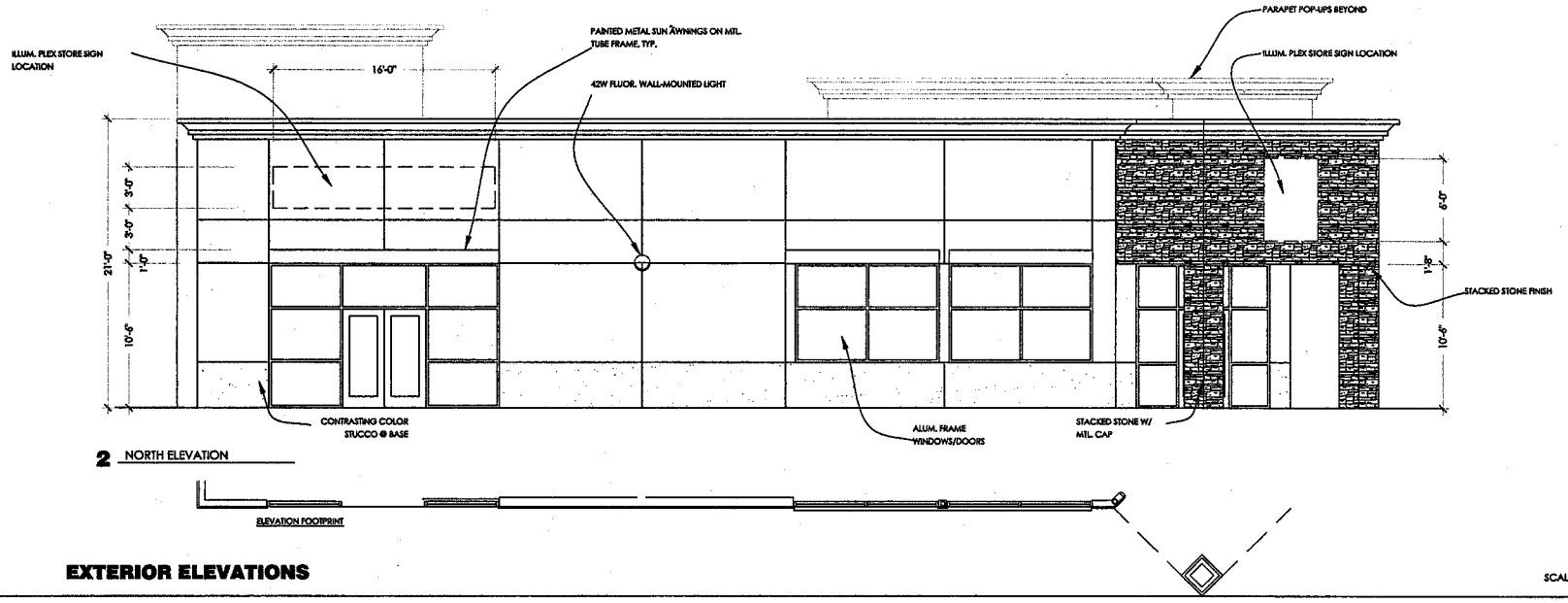
EXTERIOR ELEVATI

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-2.0



1 EAST ELEVATION



2 NORTH ELEVATION

EXTERIOR ELEVATIONS

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

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LICENSED ARCHITECT
HALL F. SAUNDERS
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EXTERIOR ELEVATI

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

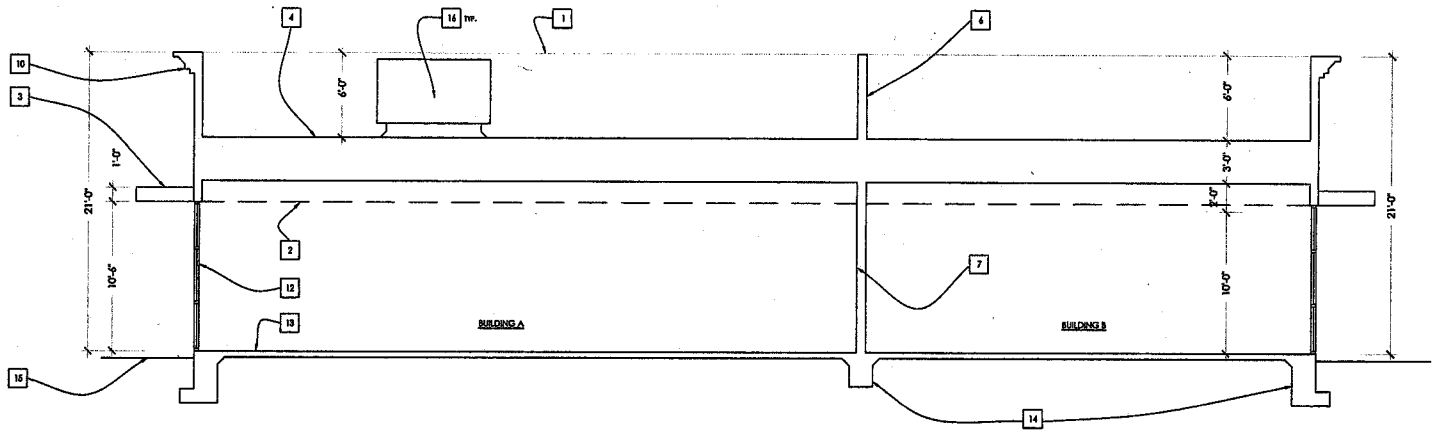
SHEET NO.
A-2.1

SECTION NOTES

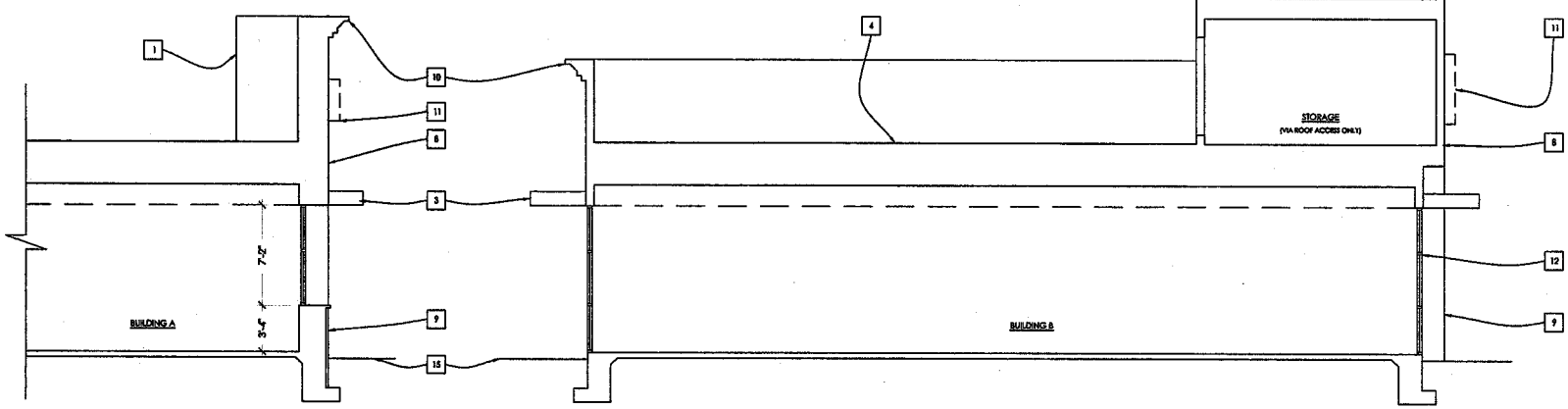
1. READ WITH CIVIL FOR SPOT ELEVATIONS
2. INTERIOR CEILING HEIGHT IS 10'-6" A.F.F.
3. DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.

SHEET NOTES

1	LINE OF PARAPET BEYOND
2	LINE OF FUTURE SUSPENDED CEILING (BY OTHERS)
3	PAINTED METAL SUN AWNINGS ON MTL. TUBE FRAME, TYP.
4	ROOF CONSTRUCTION: 3-PLY B.U.R. W/ CAP SHEET ON CDX PLYWOOD ON SLOPED OPEN WEB TRUSS SYSTEM
5	STORAGE ROOM ROOF: 3-PLY B.U.R. W/ CAP SHEET ON CDX PLYWOOD ON SLOPED 2X ROOF JOISTS
6	2-HR. F.R. BUILDING SEPARATION PARAPET WALL
7	2-HR. F.R. BUILDING SEPARATION WALL
8	CONTRASTING COLOR STUCCO ABOVE STONE
9	STACKED STONE W/ PRE-FINISHED GALV. SHEET MTL. TOP CAP
10	FOAM/STUCCO CORNICE
11	ILLUM. PLEX STORE SIGN LOCATION
12	ALUM. FRAME WINDOWS/DOORS
13	5" REINF. CONC. FLOOR SLAB (PERIMETER ONLY - SEE PLAN)
14	CONC. FOOTINGS - SEE STRUCTURAL
15	EXTERIOR GRADE - COORD. W/ CIVIL ENG.
16	ALL ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED AS SHOWN - OR GROUND ELEVATION VIEW TO A MIN SIGHT DISTANCE OF 1320 FEET



1 SECTION A



2 PART SECTION B

3 SECTION B

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

SECTIONS

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LICENSED ARCHITECT
NALL F. SAUNDERS
C-28656
10/24/2011
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
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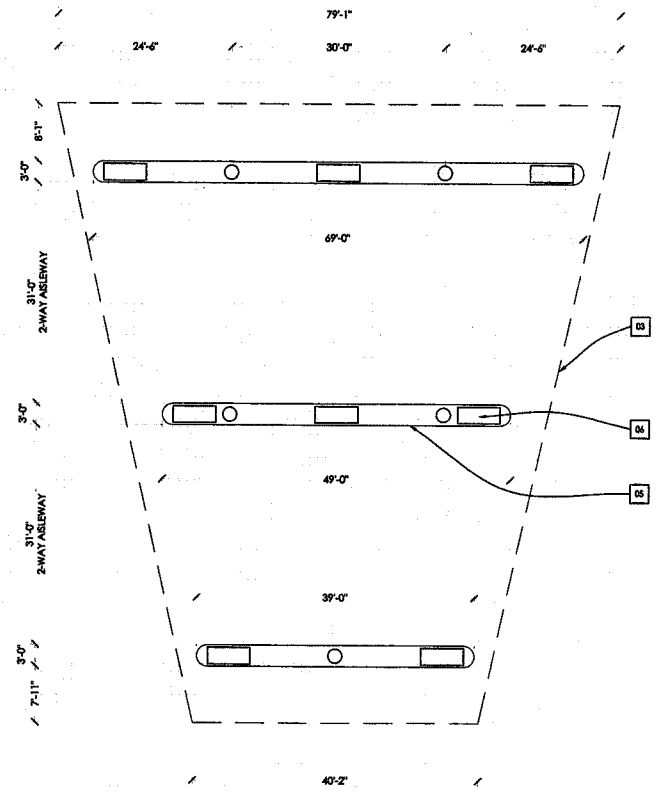
SECTIONS

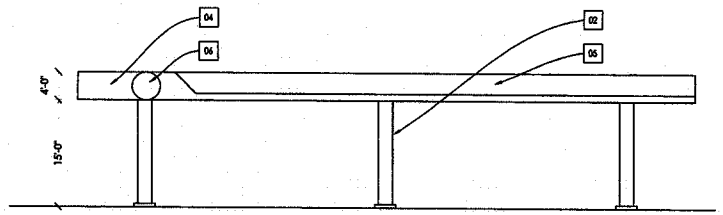
PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-2.2

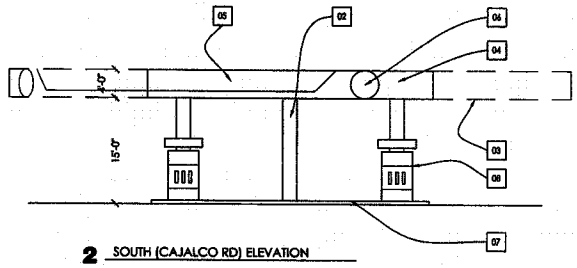


1 CANOPY PLAN

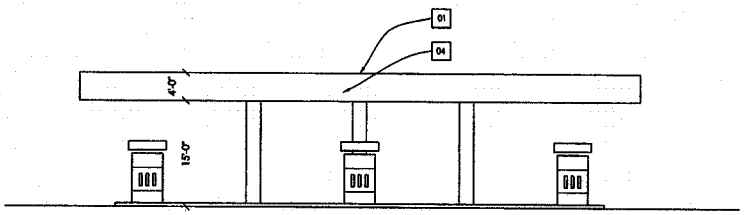
AREA UNDER CANOPY ROOF
= 5,186 SQUARE FEET



3 EAST / WEST ELEVATION



2 SOUTH (CAJALCO RD) ELEVATION



4 NORTH ELEVATION

N

PLAN / ELEVATIONS

GENERAL NOTES

1. DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.
2. ALL WALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
3. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING AND FUEL SYSTEMS, AS REQUIRED.

SHEET NOTES

1. FULLY ENGINEERED PLANS AND ELEVATIONS, INCLUDING UNDERGROUND STORAGE TANKS AND FUELING SYSTEMS, SHALL BE PROVIDED BY OWNER'S SPECIALIST GAS STATION DESIGNER / ENGINEER.
2. EXTERIOR COLUMNS TO BE FINISHED W/ 3/4" EXT. STUCCO EXTERIOR (NO FINISH AT INTERIOR)
3. LINE OF CANOPY ROOF OVERHANG (FLUSH LIGHTING AT UNDERSIDE)
4. KYNAR-COATED ALUM. WHITE CANOPY FASCIA
5. CONTRASTING RED KYNAR-COATED ALUM. FASCIA
6. INTERNALLY LIT 48" DIA. STATION LOGO (SOUTH AND WEST FACES)
7. 6" HT. STEEL PROFILE FACED RAISED CURB AT ISLANDS
8. FUEL DISPENSER / POINT-OF-SALE (FUEL) UNITS

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A New Development
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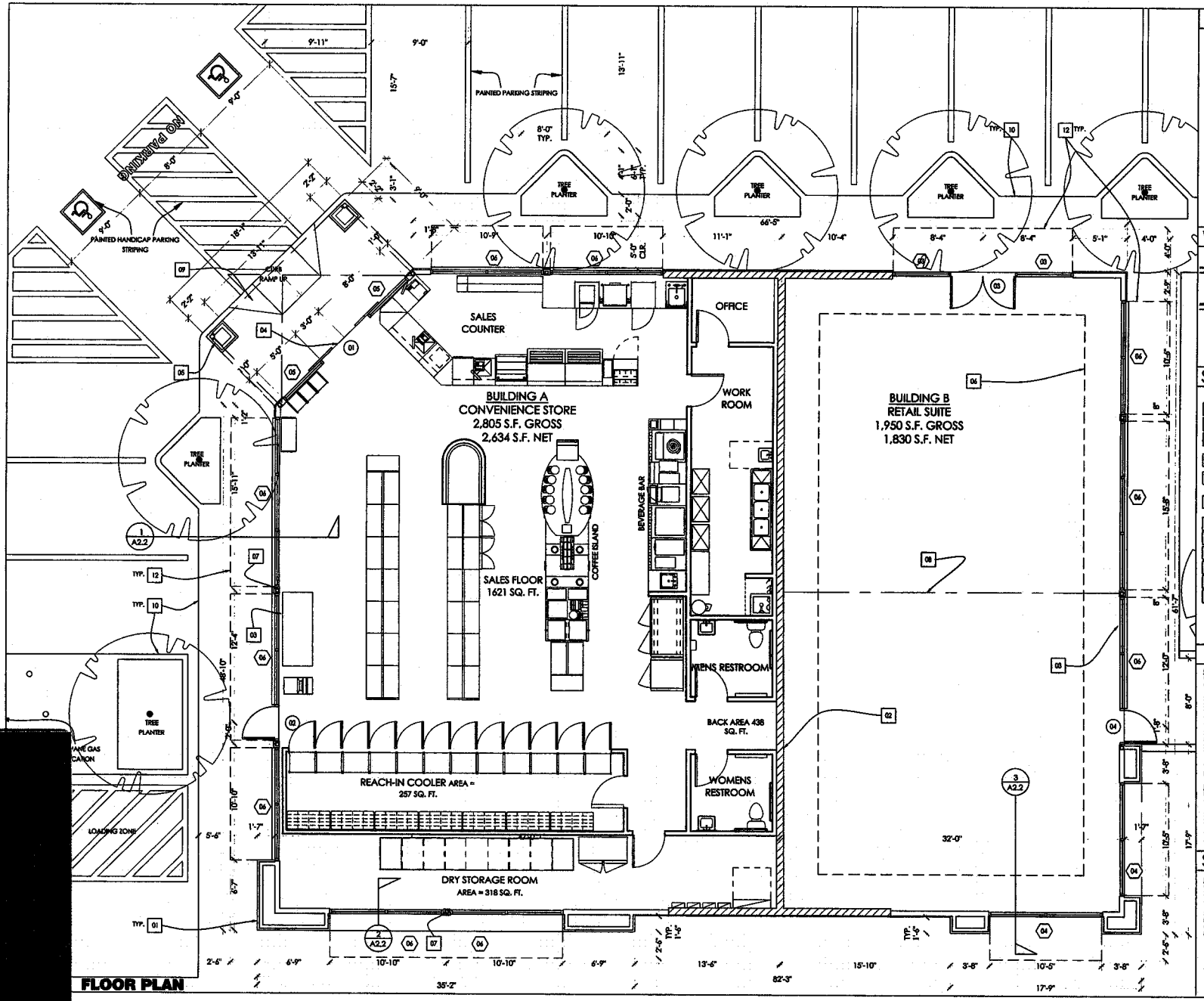
GAS STATION CANOPY PLAN AND ELEVATIONS

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-2.3

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



FLOOR PLAN

GENERAL NOTES

1. DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.
2. ALL WALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS REMODEL AS REQUIRED.

WALL LEGEND

EXTERIOR WALL: REINFORCED 8" CMU W/ 7/8" EXT. STUCCO ON SHT'G. EXTERIOR (NO FIN. @ INTERIOR)

7/8" EXT. PLASTER ON 2-LAYER #15 FELT ON 5/8" CDX PLYWD. ON 2X6 WOOD STUDS AT 16" OC. W/ R-19 BATT INSULATION (WALL UNFINISHED @ INTERIOR)

SHEET NOTES

1. EXTERIOR WALLS TO BE FINISHED W/ 3/4" EXT. STUCCO EXTERIOR (NO FINISH AT INTERIOR)
2. 2-HR. F.R. BUILDING-SEPARATION WALL - FULL HT.
3. NEW STOREFRONT GLAZING - SEE WINDOW SCHEDULE
4. NEW STOREFRONT SLIDING DOUBLE ENTRY DOORS - SEE DOOR SCHEDULE
5. STONE-CLAD COLUMNS @ ENTRY
6. 5" CONCRETE SLAB - 36" @ PERIMETER OF BLDG. W/ MIN. 15" EXPOSED STARTER REBAR/VISQUEEN. FIELD TO BE PROVIDED BY TENANT (LEAVE OPEN TO FINISHED SAND SURFACE OF PAD)
7. STRUCT. COLUMN
8. LINE OF ROOF BEAM
9. CURB RAMP @ ENTRY - SEE DETAIL
10. CONC. CURB AT WALKWAY
11. ELEC. PANEL LOCATION
12. LINE OF OVERHANGING SHADE CANOPY - TYP.

PLUMBING FIXTURES

BUILDING A
CONVENIENCE STORE

QTY. / FIXTURE	TOTAL FIXTURE UNITS
2 TOILETS	8
2 LAVATORY SINKS	2
1 HAND SINK	2
1 MOP SINK	3
1 3-COMPARTMENT SINK	3
2 KITCHEN SINKS	4
3 FLOOR DRAIN	6
2 FLOOR SINK	4
1 GREASE TRAP	0
TOTAL	32

(NO FOOD WASTE GRINDERS)

BUILDING B
RETAIL STORE

QTY. / FIXTURE	TOTAL FIXTURE UNITS
2 TOILETS	8
2 LAVATORY SINKS	2
TOTAL	10
GRAND TOTAL (ALL ABOVE)	42

SCHEDULE OF AREAS

BUILDING A
CONVENIENCE STORE
2,805 S.F. GROSS AREA
2,634 S.F. NET (INTERIOR) AREA

SALES FLOOR AREA = 1621 SQ. FT.
DRY STORAGE ROOM AREA = 318 SQ. FT.
OFFICE, BACKROOM WORK, AND RESTROOM AREA = 438 SQ. FT.
REACH-IN COOLER AREA = 257 SQ. FT.

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

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LICENSED ARCHITECT
HALL F. SAUNDERS
C-20059
12/31/2011
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
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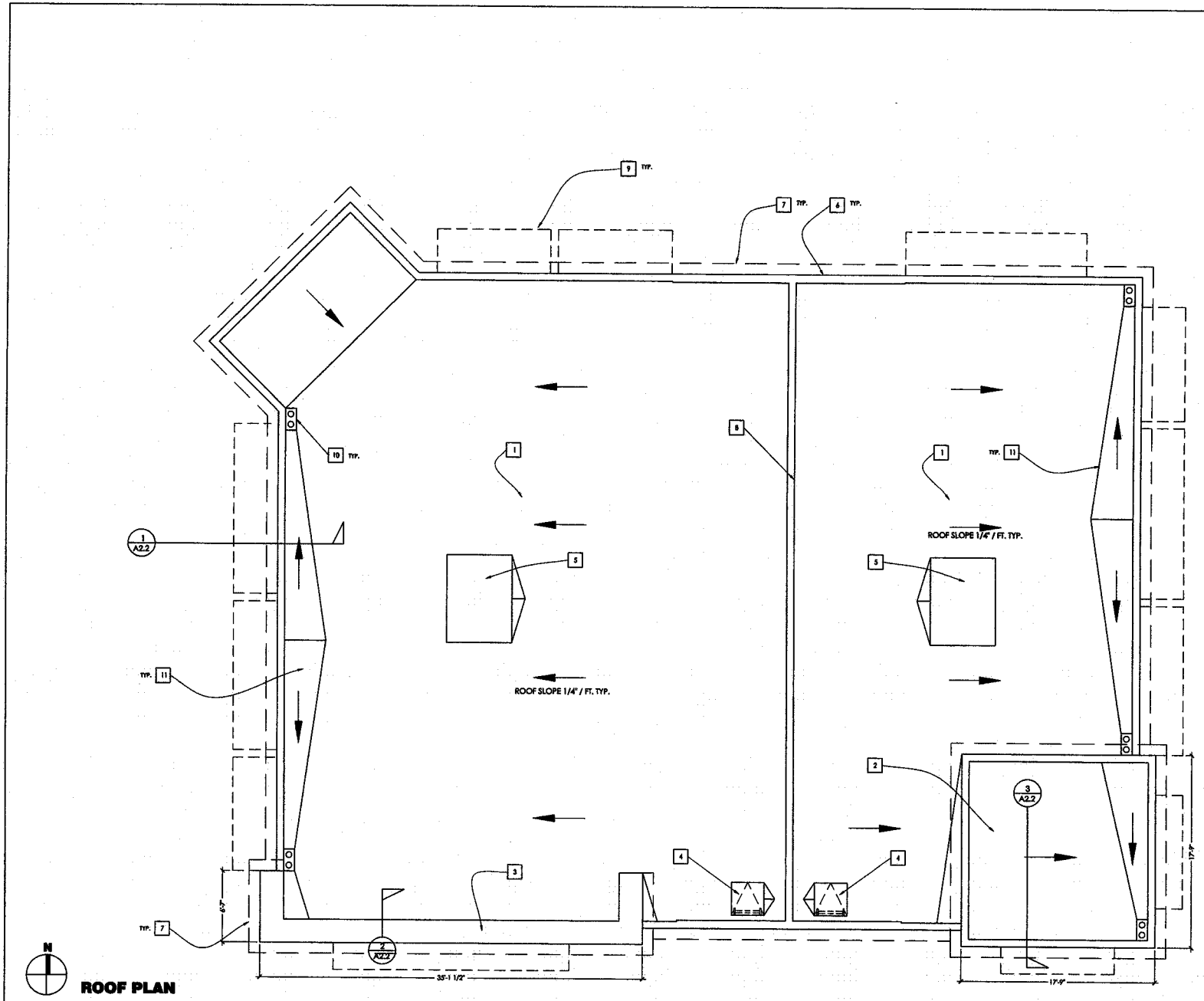
Conditional Use Permit No. 3620

FLOOR PLAN

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-1.0



ROOF PLAN

ROOF NOTES

1. COORDINATE REFLECTED CEILING INSTALLATION WITH MECHANICAL AND ELECTRICAL REQUIREMENTS.

2. INTERIOR CEILING HEIGHT IS 7'-11" A.F.F.

3. DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.

SHEET NOTES

ROOF DRAINAGE
HORIZONTAL PROJECTED ROOF AREAS:
BUILDING A = 2,781 SQ FT.
BUILDING B = 1,585 SQ. FT.

CPC TABLE 11-1 - VERTICAL PIPING SIZE PER 2" RAINFALL AN HOUR
REQUIRED: 4" DRAIN (UP TO 6920 SQ. FT.)
PROVIDED: 4" COPPER DRAIN

CPC TABLE 11-2 - HORIZONTAL PIPING SIZE PER 2" RAINFALL AN HOUR @ 1/4" SLOPE
REQUIRED: 4" DRAIN (UP TO 7520 SQ. FT.)
PROVIDED: 4" COPPER DRAIN

SHEET NOTES

1. ROOF CONSTRUCTION: 3-PLY B.U.R. W/ CAP SHEET ON CDX PLYWOOD ON SLOPED OPEN WEB TRUSS SYSTEM: SLOPE @ 1/4" PER FT.
2. STORAGE ROOM ROOF: 3-PLY B.U.R. W/ CAP SHEET ON CDX PLYWOOD ON SLOPED 2X ROOF JOISTS
3. DECORATIVE ROOF PROJECTION - SEE ELEVATIONS
4. 36" SQ. ROOF ACCESS HATCH
5. MECHANICAL A.C. EQUIP. - COORD. LAYOUT AND SUPPORTS W/ STRUCT. AND MECHANICAL. TYP.
6. LINE OF FACE OF BUILDING
7. FOAM CORNICE CAP - SEE DETAIL
8. MIN. 36" HT. 2-H.R. F.R. ROOF PARAPET
9. LINE OF OVERHANGING SHADE CANOPY - TYP.
10. ROOF DRAIN W/ OVERFLOW - TYP.
11. CRICKET -TYP.

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

Saunders + Wiant Architects
MEDICAL, COMMERCIAL/RESIDENTIAL
[illegible]
LA JOLLA, CALIFORNIA [illegible]
[illegible]
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MALL F. SAUNDERS
C-[illegible]
[illegible]
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

ROOF PLAN

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-1.1

PRECISE GRADING PLAN
FOR
SEDRAK GAS STATION
CAJALCO EXPY (MORGAN) AND BROWN STREET

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE
*GRADING NOTES GENERAL

1. ALL GRADING SHALL CONFORM TO THE UNIFORM CODE APPENDIX CHAPTER 33 AS AMENDED BY ORDINANCE 457.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. ALL WORK UNDER THE GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
4. ALL GRADING MORE THAN 5000 C.Y. SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED _____. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT AND SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
5. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.

*CUT/FILL

7. MAXIMUM CUT AND FILL SLOPE=2:1
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILL SHOULD BE PLACED IN THIN LIFTS (8-INCH MAXIMUM OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
9. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
10. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.
11. A FINAL COMPACTION REPORT SHALL BE SUBMITTED FOR ALL FILLS OVER 1' DEEP.

*DRAINAGE AND EROSION/DUST CONTROL

12. PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OD CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
13. PROVIDE 5' BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1.
14. MINIMUM BUILDING PAD DRAINAGE GRADIENT SHALL BE = 1% IF CUT OR FILL IS LESS THAN 10', 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MIN. OF 2' FROM THE TOP OF CUT OR FILL SLOPES WITH A MIN. GRADIENT OF 1%.
15. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
16. DURING ROUGH GRADING OPERAYIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGESTRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
17. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
18. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PPROPERTIES DURING GRADING OPERATIONS.
19. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3'.
20. FOR A SLOPES 3 TO 1 (H/V) OR STEEPER:
ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER OR TREES SPACED NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPRODRIATE BACKFLOW DEVICE PER U.P.C. CHAPTER 10. THE SLOPE PLANTING AND IRRIBATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

*COMPLETION OF WORK

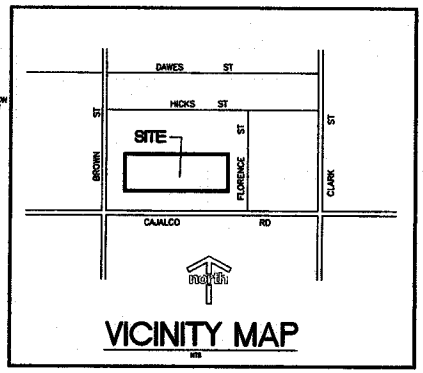
21. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

CE TO CONTRACTORS
S OR STRUCTURES REPORTED BY THE OWNER OR OTHERS. AND THOSE SHOWN ON THE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR IS RECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY CTURES FOUND AT THE SITE.
ION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE F AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THESE ARE ALL SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY E UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS. SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL SO DO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS RACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF CONSTRUCTION SAFETY ORDERS.
BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR OR WITH THE ARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS". NEES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE DITIONS OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

HEREON ARE, ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, THE ED QUANTITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL PERFORM HIS OWN BE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

LEGEND

A.C.	ASPHALT CONCRETE	SCO	SEWER CLEANOUT
B/W	BACK OF WALK	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	SMH	SEWER MANHOLE
CONC	CONCRETE	ST.LT.	STREET LIGHT
C.L.F.	CHAIN LINK FENCE	SW	SIDE WALK
C.O.	CLEAN OUT	T	TELEPHONE
EB	EDGE OF CONCRETE	TC	TOP OF CURB ELEVATION
EG	EDGE OF GUTTER	TEL.MH	TELEPHONE MANHOLE
E.P.	EDGE OF PAVEMENT	TF	TOP OF FOOTING ELEVATION
EM	ELECTRIC METER	TG	TOP OF GRATE ELEVATION
F.G.	EDGE OF PAVEMENT	TO	TOP OF SLOPE
F.F.E.	FINISHED GRADE ELEVATION	TOE	TOE OF SLOPE
FH	FIRE HYDRANT	TOP	TOP OF SLOPE
F.L.	FLOW LINE ELEVATION	TW	TOP OF WALL ELEVATION
F.S.	FINISHED SURFACE ELEVATION	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
INV.	INVERT OF PIPE ELEVATION	(00.00)	EXISTING ELEVATION
L.F.	LINEAR FEET	+00.00	EXISTING ELEVATION
NG	NATURAL GRADE	E	ELECTRICAL
PCC	PORTLAND CEMENT CONCRETE	G	GAS
P.L.	PROPERTY LINE	W	WATER
PM	PARKING METER POST	S	SEWER
PP	POWER POLE	T	TELEPHONE
PB	PULL BOX		
POC	PORTLAND CEMENT CONCRETE		TREE
R/W	RIGHT OF WAY		WALL
•	MONUMENTS		FIRE HYDRANT
-P-	FENCE		



VICINITY MAP
NTS

OWNER:
FAYEZ SEDRAK
C/O SAUNDERS & WIANT ARCHITECTS
250 NEWPORT CENTER DRIVE, SUITE 304
NEWPORTY BEACH, CALIFORNIA 92660

SITE ADDRESS:
BROWN STREET, NORTH OF CAJALCO ROAD
MEADS VALLEY AREA
RIVERSIDE COUNTY, CALIFORNIA

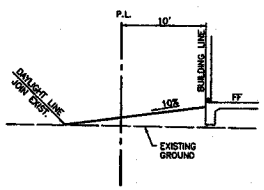
CIVIL ENGINEER:
ROBIN B. HAMERS AND ASSOC., SUITE 205
COSTA MESA, CALIFORNIA 92627
PHONE (949) 548-1192

SOILS ENGINEER:
INLAND FOUNDATION ENGINEERING, INC.
1310 SANTA FE AVENUE
SAN JACINTO, CALIFORNIA 92583

A.P.N. NO.
318-051-031

EARTHWORK ESTIMATE

CUT	20 C.Y.
FILL	3,440 C.Y.
IMPORT	3,420 C.Y.



SECTION A - A
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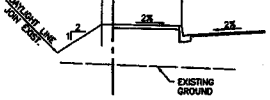

SECTION D - D
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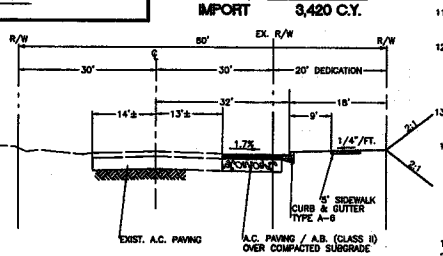
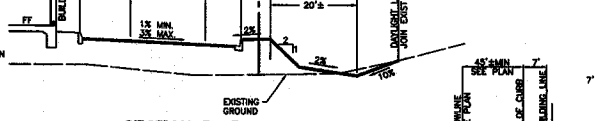


TYPICAL SECTION- BROWN STREET
NOT TO SCALE



SECTION B - B
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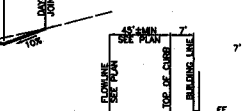

SECTION E - E
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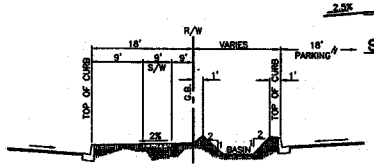
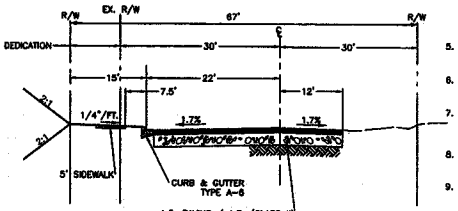


SECTION C - C
N.T.S.



TYPICAL SECTION- FLORENCE STREET
NOT TO SCALE

THE ENGINEER WHO PREPARED AND SIGNED THESE GRADING PLANS HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN PLANS APPROVED BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

NPDDES: WHEN ONE ACRES OR MORE IS BEING DISTURBED:

1. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN WHICH THEREBY BECOMES THE SITE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOB SITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF SITE BMPS IS REQUIRED TO MINIMIZE JOB SITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPS THROUGHOUT THE TIME OF CONTRUCTION.
2. EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
3. SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSE TO THE EXTENT FEASIBLE.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTRUBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISRURBANCE.
7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.
8. CONSTRUCTION SITES SHALL BE MAINTAIN IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE-OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORM WATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT-CONTRUCTION ACVTIMTY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENT, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTE FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIAL SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPATATED FROM POTENTIAL STROMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATER OR THE LOCAL STORM DRAIN SYSTEM.
10. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
11. ALL CONTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SIET IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
13. BMPS SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
14. AT THE END OF EACH DAY OF CONTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE
PAVING NOTES:

1. MINIMUM PARKING LOT GRADE SHALL BE 1%.
2. MINIMUM GRADE FOR RIBBON DRAINS SHALL BE 0.35%.
3. AN APPROVED SOIL STABILIZER SHALL BE USED ON ALL SUBGRADE SURFACES PRIOR TO PLACEMENT OF PAVING.
4. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 OR 0.03 GALLONS PER SQUARE YARD RESPECTIVELY. ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 38 AND 94 OF THE STATE STANDARDS AND SPECIFICATIONS.
5. THE SUBDIVIDER OR CONTRACTOR SHALL APPLY TO THE RIVERSIDE COUNTY ROAD DEPARTMENT FOR AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN COUNTY RIGHT-OF-WAY.
6. TWO SPECIAL INSPECTIONS ARE REQUIRED BY THE BUILDING AND SAFETY DEPARTMENT. ONE INSPECTION AT THE TIME THE BASE IS PLACED AND THE SECOND WHEN THE A.C. OR CONCRETE HAS BEEN PLACED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE SHALL INFORM THE COUNTY OF CONSTRUCTION SCHEDULED AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
8. A COMPACTION REPORT BY A SOILS ENGINEER SHALL CERTIFY 95% COMPACTION OF BASE FOR A.C. AND 90% COMPACTION FOR CONCRETE PRIOR TO CALL FOR SECOND INSPECTION AND PLACEMENT OF ASHALT CONCRETE AND CONCRETE PAVING.
9. IF NO PRELIMINARY SOILS REPORT IS PROVIDED SPECIFYING THE PAVING SECTION, THE STRUCTURAL SECTION SHALL BE THREE INCHES ASPHALT CONCRETE AND FOUR INCHES CLASS II AGGREGATE BASES.

THE PERSON RESPONSIBLE FOR IMPLEMENTING, INSPECTING AND REPORTING OF THE SITE STORM WATER POLLUTANT PREVENTION PLAN (SWPPP):
FAYEZ SEDRAK
(949) 721-0730
2337 NORCO DRIVE, NORCO, CA 92860
ANY CHANGE OF THIS INFORMATION SHALL BE FILED WITHIN 24 HOURS WITH THE DEPARTMENT OF BUILDING AND SAFETY AND SHALL INCLUDE THE GRADING LOG NUMBER.

NOTE:
THE SITE IS NOT SUBJECT TO LIQUEFACTION OR IN A SPECIAL STUDIES ZONE.
THE SITE IS NOT SUBJECT TO FLOODING (ZONE X ON THE FLOOD INSURANCE RATE MAP)

REVISIONS	APPR.	DATE
	COUNTY	

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SOILS ENGINEER
INLAND FOUNDATION ENGINEERING, INC
1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CALIFORNIA 92583
TEL. NO. (951) 654-1555

REGISTERED PROFESSIONAL ENGINEER — ROBIN B. HAMERS — NO. RCE 31720 — CIVIL — STATE OF CALIFORNIA

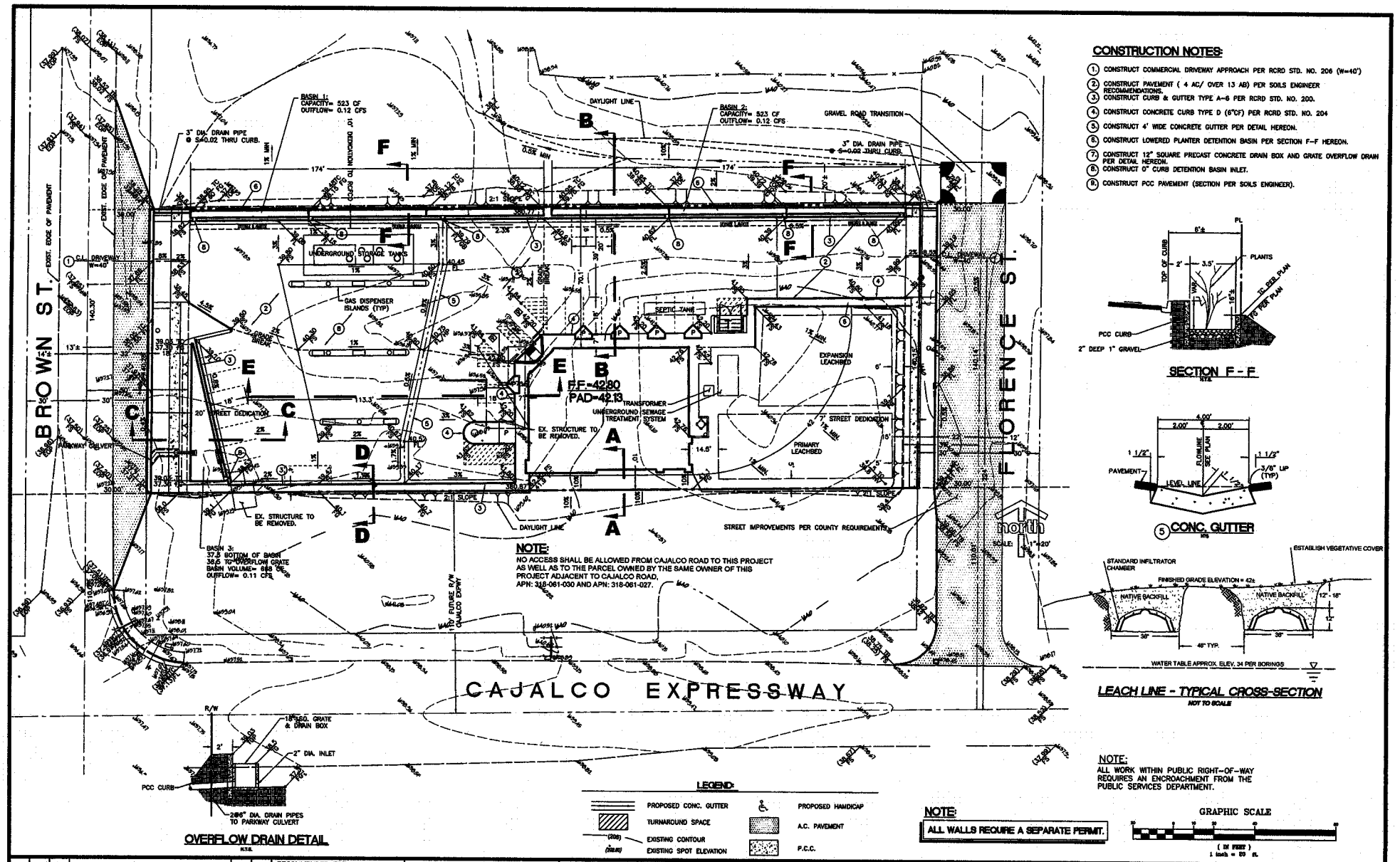
REVIEWED BY: DATE:
FOR TRANS. DEPT., RIVERSIDE COUNTY, CALIFORNIA
R.C.E. NO. 31720 EXP. DATE 2010

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192
9/9/11
ROBIN B. HAMERS R.C.E. 31720

SCALE:
DATE
BENCHMARK

COUNTY OF RIVERSIDE
PRECISE GRADING PLAN
SEDRAK GAS STATION
CAJALCO EXPY (MORGAN) AND BROWN ST.
A.P.N. 318-061-031

SHEET NO. 1 OF 2 SHEETS
FILE NO.



NOTE:
NO ACCESS SHALL BE ALLOWED FROM CAJALCO ROAD TO THIS PROJECT AS WELL AS TO THE PARCEL OWNED BY THE SAME OWNER OF THIS PROJECT ADJACENT TO CAJALCO ROAD, APN: 318-061-030 AND APN: 318-061-027.

CONSTRUCTION NOTES:

1. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER RCRD STD. NO. 206 (W=40')
2. CONSTRUCT PAVEMENT (4 AC/ OVER 13 AB) PER SOILS ENGINEER RECOMMENDATIONS.
3. CONSTRUCT CURB & GUTTER TYPE A-6 PER RCRD STD. NO. 200.
4. CONSTRUCT CONCRETE CURB TYPE D (6"CF) PER RCRD STD. NO. 204
5. CONSTRUCT 4' WIDE CONCRETE GUTTER PER DETAIL HEREON.
6. CONSTRUCT LOWERED PLANTER DETENTION BASIN PER SECTION F-F HEREON.
7. CONSTRUCT 12" SQUARE PRECAST CONCRETE DRAIN BOX AND GRATE OVERFLOW DRAIN PER DETAIL HEREON.
8. CONSTRUCT 0" CURB DETENTION BASIN INLET.
9. CONSTRUCT PCC PAVEMENT (SECTION PER SOILS ENGINEER).

SECTION F - F
N.T.S.

5 CONC. GUTTER
N.T.S.

LEACH LINE - TYPICAL CROSS-SECTION
NOT TO SCALE

OVERFLOW DRAIN DETAIL
N.T.S.

LEGEND:
- PROPOSED CONC. GUTTER
- TURNAROUND SPACE
- (208) EXISTING CONTOUR
- (208.00) EXISTING SPOT ELEVATION
- PROPOSED HANDICAP
- A.C. PAVEMENT
- P.C.C.

NOTE:
ALL WALLS REQUIRE A SEPARATE PERMIT.

NOTE:
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT FROM THE PUBLIC SERVICES DEPARTMENT.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DATE	BY	MARK	REVISIONS	APPR. DATE

ENGINEER
COUNTY

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SOILS ENGINEER
INLAND FOUNDATION ENGINEERING, INC
1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CALIFORNIA 92583
TEL. NO. (951) 654-1555

REGISTERED PROFESSIONAL ENGINEER ROBIN B. HAMERS NO. ROE 31720 CIVIL STATE OF CALIFORNIA

REVIEWED BY: DATE:
FOR TRANS. DEPT., RIVERSIDE COUNTY, CALIFORNIA
R.C.E. NO. 31720 EXP. DATE 2010

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192
9/3/11
ROBIN B. HAMERS R.C.E. 31720

SCALE:
DATE
BENCHMARK

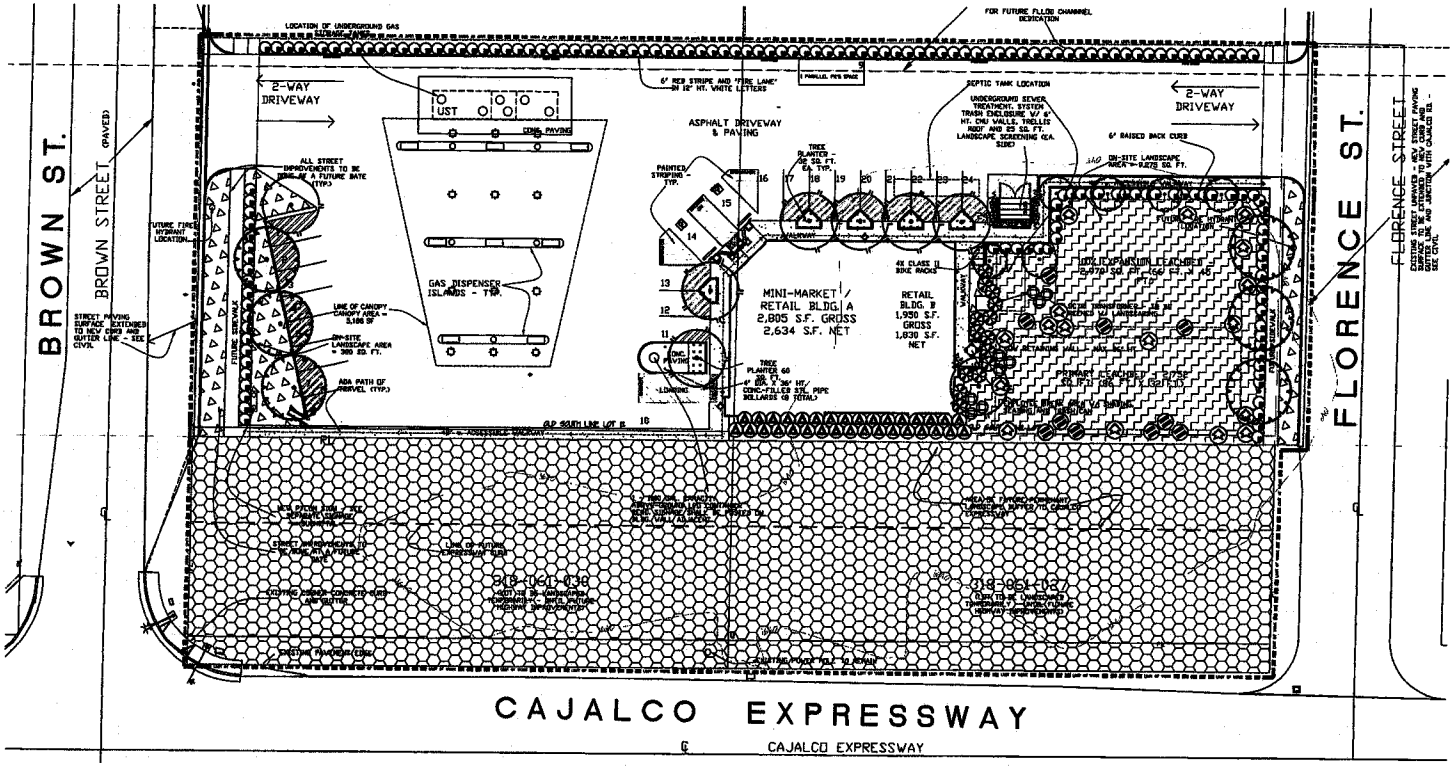
COUNTY OF RIVERSIDE

PRECISE GRADING PLAN

SEDRAK GAS STATION
CAJALCO EXPY (MORGAN) AND BROWN ST.
A.P.N. 318-061-031

SHEET NO. 2 OF 3 SHEETS
FILE NO.

11/15/11-291 WE 50208



CONCEPT STATEMENT:

THE LANDSCAPE WILL BE A MODEL FOR DROUGHT TOLERANT AND NATIVE PLANTINGS. THE COLOR SCHEME IS CHEERY AND VIBRANT WITH FLOWERING THROUGHOUT THE YEAR IN YELLOWS, REDS AND WHITES. EVEN THE EVER-BLOOMING TEMPORARY WILDFLOWER MEADOW ADJACENT TO THE SITE ADDS A LUMINOUS QUALITY THAT BIRDS AND BUTTERFLIES WILL SURELY ENJOY. THE GREENS OF THE TREES ADD CHARACTER AND NEEDED PHYSICAL AND VISUAL COOLING. THE GROUNDCOVERS AND ACCENTS IN SILVER WITH A TOUCH OF BLUE SOFTEN THE IMAGE AND NESTLE IT INTO ITS SURROUNDINGS.

Riverside County Ordinance 859 Landscape Water Use Calculations
Brown Street Gas Station - Perris

1. Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape =	9,938	S.F.
INPUT the Het. ETo for the area =	57.33	
MAWA =	331	ccf / yr

2. Estimated Annual Water Use (EAWU)

Hydrozone # 1 INPUT Plant Factor =	0.3	(Low Drip)
INPUT square footage of hydrozone =	9,938	
INPUT hydrozone irrigation efficiency =	0.7	
EAWU =	202	ccf / yr
SubTotal EAWU =	202	cu ft / yr
Input Irrigation System Operation Factor	0.85	
Total EAWU =	238	
EAWU < MAWA =	93	cu ft / yr

MAINTENANCE NOTE:
ALL ONSITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE MAINTAINED BY SEDRAK GAS

PHASING NOTE:
ALL ONSITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE INSTALLED IN ONE PHASE

GENERAL NOTES:
- THE LANDSCAPE DESIGN IS IN ACCORDANCE WITH COUNTY ORDINANCE 859
- THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH AND CONFORM TO COUNTY ORDINANCE 859.2
- THERE ARE CURRENTLY NO STREET TREES INSTALLED ALONG CAJALCO EXPRESSWAY OR THE SURROUNDING RESIDENTIAL STREETS

SHADING CALCULATIONS:
(PER COUNTY ORDINANCE 348 SECTION 18.12)

TOTAL NUMBER OF PARKING STALLS:	24 STALLS
TOTAL PARKING STALL AREA:	3,956 S.F.
AREA SHADED BY TREES:	1,257 S.F.
REQUIRED PERCENTAGE:	32%
PERCENT OF PARKING SHADED:	1,257 / 3,956 = 32%

PLANTING LEGEND:

TREES

QTY	BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS	FEATURE
6	CERCIDIUM PRAECOX	SONORAN PALO VERDE	24" BOX, 20'HX20'W	L	DECIDUOUS, YELLOW FLOWER IN SPRING
8	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX, 25'HX25'W	L	DECIDUOUS, CREAM-WHITE FLOWER SPRING TO FALL
6	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX, 18'HX15'W	L	EVERGREEN, YELLOW FLOWER IN SPRING

SHRUBS / VINES

10	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL., 4'HX4'W	L	EVERGREEN, YELLOW/GREEN LEAVES
33	BOUGAINVILLEA SPECTABILIS 'SAN DIEGO RED'	RED SHRUB BOUGAINVILLEA	5 GAL., 5'HX5'W	L	EVERGREEN, RED FLOWER YEAR ROUND
158	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL., 5'HX5'W	L	EVERGREEN, RED FLOWERS IN WINTER
9	DASYLIRION WHEELERI	DESERT SPOON	5 GAL., 4'HX4'W	L	EVERGREEN, GREY/BLUE LEAVES
17	LOBELIA LAXIFLORA	MEXICAN BUSH LOBELIA	5 GAL., 3'HX6'W	VL	EVERGREEN, ORANGE/RED FLOWERS ALL SUMMER
10	SALVIA APIANA	WHITE SAGE	5 GAL., 5'HX5'W	VL	EVERGREEN, SILVER LEAVES WHITE FLOWERS IN SPRING
7	MACFADYENA UNGUIS-CATI	CAT'S CLAW	15 GAL.	L	ESPALIER, YELLOW FLOWERS IN SPRING

GROUNDCOVERS

ATRIPLEX SEMIBACCATA	CREEPING SALT BUSH	1 GAL. @ 4' O.C. 1'HX6'W	VL	EVERGREEN, GREY/GREEN LEAVES
VERBENA PERUVIANA	RED VERBENA	1 GAL. @ 30" O.C. 18"HX3'W	L	EVERGREEN, RED FLOWERS FROM LATE SPRING TO EARLY SUMMER
ROCK MULCH	LOCAL STONE ROCK MULCH		–	–

TEMPORARY NON-IRRIGATED HYDROSEED:

CASTILLEJA EXSERTA	OWL'S CLOVER	NON-IRRIGATED HYDROSEED, 12"-24"H	VL	20 LBS/ACRE S&S SEEDS 805-684-0436
CENTAUREA CYANUS DWARF	CORN FLOWER			
CLARKIA AMOENA	FAREWELL TO SPRING			
DIMORPHOTHECA SINUATA	AFRICA DAISY			
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY			
LASTHENIA CALIFORNICA	DWARF GOLDFIELDS			
LAYIA PLATYGLOSSA	TIDY-TIPS			
LINUM GRANDIFLORUM RUBRUM	SCARLET FLAX			
LUPINUS BICOLOR	PIGMY-LEAVED LUPINE			
NEMOPHILA MENZIESII	BABY BLUE EYES			
PAPAVER RHOEAS	FLANDERS POPPY			
PHACELIA CAMPANULARIA	CALIFORNIA BLUEBELLS			

NOTES:
- ALL PLANTER AREAS TO RECEIVE A 2" MINIMUM DEPTH LAYER OF LOCAL SOURCED ROCK MULCH
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE LINEAR ROOT BARRIER EXTENDING 5' TO EITHER SIDE OF TREE TRUNK

LIMINARY MASTER PLAN

OWN ST. GAS STATION

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — JAMES VALDEZ — LA 2549 — RENEWAL DATE: 12/31/13

NORTH

0 20 40 80

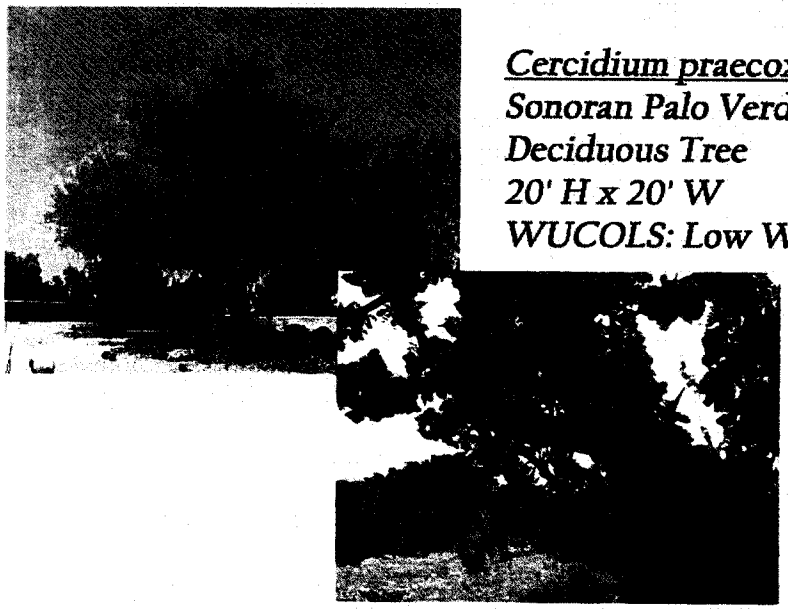
DATE: DECEMBER 14, 2011
PROJECT #: 100924

DESIGN GROUP

4649 Brockton Ave.
Riverside, CA 92506
(951) 369-6700
Fax (951) 369-6339
http://www.corneyhealy.com

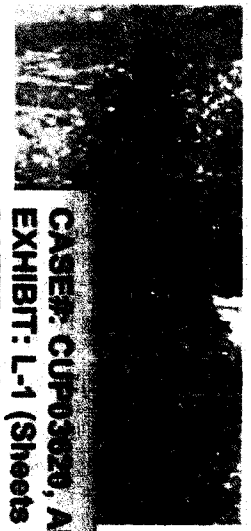
BROWN STREET GAS - PERRIS

PLANT MATERIAL - TREES



Cercidium praecox
Sonoran Palo Verde
Deciduous Tree
20' H x 20' W
WUCOLS: Low Water

Chitalpa tashkentensis
Chitalpa
Deciduous Tree
25' H x 25' W
WUCOLS: Low Water



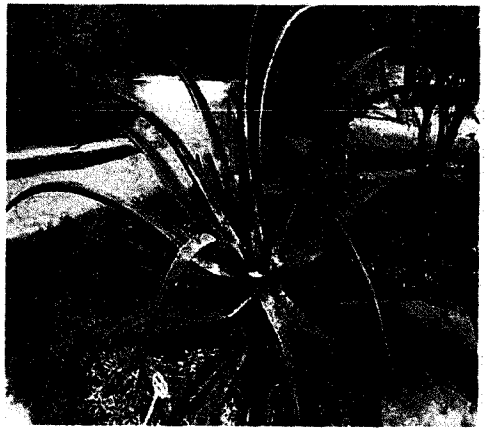
Laurus nobilis 'Saratoga'
Saratoga Sweet Ba
Evergreen Tree
18' H x 15' W
WUCOLS: Low Water

CASE#: CUP03029, AMD. #2
EXHIBIT: L-1 (Sheets 1-4)
DATED: 11/22/11

COMMUNITY WORKS DESIGN GROUP

BROWN STREET GAS - PERRIS

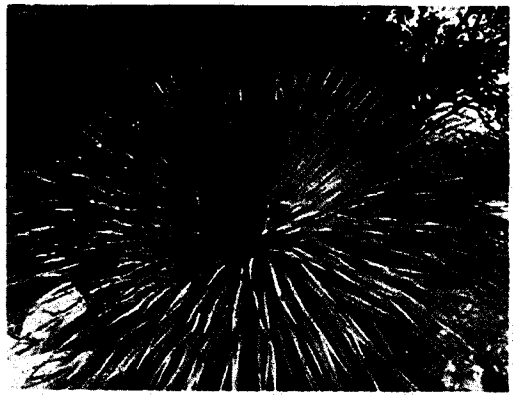
PLANT MATERIAL - SHRUBS



Agave vilmoriniana
Octopus Agave
Evergreen Shrub
4' H x 4' W
WUCOLS: Low Water

Bougainvillea 'San Diego Red'
San Diego Red Bougainvillea
Evergreen Shrub
5' H x 5' W
WUCOLS: Low Water

Calliandra californica
Baja Fairy Duster
Evergreen Shrub
5' H x 5' W
WUCOLS: Low Water



Dasylirion wheeleri
Desert Spoon
Evergreen Shrub
4' H x 4' W
WUCOLS: Low Water

COMMUNITY WORKS DESIGN GROUP

BROWN STREET GAS - PERRIS

PLANT MATERIAL - SHRUBS

Lobelia laxiflora
Mexican Bush Lobelia
Evergreen Shrub
3' H x 6' W
WUCOLS: Very Low Water

Salvia apiana
White Sage
Evergreen Shrub
5' H x 5'W
WUCOLS: Very Low Water

Macfadyena unguis-cati
Cat's Claw
Evergreen Vine
WUCOLS: Low Water

COMMUNITY WORKS DESIGN GROUP

BROWN STREET GAS - PERRIS

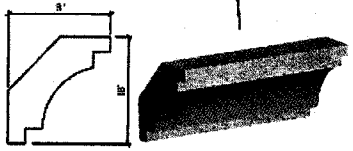
PLANT MATERIAL - GROUNDCOVERS

Atriplex semibaccata
Creeping Salt Bush
Evergreen Groundcover
1' H x 6' W
WUCOLS: Very Low Water

Cephalophyllum alstonii
'Red Spike' Ice Plant
Evergreen Groundcover
4' H x 5' W
WUCOLS: Low Water

COMMUNITY WORKS DESIGN GROUP

PARAPET CAP



FDC EV102

EXTERIOR STONE

ELDORADO STACKED STONE SYSTEM

CANOPY COLORS

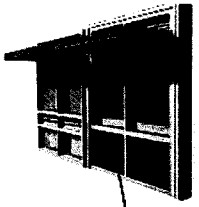
UNOCAL RED KYNAR COATING

UNOCAL WHITE KYNAR COATING

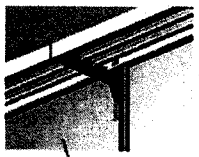
STUCCO COLORS

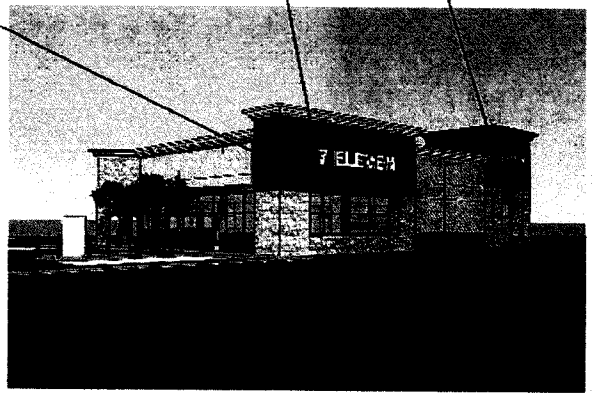
ELEMENT FIELD CAP/ACCENT

STOREFRONT / SHADE



KAWNEER STOREFRONT SYSTEM W/ INTEGRATED TRI-FAB SHADE





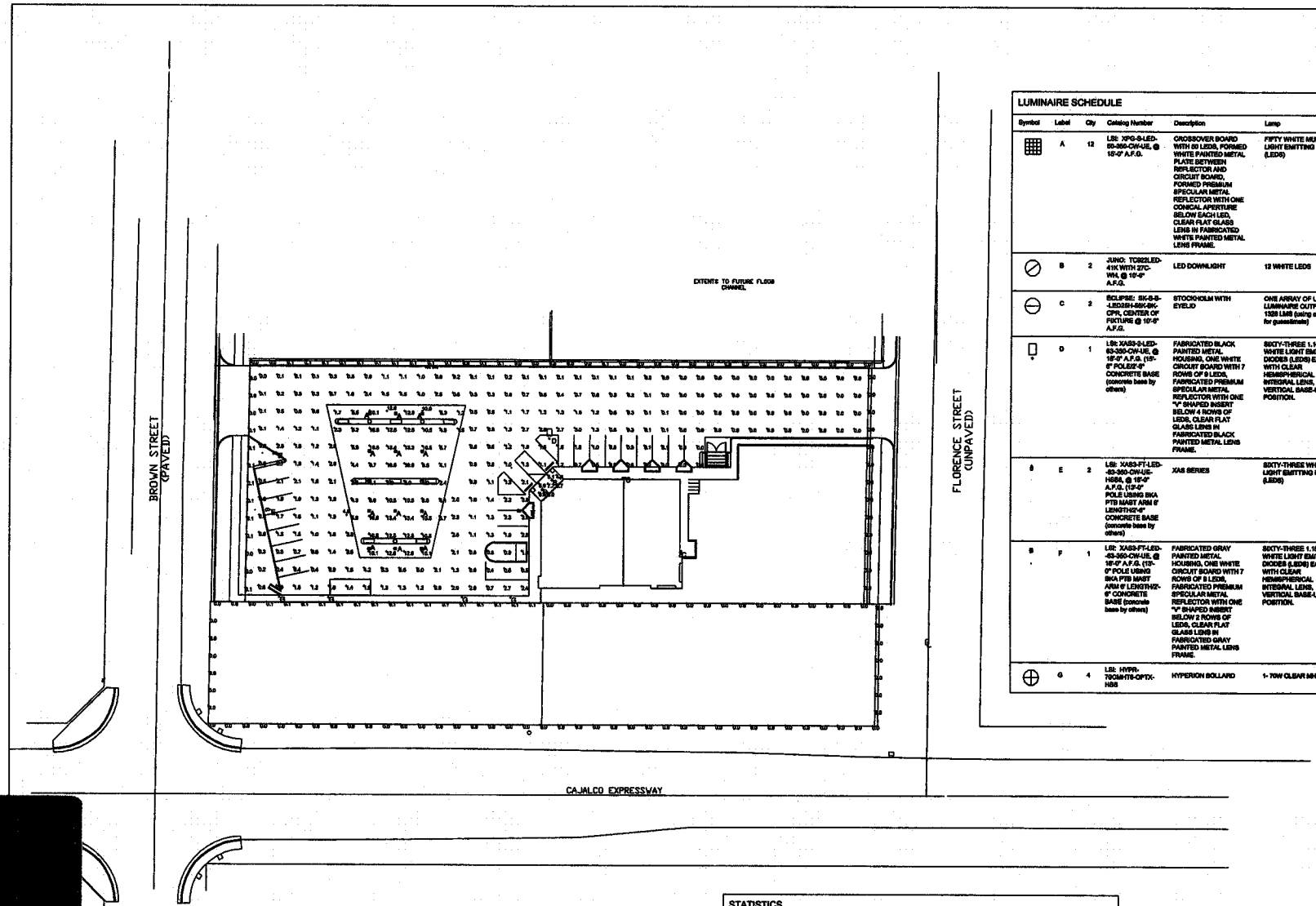
Saunders + Wiant Architects

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

COLOR ELEVATIONS & MATERIALS

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
R-1



Plan View
Scale 1" = 20'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	A	12	LSI: XPG-S-LED-50-350-CW-UE, @ 15'-0" A.F.G.	CROSSOVER BOARD WITH 50 LEDS, FORMED WHITE PAINTED METAL PLATE BETWEEN REFLECTOR AND CIRCUIT BOARD, FORMED PREMIUM SPECULAR METAL REFLECTOR WITH ONE CONICAL APERTURE BELOW EACH LED, CLEAR FLAT GLASS LENS IN FABRICATED WHITE PAINTED METAL LENS FRAME.	FIFTY WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS)	Absolute	0.90
	B	2	JUNO: TC922LED-41K WITH 27C-WH, @ 10'-0" A.F.G.	LED DOWNLIGHT	12 WHITE LEDS	Absolute	0.90
	C	2	ECLIPSE: SK-S-S-LED25H-55K-BK-CPR, CENTER OF FIXTURE @ 10'-0" A.F.G.	STOCKHOLM WITH EYELID	ONE ARRAY OF LEDS. LUMINAIRE OUTPUT = 1326 LMS (using euce-had for guesstimate)	1326	0.90
	D	1	LSI: XAS3-2-LED-63-350-CW-UE, @ 15'-0" A.F.G. (15'-6" POLE/2'-6" CONCRETE BASE (concrete base by others)	FABRICATED BLACK PAINTED METAL HOUSING, ONE WHITE CIRCUIT BOARD WITH 7 ROWS OF 9 LEDS, FABRICATED PREMIUM SPECULAR METAL REFLECTOR WITH ONE "V" SHAPED INSERT BELOW 4 ROWS OF LEDS, CLEAR FLAT GLASS LENS IN FABRICATED BLACK PAINTED METAL LENS FRAME.	SIXTY-THREE 1.15-WATT WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	Absolute	0.90
	E	2	LSI: XAS3-FT-LED-63-350-CW-UE-HSS6, @ 15'-0" A.F.G. (13'-0" POLE USING BKA PTB MAST ARM 6' LENGTH/2'-6" CONCRETE BASE (concrete base by others)	XAS SERIES	SIXTY-THREE WHITE LIGHT EMITTING DIODES (LEDS)	Absolute	0.90
	F	1	LSI: XAS3-FT-LED-63-350-CW-UE, @ 15'-0" A.F.G. (13'-0" POLE USING BKA PTB MAST ARM 6' LENGTH/2'-6" CONCRETE BASE (concrete base by others)	FABRICATED GRAY PAINTED METAL HOUSING, ONE WHITE CIRCUIT BOARD WITH 7 ROWS OF 9 LEDS, FABRICATED PREMIUM SPECULAR METAL REFLECTOR WITH ONE "V" SHAPED INSERT BELOW 2 ROWS OF LEDS, CLEAR FLAT GLASS LENS IN FABRICATED GRAY PAINTED METAL LENS FRAME.	SIXTY-THREE 1.15-WATT WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	Absolute	0.90
	G	4	LSI: HYPR-70CMHT6-OPTX-HSS	HYPERION BOLLARD	1- 70W CLEAR MH	6700	0.72

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
WINE PL	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
GAS PUMPS CALC	+	5.3 fc	13.4 fc	1.2 fc	11.2:1	6.8:1
MARKET ENTRANCE DOWNLIGHTS CALC	+	5.8 fc	7.7 fc	4.3 fc	1.8:1	1.3:1
SITE CALC @ GRND	+	1.0 fc	5.8 fc	0.0 fc	N / A	N / A
SOUTH PL CALC	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A

NOTES

1. ALL LIGHTING FIXTURES ARE CONSISTENT WITH THE REQUIRMENTS OF ORDINANCE 655, ZONE B.

DISCLAIMER: This calculation is based on the best information provided to CLS by the architect, engineer, lighting designer or interior designer. These findings should be verified by a certified electrical engineer as to their accuracy. Design changes such as ceiling heights, ceiling, wall and floor reflectances of all interior surfaces including partition walls may adversely affect the overall light levels. CLS is in no way responsible as to the veracity of these calculations, and they should only be used as a design reference tool.

Saunders + Wiant Architects

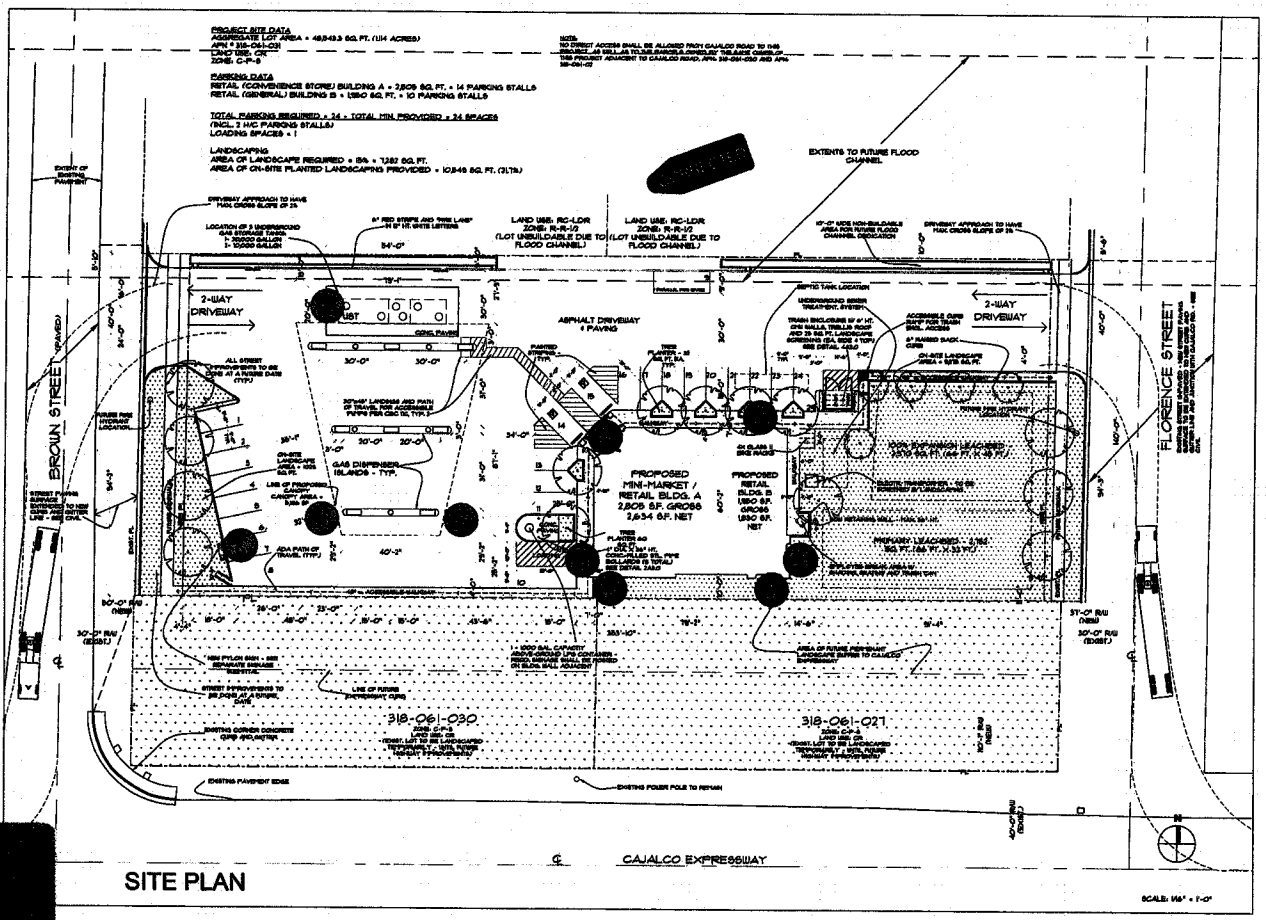
LICENSED ARCHITECT
NIALL F. SAUNDERS
C-28655
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

PHOTOMETRIC PLAN

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
E-1



SITE PLAN

LEGEND

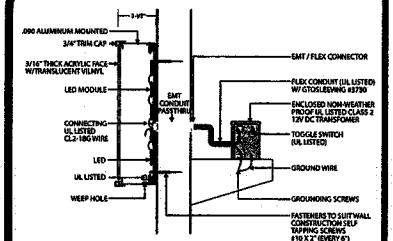
- WALL SIGNS
- POLE SIGN
- CANOPY SIGN

INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

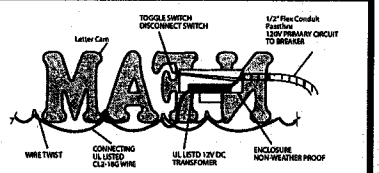
mmunications
ce Station Sign & Interior Construction
onwealth Avenue, Suite U, Fullerton, CA 92833
el: 562-652-8727, Fax: 562-252-0338

TITLE: SEDRAK GAS STATION CAJALCO EXPY.(MORGAN) AND BROWN STREET, PERRIS				
ORIGINAL DATE: 04.06.2011	REVISED: 11.11.2011	FILE NAME: SEDRAK GAS STATION SITE PLAN 1		
SIGN TYPE: SITE PLAN	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 1 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

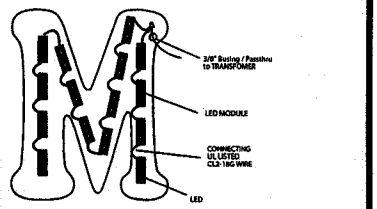
LISTED



SIDE VIEW



REAR VIEW



LETTER ILLUMINATION DIAGRAM

SINGLE FACE LED-ILLUMINATED CHANNEL LETTER SIGNS

SPECIFICATIONS: LETTERS TO BE FABRICATED FROM .090 ALUMINUM, PAINTED W/POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED LED SYSTEM.

ALL COMPONENTS TO BE UL. LISTED.

SINGLE FACE LED-ILLUMINATED CHANNEL LETTERS

SPECIFICATIONS: LETTERS TO BE FABRICATED FROM .90 ALUMINUM, PAINTED W/MATHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

'OVAL RING' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'99¢' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'ONLY' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-76 HOLLY GREEN VINYL OVERLAY W/WHITE OUTLINE.
'STORE' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-53 CARDINAL RED VINYL OVERLAY W/WHITE OUTLINE.
TRIMCAP & RETURNS - TO BE PAINTED BLACK.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED LED SYSTEM. ALL COMPONENTS TO BE UL LISTED.

WALL SIGN

East Elevation

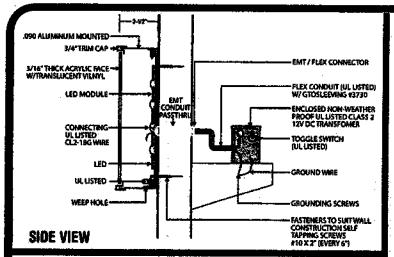
SCALE: 1/2" = 1'-0"

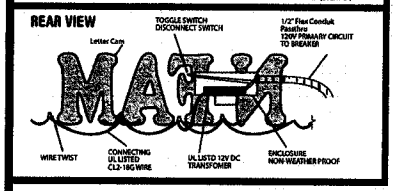
SIGN AREA: 50.00 SQ. FT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

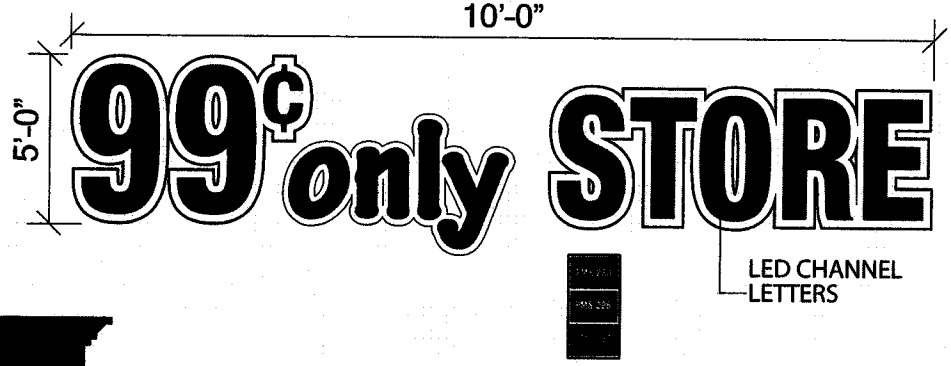
A T C Communications
Specializing in Service Station Sign & Interior Construction
SL Lic. #639396
Plant: 2021 W. Commonwealth Avenue, Suite U, Fullerton, CA 92833
Cell: 714-519-8949, Tel: 562-852-6727, Fax: 562-252-0338

TITLE: SEDRAK GAS STATION CAJALCO EXPY.(MORGAN) AND BROWN STREET, PERRIS				
ORIGINAL DATE: 04.06.2011	REVISED: 11.11.2011	FILE NAME: SEDRAK GAS STATION SITE PLAN 1		
SIGN TYPE: WALL SIGN A3	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 2 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:





WALL SIGN

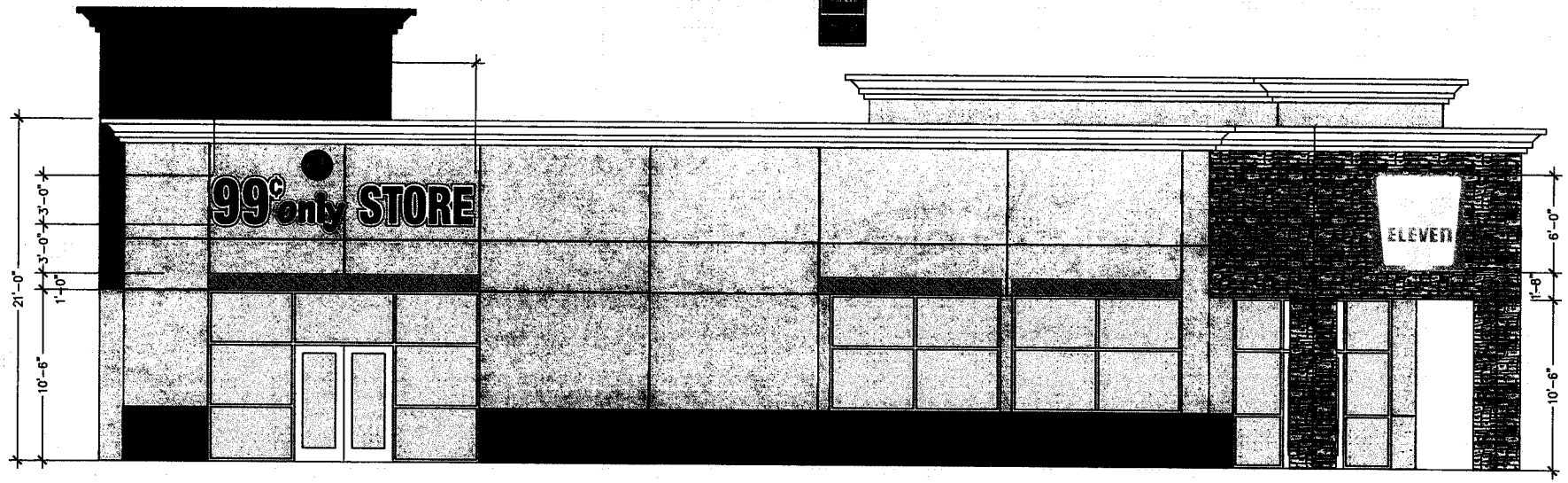


SINGLE FACE LED-ILLUMINATED CHANNEL LETTERS

SPECIFICATIONS: LETTERS TO BE FABRICATED FROM .90 ALUMINUM, PAINTED W/MATHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

'99¢' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'ONLY' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-76 HOLLY GREEN VINYL OVERLAY W/WHITE OUTLINE.
'STORE' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-53 CARDINAL RED VINYL OVERLAY W/WHITE OUTLINE.
TRIMCAP & RETURNS - TO BE PAINTED BLACK.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED LED SYSTEM. ALL COMPONENTS TO BE UL LISTED.



North Elevation

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

SIGN AREA: 50.00 SQ. FT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

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SIGN TYPE: WALL SIGN A2	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 3 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

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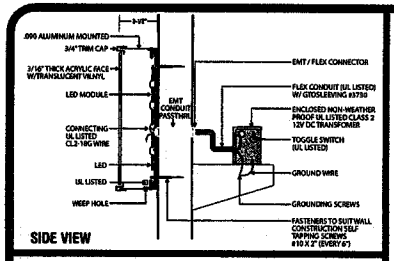
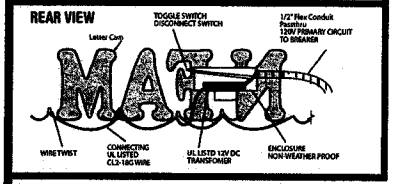




SINGLE FACE LED-ILLUMINATED CHANNEL LETTERS

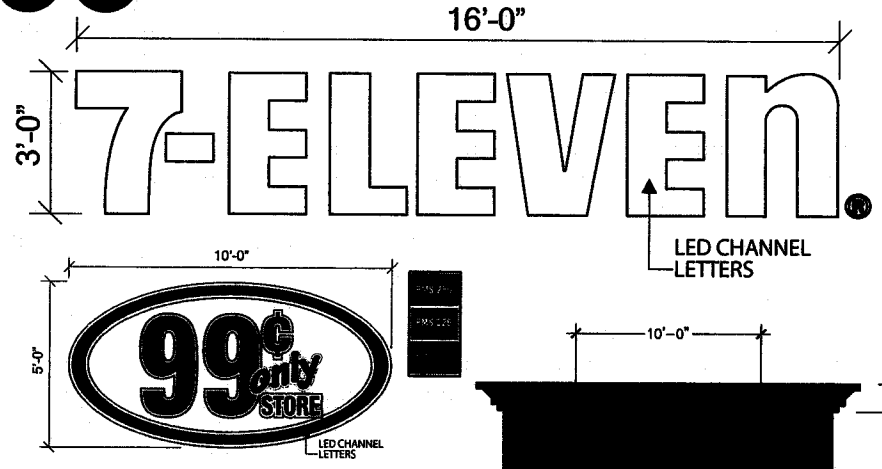
SPECIFICATIONS: LETTERS TO BE FABRICATED FROM .90 ALUMINUM, PAINTED W/MATHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

'7-ELEVEN' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC. TRIMCAP & RETURNS - TO BE PAINTED BLACK.

'OVAL RING' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'99¢' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'ONLY' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-76 HOLLY GREEN VINYL OVERLAY W/WHITE OUTLINE.
'STORE' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-53 CARDINAL RED VINYL OVERLAY W/WHITE OUTLINE.
TRIMCAP & RETURNS - TO BE PAINTED BLACK.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED LED SYSTEM. ALL COMPONENTS TO BE UL LISTED.

WALL SIGNS



South Elevation

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

SIGN AREA: 98.00 SQ. FT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

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ORIGINAL DATE: 04.06.2011	REVISED: 11.11.2011	FILE NAME: SEDRAK GAS STATION SITE PLAN 1		
SIGN TYPE: WALL SIGNS A4 AND A5	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 4 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

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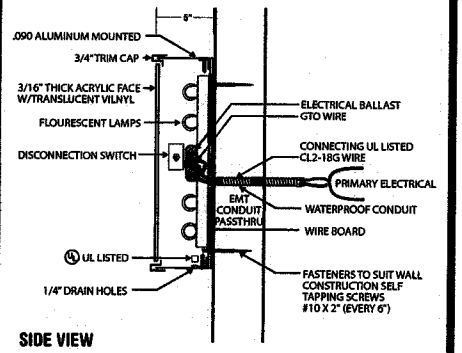


SIDE VIEW

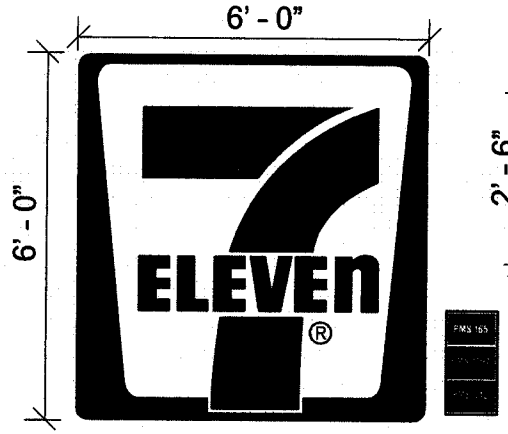
SINGLE FACE INTERNALLY ILLUMINATED SEVEN ELEVEN WALL SIGN

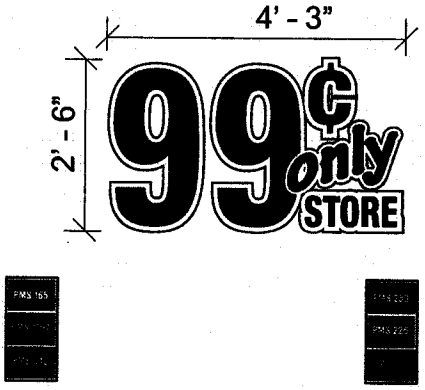
SPECIFICATIONS: SIGN CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

SEVEN ELEVEN PECTEN - TO BE VACUUM FORMED LEXAN FACE W/2ND SURFACE BACK-SPRAYED. TOP OF "7" IS ORANGE (AVERY STANDARD COLOR 3623) OR PMS 165; BOTTOM OF "7" IS RED (AVERY STANDARD COLOR 3680-53) OR PMS 1797; WORD "ELEVEN" IS GREEN (AVERY STANDARD COLOR 3680-56) OR PMS 342; "7-ELEVEN" ON WHITE TRAPEZOID BACKGROUND AND WHITE BACKGROUND ON GREEN SQUARE.

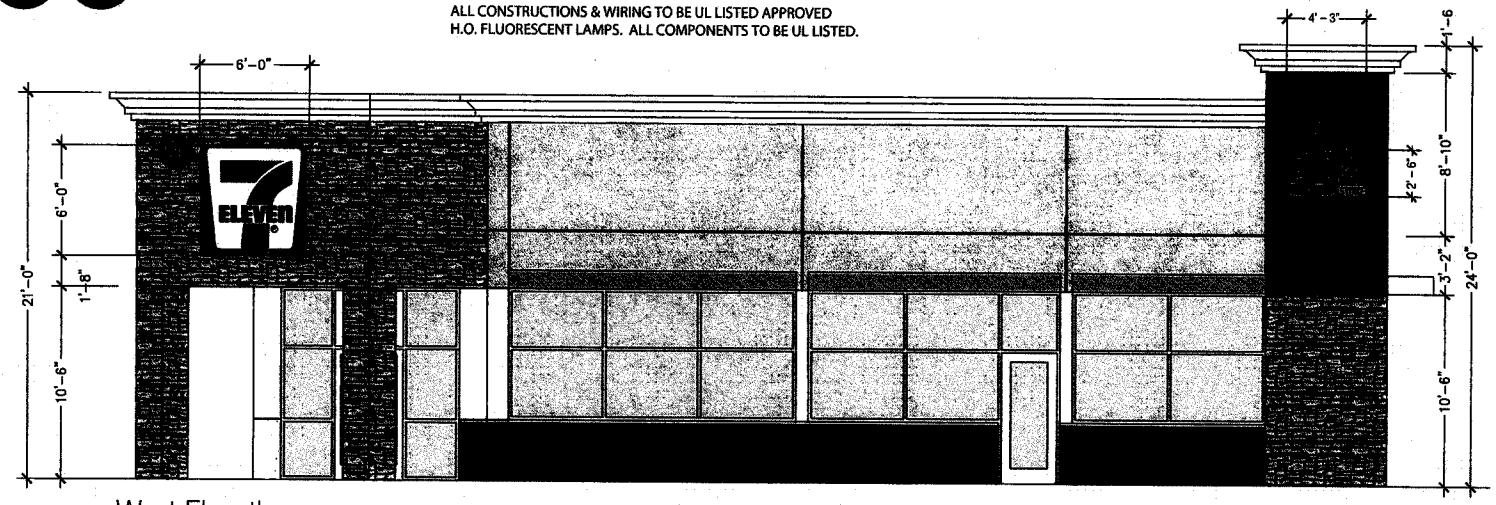
'OVAL RING' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-157 COBALT BLUE VINYL OVERLAY W/WHITE OUTLINE.
'99¢' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/BLACK VINYL OVERLAY W/WHITE OUTLINE.
'ONLY' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-76 HOLLY GREEN VINYL OVERLAY W/WHITE OUTLINE.
'STORE' FACES - TO BE 3/16" THICK WHITE ACRYLIC PLASTIC W/#3630-53 CARDINAL RED VINYL OVERLAY W/WHITE OUTLINE.
TRIMCAP & RETURNS - TO BE PAINTED BLACK.

ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED H.O. FLUORESCENT LAMPS. ALL COMPONENTS TO BE UL LISTED.





WALL SIGN2



West Elevation

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

SIGN AREA: 46.63 SQ. FT.

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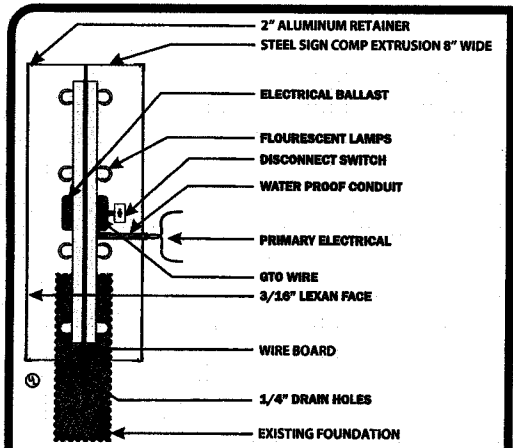
Cell: 714-519-8949, Tel: 562-652-6727, Fax: 562-252-0338

TITLE: SEDRAK GAS STATION CAJALCO EXPY.(MORGAN) AND BROWN STREET, PERRIS				
ORIGINAL DATE: 04.06.2011	REVISED: 11.11.2011	FILE NAME: SEDRAK GAS STATION SITE PLAN 1		
SIGN TYPE: WALL SIGNS A1 AND A6	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 5 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

LISTED



7' Dual Pole Cabinet Sign System

SPECIFICATIONS: SIGN CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

UNOCAL PECTEN - TO BE VACUUM FORMED LEXAN FACE W/2ND SURFACE BACK-SPRAYED. OASIS RED OR PMS 485C, OASIS BLUE OR PMS REFLEX BLUE, OASIS SILVER AND OASIS GREEN OR PMS 356C.

SEVEN ELEVEN LIGHT BOX VFACE W/2ND SURFACE BACK-SPRAYED. TOP OF "7" IS ORANGE PMS 165; BOTTOM OF "7" IS RED PMS 1797; WORD "ELEVEN" IS GREEN PMS 342; "7-ELEVEN" ON WHITE BACKGROUND.

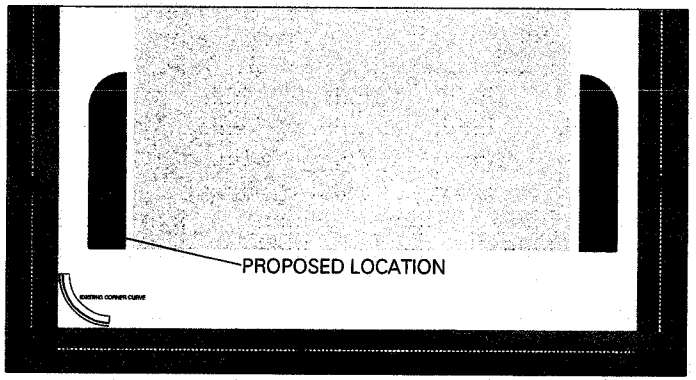
UNOCAL 3 PORDUCT LPS AND 1 PRODUCT DIESEL NO. 2 PECTEN - TO BE VACUUM FORMED LEXAN FACE W/2ND SURFACE BACK-SPRAYED. OASIS RED OR PMS 485C AND OASIS GREEN OR PMS 356C.

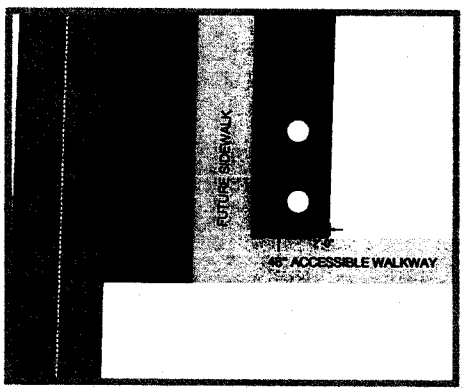
'PROPANE' AND '99¢' PECTEN - TO BE VACUUM FORMED LEXAN FACE W/2ND SURFACE BACK-SPRAYED. OASIS RED OR PMS 485C FOR 'PROPANE' AND '99¢ ONLY STORE' W/#3630-157 COBALT BLUE VINYL. 'ONLY' W/#3630-76 HOLLY GREEN VINYL. 'STORE' W/#3630-53 CARDINAL RED VINYL.

FRAME AND BODY - TO BE PAINTED OASIS GRAY.

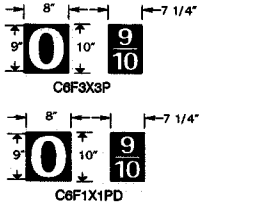
ALL CONSTRUCTIONS & WIRING TO BE UL LISTED APPROVED H.O. FLUORESCENT LAMPS. ALL COMPONENTS TO BE UL LISTED.

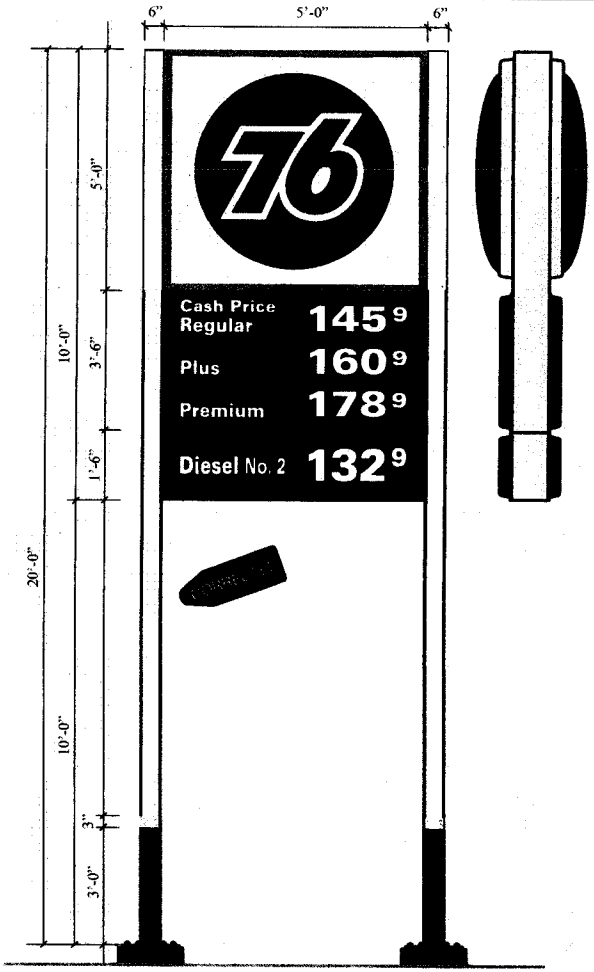
DUAL POLE SIGN





1) OASIS 76 COLORS





SIGN AREA: 50.00 SQ. FT.

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ORIGINAL DATE: 04.06.2011	REVISED: 11.11.2011	FILE NAME: SEDRAK GAS STATION SITE PLAN 1		
SIGN TYPE: DUAL POLE SIGN C	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 8 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

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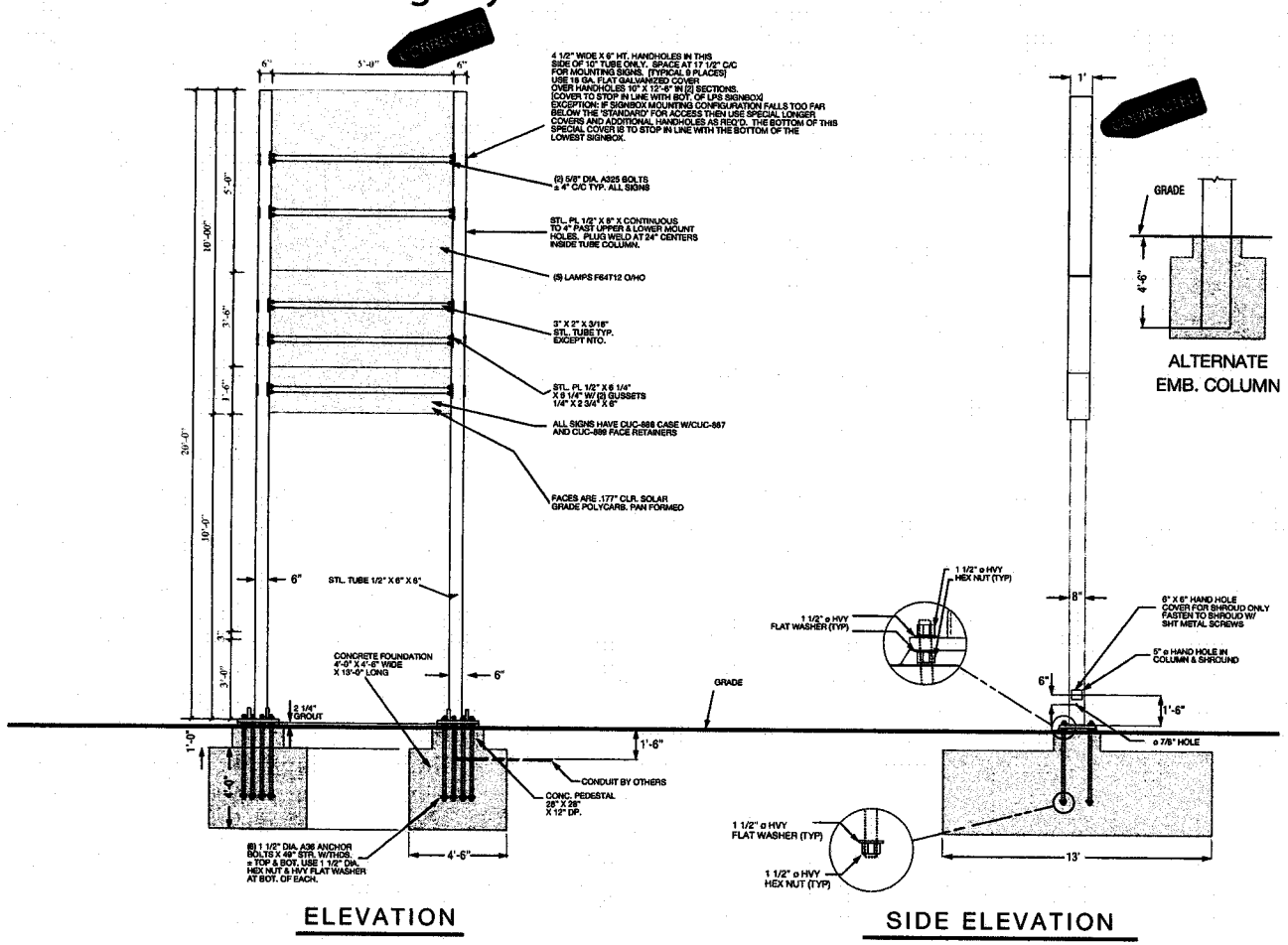
5' Dual Pole Cabinet Sign System



I. DESIGN CRITERIA
- a) WIND LOAD DESIGN IS 31 PSF.
- b) ALL STEEL IS TO BE A36 OR EQUAL EXCEPT ROUND PIPE IS A53 GRADE B AND SQ. OR RECT. TUBE IS A500 GRD. B. MILL TEST REPORTS FROM STEEL SUPPLIER TO BE MADE AVAILABLE UPON REQUEST.
- c) CONCRETE FOR FOUNDATION IS TO BE 3000 PSI COMPRESSIVE STRENGTH.
- d) FOUNDATIONS ARE DESIGNED FOR MIN ALLOWABLE SOIL PRESSURE OF 3000 PSF.

III. VERTICAL SUPPORT COLUMN DESIGN
- a) MOMENT AT GRADE DUE TO WIND LOAD
  - SIGNS (135 SQ. FT) ± 31 PSF X 19.2 FT. = 82.3 FT. KIP
  - UPPER COL. (12 SQ. FT.) ± 31 PSF X 19.2 = 7.2 FT. KIP
  - LOWER COL. (20 SQ. FT.) ± 31 PSF X 6 FT. = 3.7 FT. KIP
  - TRY (1) 10" X 10" X 1/2" STL . TUBE W/ TOTAL MOMENT ± 93 FT. KIP
  - fb XX = 93.2 FT. KIP X 12 / 54.2 = 20.6 KSI (OK)
  - T or C ON ANCHOR BOLTS = 93 X 12 / (4) (16) = 17 KIPS EA.
  - 1 1/2 DIA. A36 ALLOWABLE = 35.82 KIPS>17.4 (OK)
  - BASE PLATE THK. $\sqrt{8 \text{ X } (6)(2.5) / 30(12.6\text{-}1.75")}$ = 1.5" USE 1 3/4"

IV. CONCRETE FOUNDATION DESIGN
- a) TRY 4'-0 DP. X 4'-6 WIDE X 13'-0 LONG
  - MOMENT ± THE BOT. OF FOUNDATION DUE TO WIND LOAD
    128.0 FT. KIP + (6.94 KIP X 5') = 162.7 FT. KIP
  - WEIGHT OF FOUNDATION (35.1 KIPS) + SIGN & COL WT. (EST. 3.0 KIP)
  - RESISTANCE TO OVERTURNING = (35.1 + 3.0) X 6.5' = 247.6 FT KIP
  - SAFETY FACTOR 247.6 / 162.7 = 1.52 (OK)
  - SOIL PRESSURE (2) 38.1 / (6.5' - 4.27') 3 (4.5') = 2.53 KSF < 3.0 KSF (OK)
- b) REINF. STEEL IS TO BE ADDED IF REQUIRED BY LOCAL CODES. IF LOCATION IS IN SEISMIC ZONE 3 AND ABOVE USE #5 LONG WAY AT BOT. AND TOP AT 9 1/2" C/C. USE #5 SHORT WAY AT 18" C/C MAX TOP & BOT.

NOTE:
MIN SIZE OF TOP SIGN ON RIGHT OF COLUMN TO BE SIZE .5X. WHEN THE .5X SIZE MOUNTS ± TOP. THIS REQUIRES MOUNTING PLATE TO BE EXTENDED 8" ABOVE TOP OF 10" TUBE COLUMN. THIS EXTENDED PLATE AND 12" BELOW TOP OF COLUMN TO BE 7/8" THCK PLATE X 8" WIDE CONTINUOUS WELDED TO 10" TUBE. THE A325 MOUNTING BOLT LENGTH MUST BE ADJUSTED FOR THIS CONDITION.

SIGN BOX	SIGNBOX SQ. FT.	TOTAL AMPS & CIRCUITS
76 LOGO	56.67	4.4 AMPS (1)-20 AMP CIRCUIT
3 PRODUCTS LPS	27.15	2.70 AMPS (1)-20 AMP CIRCUIT
DIESEL NO. 2	12.99	1.35 AMPS (1)-20 AMP CIRCUIT

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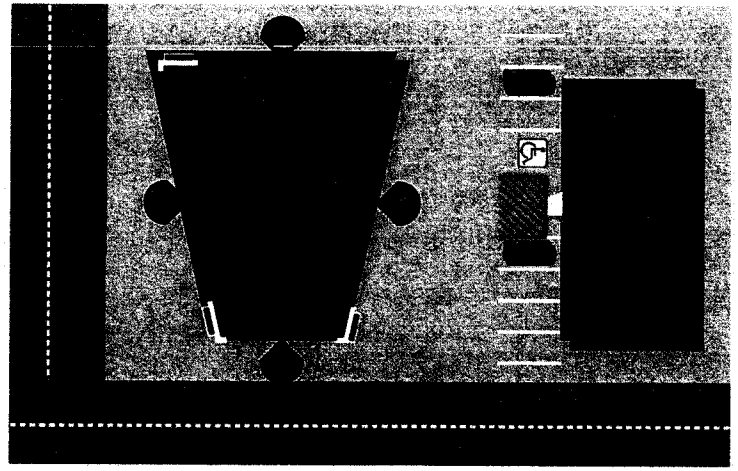
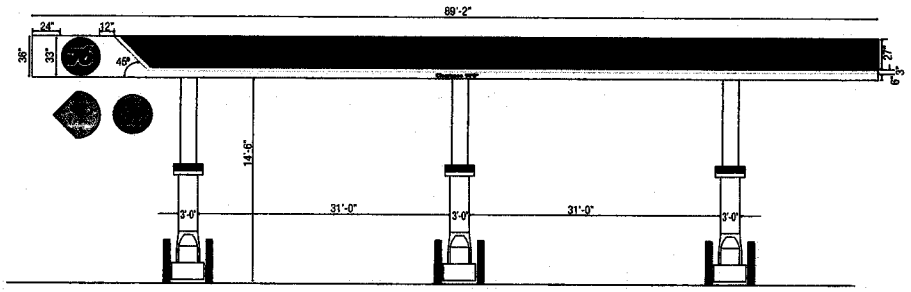
PAGE: 9 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO		EMAIL:

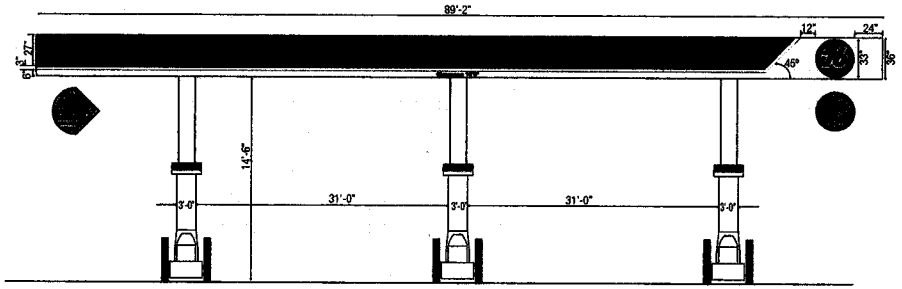
UL LISTED

Canopy Sign (CS) Diagram





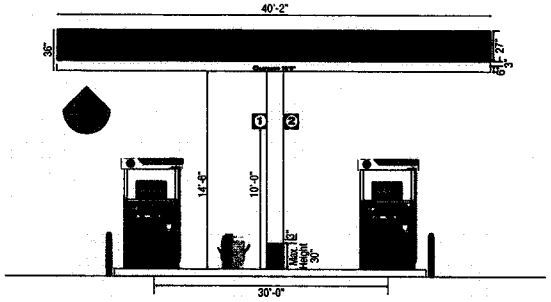
LONGITUDAL CANOPY ELEVATION



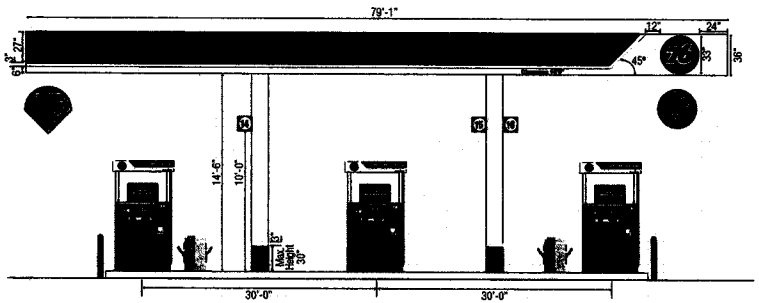
LONGITUDAL CANOPY ELEVATION

SIGN BOX	SIGNBOX SQ. FT.	TOTAL AMPS & CIRCUITS
CANOPY SIGN	6.21	0.56 AMPS (1)-20 AMP CIRCUIT
CANOPY SIGN	6.21	0.56 AMPS (1)-20 AMP CIRCUIT
CANOPY SIGN	6.21	0.56 AMPS (1)-20 AMP CIRCUIT

OASIS SILVER



TRANSVERSE CANOPY ELEVATION



TRANSVERSE CANOPY ELEVATION

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SIGN TYPE: CANOPY SIGN D1, D2 AND D3	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 10 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:

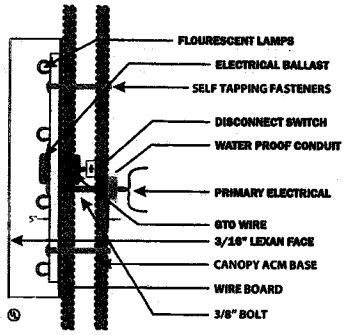
LISTED

Canopy Sign (CS) Installation Detail

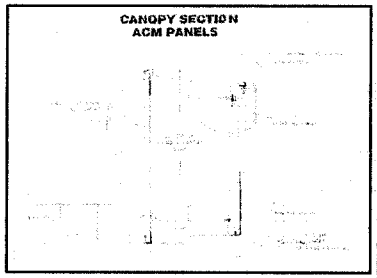
CANOPY PANELS	CANOPY PANEL SQ. FT.
LEGEND D1	237.25
LEGEND D2	267.50
LEGEND D3	267.50
BLANK PANEL	120.50

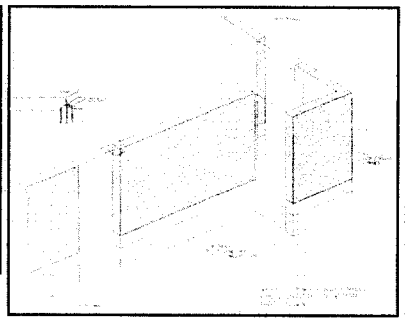
SIGN BOX	SIGNBOX SQ. FT.
CANOPY SIGN	6.21
CANOPY SIGN	6.21
CANOPY SIGN	6.21

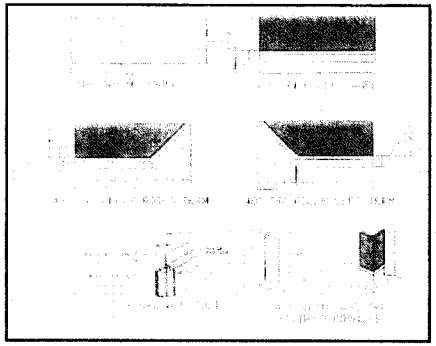
Illuminated Canopy Signs

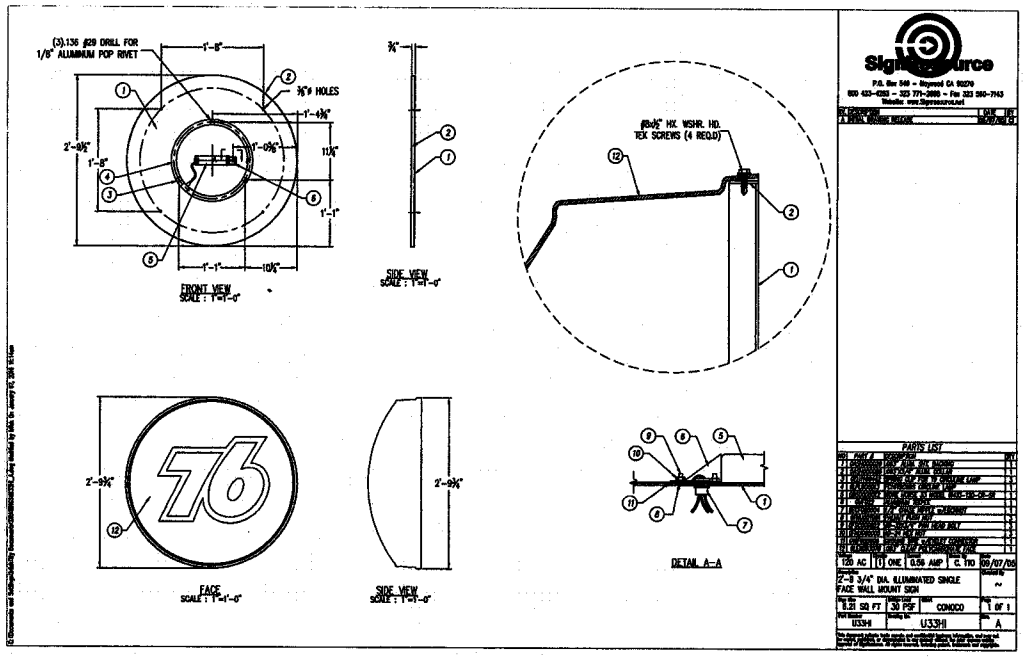


Canopy ACM Panels Installation Detail









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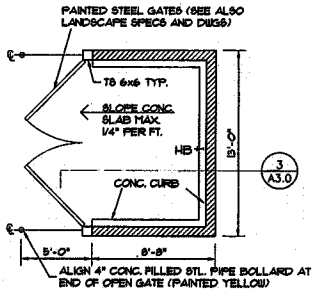
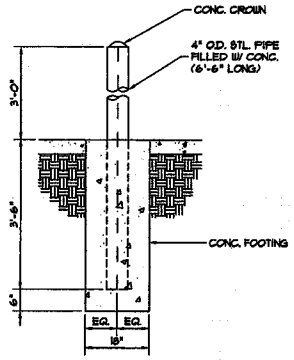
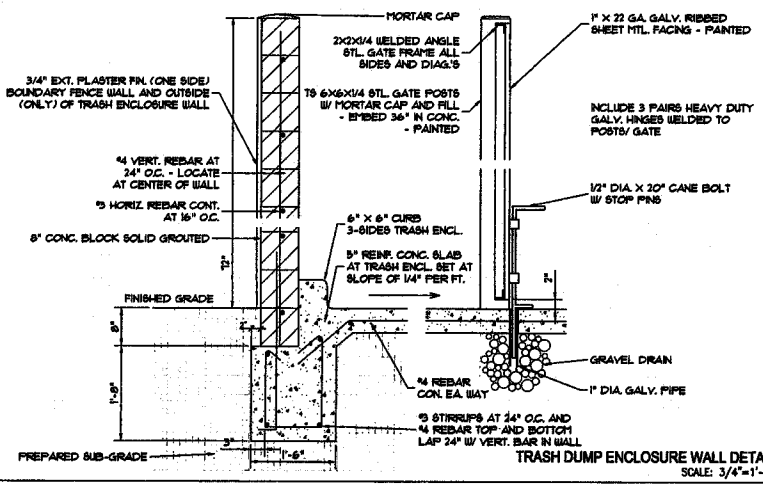
SIGN TYPE: CANOPY SIGN AND ACM INSTALLATION	REVISED:	FONT STYLE:		EMAIL: ATCSIGN@GMAIL.COM
PAGE: 11 OF 11	REVISED:	DESIGN BY: ATC COMMUNICATIONS	PREPARED BY: KYU HEUNG CHO	EMAIL:



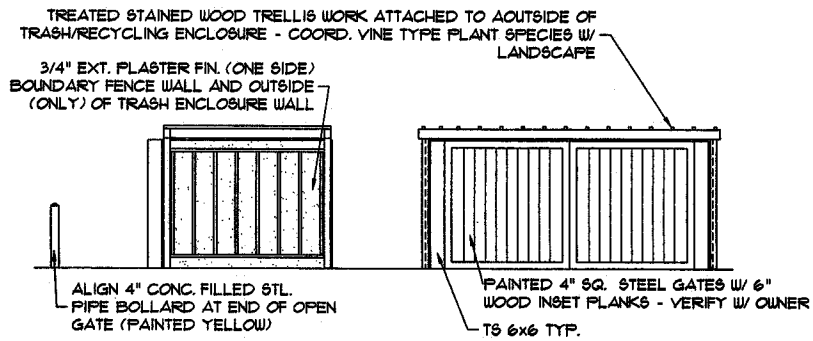
TRASH DUMP ENCLOSURE 1 A3.0
SCALE: 1/4"=1'-0"



BOLLARD DETAIL 2 A3.0
N.T.S.



TRASH DUMP ENCLOSURE WALL DETAIL 3 A3.0
SCALE: 3/4"=1'-0"



TRASH DUMP ENCLOSURE ELEVATIONS 4 A3.0
SCALE: 3/8"=1'-0"

Saunders + Wiant Architects

LICENSED ARCHITECT
WALL F. SAUNDERS
C-2005
10/31/07
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

TRASH ENCLOSURE DETAILS

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-3.0

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42150
Project Case Type (s) and Number(s): Conditional Use Permit No. 3620
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955- 0972
Applicant's Name: Fayez Sedrak
Applicant's Address: 2337 Norco Drive; Norco, CA 92860
Engineer's Name: Niall Saunders, AIA
Engineer's Address: 250 Newport Center Drive, #304; Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.

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

C. Total Project Area: 1.41 Gross

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 1.41	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 9,941	**Est. No. of Employees:** 20
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Landscape Area: 21%		**Sq. Ft. of LS. Area:** 10,549	

D. Assessor's Parcel No: 318-061-031

E. Street References: northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Mead Valley Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the north and west. Within the vicinity of the proposed project there is vacant land to the north, south and west and commercial to the east. The site is currently vacant. The topography of the project site is generally level with an elevation of approximately 1640 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.

2. **Circulation:** The proposed project has been reviewed for conformance with Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.

4. **Safety:** The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. The project is consistent with the standards of the Airport Land Use Plan. The proposed project is not located within any other special hazard zone (including fault zone, liquefaction, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.

5. **Noise:** The proposed project will not have a significant impact on noise based on the site specific acoustical impact analysis. Sufficient mitigation measures against any other foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.

6. **Housing:** The Conditional Use Permit proposes a gasoline station and convenience store with Scenic Highway Commercial (C-P-S) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). The proposed project meets all other 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 meets all other applicable Air Quality Element policies.

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

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

D. **Land Use Designation(s):** Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

2. **Foundation Component(s):**
To the North: Rural Community

To the South, East and West: Community Development

3. **Land Use Designation(s):**
   To the North: Low Density Residential (LDR) (1/2 Acre Minimum)
   To the South, East and West: Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

4. **Overlay(s) and Policy Area(s):**
   To the North, South, East and West: N/A

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:
To the North: Rural Residential - ½ Acre Minimum (R-R-½)
To the South, East and West: Scenic Highway Commercial (C-P-S)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

December 21, 2011
Date

Christina Hinojosa, Project Planner
Printed Name

For Carolyn Syms Luna, 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: General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 41.41 miles from the Mt. Palomar Observatory which is within the designated 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. (COA: 10.PLANNING.30). This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

The project's onsite outdoor 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 residential and commercial areas surrounding the site. Conditions of Approval 10.PLANNING.06 and 80.PLANNING.21 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	☐	☐	☐	☒
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within an Agricultural Preserve?	☐	☐	☐	☒
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: General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project site will not 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) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within an Agricultural Preserve.

c) The project site is not located within 300 feet of agriculturally zoned property; therefore there is no potential for the project to indirectly impact agricultural lands.

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. 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: California Code of Regulations Title 24, SCAQMD Significance Thresholds (2011), SCAQMD Air Quality Management Plan (2007), General Plan Air Quality Element, Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

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

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval (10.BS GRADE.08) and is not considered mitigation pursuant to CEQA.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

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 vacant land and commercial. The project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project				
7. 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?				
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)?	☐	☐	☐	☒
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	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
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) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) The proposed project will not conflict with 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) as a result of mitigation.

c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; however, the project may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a pre-construction survey is required. Therefore, this project will have a less than significant impact with mitigation.

d) The proposed 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.

e) The proposed project will not 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) The proposed 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.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA: 60.EPD.01)

Monitoring: Monitoring shall be conducted by Building and Safety Plan and Environmental Programs Department through the permitting process.

CULTURAL RESOURCES Would the project				
8. 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: General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) The County's Archaeologist has reviewed and has recommended approval of the project with no conditions of approval. Therefore, the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. 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: General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials, E-mail from Pechanga Band of Luiseno Mission Indians, dated May 9, 2011

Findings of Fact:

a) As a result of information received on May 9, 2011 from the Pechanga Band of Luiseno Indians, the project is located near a known Luiseno village site of Qaxaalku, which may extend onto and past the project parcel. The potential for subsurface cultural deposits is high, therefore, archaeological monitoring of areas where mass grading, soil removals, etc. have not already taken place is required. Utility trenching below three feet of current ground surface shall also be monitored to mitigate for any cultural deposits that are exposed. (COA: 60.PLANNING.02). Therefore, impacts are considered less than significant with mitigation.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition

of Approval 10.PLANNING.01 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: Prior to grading permit, the Applicant / permit holder shall submit an exhibit to the County Archaeologist identifying those areas previously disturbed by mass grading, soil removals, and past development. This exhibit shall be also submitted to the Project Archaeologist and any required tribal monitor. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure. (COA: 60.PLANNING.02)

As a result of information submitted on May 9, 2011, by the Pechanga Band of Luiseno Indiand, tribal monitoring shall be requried when archaeological monitoring occurs. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all ground disturbing activities and excavation that require archaeological monitoring. The Tribal Monitor shall have the authority to temporarily divert, redirect or hault the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist, in order to facilitate tribal consultation.

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

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

NOTE: 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder has the burden of demonstrating a good faith effort to secure the agreement with the Tribe.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department, so that the Project Archaeologist is allowed adequate time to inventory and analyze the cultural materials. Should curation be preferred, the developer/permit holder is responsible for all costs. (COA: 60.PLANNING.02)

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition. (COA: 90.PLANNING.02)

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

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

Findings of Fact:

a) According to the General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS:

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

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. (COA: 60.PLANNING.01).

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 90.PLANNING.01).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

GEOLOGY AND SOILS Would the project				
11. 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?	☐	☐	☒	☐
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 for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk

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

of loss, injury, or death. 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 commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) The project site is not located within an area of liquefaction potential. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: 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. The Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain, therefore, the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is not located in an area susceptible to subsidence, nor located near any documented areas of subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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: General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project will not change to the existing topography or ground surface relief features on the subject site.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

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

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will

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

further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The Department of Environmental Health will accept for review the proposed use of an Advanced Treatment Unit (ATU) for the proposed project based on Inland Foundation Engineering Soils Percolation Report#S656-001 dated November 9, 2010. If the parameters in this report cannot be maintained or met, further engineering, soils percolation testing, and/or Regional Water Quality Control Board review may be required. (COA: 10.E HEALTH.02). Conditions of Approval 10.E HEALTH.05, 10.E HEALTH.06 and 10.E HEALTH.07 are not considered unique mitigation measures pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. 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, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The proposed project will not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.06, 10.BS GRADE.07).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	☐	☐	☒	☐
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Source: General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 484

Findings of Fact:

a) The project site is located within a moderate wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.08). The General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Source: Project Application Materials, Climate Change Study prepared by Chambers Group, Inc., dated March 30, 2011, Addendum to Climate Change Study prepared by Chambers Group, Inc., dated November 22, 2011

Findings of Fact:

a) Analysis by Chambers Group, Inc. (March 30, 2011) indicates the project's annual GHG emissions will be 1,029 metric tons per year (MTY) of CO2-equivalents (CO2e). This total is below the threshold of 3,000 MTY CO2e for residential and commercial project currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) To ensure reductions below the expected "Business As Usual" (BAU) scenario, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008) for AB 32 implementation.

b. The following additional GHG-reducing measures:

(1) Lighting: Low-pressure sodium vapor (LPSV) lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares shall be used on the project site. While used principally to reduce light pollution, these types of luminares, particularly LPSV, are also extremely energy efficient. Where sodium lighting is not necessary or not advisable due to color, LED or other energy-efficient lighting shall be used, as appropriate.

(2) Bicycle Racks: To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

(3) Recycling: To facilitate and encourage recycling to reduce landfill-associated emissions among others, the project shall provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials. The recycling collection area(s) shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of 50% of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

(4) Water-Efficient Landscaping: All required landscape planting and irrigation shall be installed according to approved Landscaping, Irrigation and Shading Plans and be in a condition acceptable to the County of Riverside. Landscaping and irrigation shall comply with Ordinance No. 859, Water-Efficient Landscaping Standards. Reducing landscaping water use will conserve electricity, reducing GHG emissions associated with electricity production.

(5) Title 24: Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.

As a result of implementation of, and compliance with, the above measures, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County of Riverside and the State, AB 32 in particular. These measures ensure the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant with mitigation.

Mitigation: All parking lot 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 General Plan. (COA: 80.PLANNING.21).

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. 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. (COA: 80.PLANNING.14, 90.PLANNING.15).

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 20, 2010, summarized as follows:

1. Prior to issuance of a building permit, 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/facade, 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 building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. Prior to issuance of an 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 Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. (COA: 80.PLANNING.19, 90.PLANNING.27).

One (1) trash enclosure which is 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 enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis 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. (COA: 90.PLANNING.20).

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

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

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. (COA: 80.PLANNING.01).

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109. (COA: 80.PLANNING.24).

Monitoring: Monitoring shall be conducted by Building and Safety Department and SCAQMD through the permitting process.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	☐	☒	☐	☐
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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?	☐	☒	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Application Materials, Departments of Environmental Health and Fire Review, Letter from California Regional Water Quality Control Board Santa Ana Region, dated December 19, 2011

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The facility may use potentially hazardous materials, such as fuel and cleaning products during the course of daily operations. The proposed project will transport and use

potentially hazardous materials such as fuel during construction and operation; however, by complying with the mitigation measures listed below any foreseeable impacts will be mitigated to a level less than significant.

The project site is an active leaking underground storage tank cleanup case by the California Regional Water Quality Control Board Santa Ana Region. The existing well MW-2 (Monitoring Well 2) at the project site is routinely monitored for dissolved phase petroleum constituents. Therefore, this project will have a less than significant impact with mitigation.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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 not create a significant hazard to the public or the environment.

Mitigation: 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. (COA: 10.FIRE.03).

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. (COA: 90.E HEALTH.01).

A clearance letter from the California Regional Water Quality Control Board Santa Ana Region shall be provided to the Planning Department verifying compliance with the conditions contained in their letter dated December 19, 2011, summarized as follows:

1. All monitoring wells in the State of California must be maintained in accordance with the California Well Standards (Bulletin 74-91).

2. Well MW-2 must be destroyed prior to construction and replaced following completion of the development project, if one or more of the following conditions exist: the well structure cannot be easily located and visible during the project, the area surrounding the well cannot be kept clear of debris and construction material, the integrity of the well is threatened by operation of heavy equipment in the vicinity of the well, or the top of the well cannot be secured against unauthorized access.

3. MW-2 is a monitoring well permitted by Riverside County. If it is determined that the well must be abandoned, well abandonment and well replacement permits must be obtained from Riverside County.

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

4. A report of well abandonment and a report of well replacement must be submitted within 60 days of completion of field work. (COA: 80.PLANNING.26).

Monitoring: Monitoring shall be conducted by the Fire, Environmental Health and Planning Departments through the permitting process.

23. 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: General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) staff comments, dated January 5, 2011

Findings of Fact:

a), b) & c) The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. Based on the adopted plan, the Riverside County Airport Land Use Commission (ALUC) staff found the proposed project consistent with the 1984 Riverside County Airport Land Use Plan with mitigation measures incorporated.

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: The project shall comply with the following mitigation measures, pursuant to the January 5, 2011 review of the Airport Land Use Commission:

1. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

3. The attached notice shall be provided to all potential purchasers and tenants of the property.

4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

5. Prior to issuance of building permits or authorization to occupy any structure, whichever comes first, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) (see oeaaa.faa.gov for additional information) for the structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. The applicant shall provide the County Planning Department with a copy of the FAA determination for retention in the case file. (COA: 10.PLANNING.36, 80.PLANNING.23)

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

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

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
25. 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?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☒	☐	☐
g) Otherwise substantially degrade water quality?	☐	☒	☐	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	☐	☒	☐	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Mead Valley Area Plan Figure 10 "Flood Hazards," Letter from California Regional Water Quality Control Board Santa Ana Region, dated December 19, 2011

Findings of Fact:

a), b), d), f), g) & h) There is a lack of drainage infrastructure in this area. The District's Mead Valley Master Drainage Plan (MDP) has proposed facilities in the area to collect and convey storm runoff. Line A of the MDP is an open channel flood control facility with a proposed alignment along the northerly property line. Line A-1 of the Mead Valley MDP is a proposed underground storm drain located in Brown Street which will collect storm runoff tributary south of Cajalco Road and convey these flows to Line A. The District will require a 10-foot wide dedication along the northerly property line for the future construction of Line A. No permanent structures, including underground storage tanks, shall be permitted within this dedicated strip.

The site is slightly elevated and receives minimal offsite storm runoff. The grading proposed perpetuates the existing drainage patterns of the area and the project should be considered relatively free from ordinary storm flood hazard. However, a storm of unusual magnitude may cause some damage.

A preliminary project specific Water Quality Management Plan (WQMP) was received (September 12, 2011) and reviewed by the District. The small size of this site and the high ground water table has made meeting the water quality mitigation requirements for this development a challenge. The grading

for the development directs flows to one of three BMP's proposed to mitigate the development's water quality impact. Most of the site is directed into the linear basins located along the northerly boundary of the site. These basins discharge runoff via outlet pipes through the curbs along either Brown Street or Florence Street. Another triangular basin is located in the southwest corner of the site. Flows from this basin are discharged through an outlet pipe into Brown Street. This development is not required to mitigate for increased runoff. However, the development shall address the hydrological conditions of concern (HCOC) for the 2-year, 24-hour rainfall events in the final WQMP.

Runoff discharged into Florence Street will flow south toward Cajalco Road then turn westerly. The topography indicates a small ridge along the north side of Cajalco Road. Some grading along the northerly side of Cajalco Road may be needed to remove this ridge to allow flows to continue westerly toward Brown Street and minimize any ponding along Cajalco Road.

The project is located in the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Impacts would be less than significant with mitigation. (COA: 10.FLOODRI.01).

c) The existing well MW-2 (Monitoring Well 2) at the project site is only used for monitoring purposes by the California Regional Water Quality Control Board Santa Ana Region for dissolved phase petroleum constituents. The Eastern Municipal Water District (EMWD) will service the project with water. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

e) The project will not 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.

Mitigation: This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site. (COA: 10.FLOOD RI.02, 60.FLOOD RI.01, 80.FLOOD RI.01).

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. (COA: 10.FLOOD RI.13).

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. (COA: 10.FLOOD RI.14).

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. (COA: 10.FLOOD RI.16).

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. (COA: 60.FLOOD RI.02, 80.FLOOD RI.02).

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. (COA: 60.FLOOD RI.03).

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).

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. (COA: 60.FLOOD RI.05).

The County Board of Supervisors has adopted the Lake Mathews 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. (COA: 60.FLOOD RI.08, 80.FLOOD RI.04).

A copy of the project specific WQMP shall be submitted to the District for review and approval. (COA: 60.FLOOD RI.09, 80.FLOOD RI.05).

All structural BMP's described in the project-specific WQMP shall be constructed and installed in conformance with the approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted. The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. 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. 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. (COA: 90.FLOODRI.01, 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.05).

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

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

26. 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: 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) & b) There is a lack of drainage infrastructure in this area. The District's Mead Valley Master Drainage Plan (MDP) has proposed facilities in the area to collect and convey storm runoff. Line A of the MDP is an open channel flood control facility with a proposed alignment along the northerly property line. Line A-1 of the Mead Valley MDP is a proposed underground storm drain located in Brown Street which will collect storm runoff tributary south of Cajalco Road and convey these flows to Line A. The District will require a 10-foot wide dedication along the northerly property line for the future construction of Line A. No permanent structures, including underground storage tanks, shall be permitted within this dedicated strip.

The site is slightly elevated and receives minimal offsite storm runoff. The grading proposed perpetuates the existing drainage patterns of the area and the project should be considered relatively free from ordinary storm flood hazard. However, a storm of unusual magnitude may cause some damage.

The project is located in the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Impacts would be less than significant with mitigation. (COA: 10.FLOODRI.01).

c) The project will not 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.

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

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site. (COA: 10.FLOOD RI.02, 60.FLOOD RI.01, 80.FLOOD RI.01).

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).

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. (COA: 60.FLOOD RI.05).

The County Board of Supervisors has adopted the Lake Mathews 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. (COA: 60.FLOOD RI.08, 80.FLOOD RI.04).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

LAND USE/PLANNING Would the project				
27. 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: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project would not result in a substantial alteration of the present or planned land of the area.

b) The project will not affect land use within a city sphere of influence or within adjacent city or county boundaries. The project is located within the City of Perris sphere of influence. The city has been notified and as of the date of the writing of this environmental assessment, there has not been any formal response related to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. 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)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

a) The project is consistent with the site's existing zoning Scenic Highway Commercial (C-P-S).

b) The surrounding zoning is Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west. The project will be compatible with the surrounding zoning classification.

c) The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) in the General Plan on the Mead Valley Area Plan. Surrounding properties are also designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.

d) The project is consistent with current land use designations and the policies of the General Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
29. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within Areas Undetermined Mineral Resource Significance (MRZ-3), which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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 project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

30. 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 ☐				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) staff comments, dated January 5, 2011

Findings of Fact:

a) The site is located approximately 3.2 miles southwest from the March Air Reserve Base Airport runway and is outside the 55 dB CNEL contour, and in any event, a gasoline station and convenience store are not noise-sensitive uses. The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. On January 5, 2011, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 1984 Riverside County Airport Land Use Plan. Therefore, impacts are considered less than significant to people residing or working in the project area 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact:

The project site is not located adjacent to, or in the vicinity of, a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan Figure C-1 "Circulation Plan", GIS database, Noise Impact Analysis prepared by Chambers Group, Inc., dated March 30, 2011, Letter from the Department of Public Health Office of Industrial Hygiene, dated May 10, 2011

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

Findings of Fact:

The project site is bounded to the south by Cajalco Road. Traffic noise from Cajalco Road can also affect interior noise levels. Interior noise levels are determined by reducing the level of noise impacting a building's facade by the attenuation properties provided by that building's construction materials. The typical structural attenuation of commercial buildings is at least 30 dBA, and it is not uncommon to find commercial buildings capable of greater attenuation once architectural plans are reviewed and modeled. Commercial buildings (such as convenience stores) typically do not have the ability to open their windows; therefore, a higher level of noise attenuation is achieved. The project's commercial use will meet the interior noise standard of 50 dBA CNEL. Thus, the users of the building will not be exposed to roadway noise that is generally acceptable with the proposed use. Therefore, highway noise impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. 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, General Plan Noise Element, Noise Ordinance No. 847, Noise Impact Analysis prepared by Chambers Group, Inc., dated March 30, 2011, Letter from the Department of Public Health Office of Industrial Hygiene, dated May 10, 2011

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. (COA: 10.PLANNING.22).

c) & d) The proposed commercial site has the potential to cause short-term impacts during the construction phase of the project. Grading/site preparation is widely recognized to be the loudest part of construction, and is expected to take 15 working days for this project. Scrapers, backhoes, excavators, dozers, and trucks will all be utilized during this phase. Noise levels will be lower due to distance attenuation as construction moves further away from the residential homes. Power drills, shot-pins, saws, and nail-guns are expected to be utilized during building construction (approximately 15 working days). Operation of this type of equipment results in instantaneous increases in the ambient noise level.

The most vibration-causing piece of equipment that will likely be used on site is the vibratory roller. This machine can cause vibration strong enough to annoy people over 100 feet away. Still, ground vibration is attenuated by distance even faster than noise and the majority of construction will take place more than 100 feet away from sensitive receptors. Project construction equipment is not expected to result in continuous vibration with a peak particle velocity (ppv) greater than 0.984 or vibrations that are strong enough to annoy persons inside of buildings (0.1968 ppv) at nearby sensitive receptors.

The highest calculated noise level produced by the combination of both HVAC units was 41.2-dBA Leq at the nearest sensitive receptor. This receptor is representative of the worst impact to nearby residential homes because of its proximity to the proposed buildings. The addition of three idling vehicles in the parking lot/pump area would bring the on-site ten-minute average noise level at the nearest sensitive receptor to 48.4-dBA Leq (10-min). The proposed project is not expected to result in a violation of the County's Daytime 65-dBA Leq (10-min) Noise Standard.

Night-time operation of the mini-mart HVAC alone is expected to generate noise levels of 37.4-dBA at the nearest sensitive receptor. The addition of two vehicles will add an additional 8.5-dBA, bringing the total night-time ten-minute average noise level at the nearest sensitive receptor to 45.9-dBA Leq (10-min). The estimated worst-case night-time noise level is above the County's Night-time Noise Standard of 45-Leq (10-min) by 0.9-dBA. To further reduce potential noise, impacts would be less than significant with mitigation.

Mitigation: The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

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

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. 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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

5. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging

6. Idling equipment should be turned off when not in use.

7. Provide a construction schedule for those residents living within 500 feet of the property lines. A timely notification should accompany any major changes to this schedule.

8. The air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 150 feet) and the parapet acting as a noise barrier. (COA: 10.PLANNING.22).

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval. (COA: 90.PLANNING.07).

Monitoring: Monitoring shall be conducted by the Department of Public Health Office of Industrial Hygiene and by the Department of Building and Safety plan check process.

POPULATION AND HOUSING Would the project				
35. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the City's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a 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 of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project Application Materials, GIS database, General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated December 7, 2011

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere.

b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The project will not displace any people.

d) The project site is located within the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.33)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

37. Sheriff Services	☐	☐	☒	☐

Source: General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.33)

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	☐	☐	☒	☐

Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Val Verde Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA: 80.PLANNING.20) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	☐	☐	☒	☐

Source: General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project with not 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. As such, this project will not cause construction 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.

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.33)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	☐	☐	☒	☐

Source: General Plan

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no 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 faculties. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.33).

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION				
41. 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)?	☐	☐	☒	☐

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

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), Parks & Open Space Department Review

Findings of Fact:

a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Mead Valley County Service Area No. 117. Ordinance No. 460 does not require payment of Quimby fees for commercial / industrial developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	☐	☐	☐	☒

Source: Riverside County Regional Parks and Open Space District, General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Mead Valley Area Plan indicates that no trails are proposed to be constructed and dedicated along the north of Cajalco Road.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) 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?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

Source: General Plan, Transportation Department Review, Ord. No. 348, Ord. No 659

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) & f) The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. Transportation generally concurs with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of 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.

Brown Street (NS) at: Cajalco Road (EW)

Florence Street (NS) at: Cajalco Road (EW)

Clark Street (NS) at: Cajalco Road (EW)

The following intersections were included in the traffic study for observation purposes only and were not considered part of the study intersections list since the project does not add more than 50 peak hourly trips to the intersection per the County-approved guidelines.

Alexander Street (NS) at: Cajalco Road (EW)

Day Street (NS) at: Cajalco Road (EW)

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

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service. (COA: 10.TRANS.03).

c) The project will have no impact on circulation that would 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.

d) The project site will have no impact on circulation altering waterborne, rail or air traffic.

e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: The intersection of Brown Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

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

The intersection of Florence Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

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

The intersection of Florence Street (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A Southbound: one right-turn lane Eastbound: one through lane Westbound: one through lane Note: Florence Street shall be restricted to right-in/right-out only access. Appropriate channelization shall be provided by the project proponent.

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. (COA: 80.TRANS.02).

Sufficient public street right-of-way along Brown Street shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Florence Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Section "A", Ordinance 461. (COA: 80.TRANS.03, 90.TRANS.14).

No access shall be allowed from Cajalco Road to this project as well as to the parcel owned by the same owner of this project (APN: 318-061-030 and APN: 318-061-027), adjacent to Cajalco Road as shown on amended exhibit No. 2 Conceptual Grading plan, dated 4/13/2011. (COA: 80.TRANS.08).

Florence Street is designated as a Collector Street and shall be improved with 34 foot part-width AC pavement (22' on project side and 12' on the opposite side of the centerline) and 6" concrete curb and gutter within the 63' full-width (37' on the project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A". (COA: 90.TRANS.06).

Brown Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50'). (COA: 90.TRANS.07).

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') (minimum) at a grade and alignment as approved by the Transportation Department. (COA: 90.TRANS.08).

The applicant shall provide an offsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant. (COA: 90.TRANS.10).

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. (COA: 90.TRANS.12).

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

Monitoring: Monitoring shall be conducted by the Riverside County Transportation Department and by the Department of Building and Safety plan check process.

44. Bike Trails	☐	☐	☒	☐

Source: Riverside County Regional Parks and Open Space District, General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Mead Valley Area Plan identifies a Class 1 Bike Path along Cajalco Road. The General Plan Circulation Element designates Cajalco Road as an Expressway 184' to 220' Right-Of-Way roadway per Ordinance Nos. 460 and 461. The Riverside County Parks and Recreation Department has reviewed and recommended no conditions of approval. Cajalco Road, designated as an Expressway 184' to 220' Right-Of-Way roadway, would allow enough right-of-way for a future Class 1 Bike Path, per request by the Riverside County Parks and Recreation Department. Therefore, the proposed project will have a less than significant impact on bike trails.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water	☐	☐	☐	☒
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?				
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:

a) The Eastern Municipal Water District (EMWD) will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

46. 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) This project will require the installation of a septic tank and leach lines. However, do to the amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

47. 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 (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: General Plan, Letter from Riverside County Waste Management Department, dated December 20, 2010

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Conditions of Approval 80.PLANNING.19 and 90.PLANNING.27 and are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

48. Utilities

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?	☐	☐	☐	☒

Source: General Plan, Ord. No 517, Ord. No. 659, Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

a), b) & c) The project will require utility services in the form of Electricity, Natural gas and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) There is a lack of drainage infrastructure in this area. The District's Mead Valley Master Drainage Plan (MDP) has proposed facilities in the area to collect and convey storm runoff. Line A of the MDP is an open channel flood control facility with a proposed alignment along the northerly property line. Line A-1 of the Mead Valley MDP is a proposed underground storm drain located in Brown Street which will collect storm runoff tributary south of Cajalco Road and convey these flows to Line A. The District will require a 10-foot wide dedication along the northerly property line for the future construction of Line A. No permanent structures, including underground storage tanks, shall be permitted within this dedicated strip.

The project is located in the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Impacts would be less than significant with mitigation. (COA: 10.FLOODRI.01).

e) & f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

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

Mitigation: This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site. (COA: 10.FLOOD RI.02, 60.FLOOD RI.01, 80.FLOOD RI.01).

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).

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. (COA: 60.FLOOD RI.05).

The County Board of Supervisors has adopted the Lake Mathews 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. (COA: 60.FLOOD RI.08, 80.FLOOD RI.04).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE				
50. 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	☐	☐	☒	☐

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:

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

Location: N/A

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka (2007)* 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 3620 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-4) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-2) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT G = Conceptual Grading Plan (Sheets 1-2) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-4) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT M = Project Colors and Materials for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT P = Photometric Plan for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT S = Sign Program (Sheets 1-9) for Conditional Use Permit No. 3620, Amended No. 2, dated November 23, 2011.

APPROVED EXHIBIT W = Wall Plan for Conditional Use Permit

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

0. GENERAL CONDITIONS

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

No. 3620, Amended No. 2, dated November 23, 2011.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer 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 this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL 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 - 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 - 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 - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 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. 10 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 USE - 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. 20 USE - RETAINING WALLS RECOM

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. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall include the following information within the building plan submittal to the Building & Safety Department:

1. Indicate the location of the designated accessible dispensing fuel stations. The accessible fueling satations shall comply with all requirements per chapter 11c within the 2010 California Building Code. These requirements include but are not limited to:

a. Level and clear 30" x 48" landing, with the long side centered and parallel to the face of the card reader controls.

b. An accessible path of travel from the accessible fuel stations to the building entrance and the public right of way.

2. Indicate the entrance to both proposed suites (A & B) with an accessible path of travel included. The accessible landing requirements shall include the minimum landing length of 42" added to the door swing length.

Note: Will suites A & B be separate busuness? Will a denmizing wall be constructed? Please clarify.

3. The accessible path of travel shall include the trash enclosures. The trash enclosures shall be provided with an accessible design.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD POTABLE WATER SERVICE RECOMMND

Conditional Use Permit#3620 is proposing Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 2 CUP#3620 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for Conditional Use Permit#3620 based on Inland Foundation Engineering Soils Percolation Report#S656-001 dated November 9, 2010.

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10.E HEALTH. 2 CUP#3620 - COMMENTS (cont.) RECOMMND

If the parameters in this report cannot be maintained or met, further engineering, soils percolation testing, and/or Regional Water Quality Control Board review may be required.

10.E HEALTH. 3 ATU - MAINTAIN SETBACKS RECOMMND

All proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive mimimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed ATU can be located within easements that are not legally dedicated for use by the proposed ATU.

10.E HEALTH. 4 DEH SITE EVALUATION RECOMMND

For all proposed new Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board clearance may be required.**

10.E HEALTH. 5 ATU PLANS & FLOOR PLANS RECOMMND

Upon Building Plan Submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of

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10. GENERAL CONDITIONS

10.E HEALTH. 5 ATU PLANS & FLOOR PLANS (cont.) RECOMMND

Record.
Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

10.E HEALTH. 6 ATU INSTALLATION COMMENTS RECOMMND

Based on Inland Foundation Engineering, Inc. Soils Percolation Report Project#S656-001 dated November 9, 2010, the following information was noted and must be adhered to:

TOTAL DAILY WASTEWATER FLOW:

Gas Station/Convenience Store = 1,500 gpd
(2 restrooms)

3,000 Square Foot Retail Space = 300 gpd

Average #employees (3 x 20 gpd) = 60 gpd

Avg Daily Design Flow = 1,860 gpd

Factor of Safety.....
(+)add (2 employees x 20 gpd) = 40 gpd
(+)add (150 gpd for retail space) = 150 gpd

**Total Daily Design Flow = 2,050 gpd

SEPTIC TANK SIZING:

2,050 gpd x 3.9 hydraulic retention time (HRT) = 7,995 gal

*Recommended an 8,000 gallon septic tank

*Install flow meter upstream of septic tank to monitor actual wastewater flows during operation.

d) The soil shall be placed into the overexcavated area in two foot lifts being lightly compacted to approximately 80% to 85% relative compaction to reduce settlement. The backfill shall be observed by representatives of Inland

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10. GENERAL CONDITIONS

10.E HEALTH. 6 ATU INSTALLATION COMMENTS (cont.) RECOMMND

Foundation Engineering Inc.

a) One (1) 2,500 Recirculation/Blend Tank
b) Two (2) Orenco Systems AX100 Treatment Units
c) One nitrate treatment system

DOSING TANK

a) One (1) 2,500 gallon dosing tank installed immediately downstream of the nitrate treatment system as shown on the Inland Foundation site plan.

b) Pump vault to provide 12 pressurized doses to the leach bed per day.

c) Pump will run for 4.25 minutes every 2 hours.

DISPOSAL FIELD

a) Utilizing a rate of 90 sq.ft. per 100 gallons and a design flow of 2,050 gpd, a total of 2,758 square feet of leach bed bottom area is required.

b) Given the daily flow of 2,050 gpd, each dose will consist of 170.83 gallons.

c) Wastewater will be distributed to the leach bed via 6 laterals which will be 82 feet long. The lateral pipe shall be constructed of 1-inch PVC spaced at every 6 feet on center. The laterals shall be drilled with 1/8th inch orifices spaced every 5 feet on center down the length of the laterals.

PRE-INSTALLATION NOTES:

a) In order to provide an adequate separation between the proposed disposal field and the impermeable layer encountered approximately two (2) to six (6) feet below the ground surface, the impermeable layer of soil must be removed and replaced with a select backfill material within the footprint of the disposal field.

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10. GENERAL CONDITIONS

10.E HEALTH. 6 ATU INSTALLATION COMMENTS (cont.) (cont.) RECOMMND

b) In order to verify that the impermeable layer has been removed, visual inspection and/or percolation testing by Inland Foundation Engineering, Inc. will be required after the five foot removal has been completed.

c) The removed soil material must be replaced by select backfill material and is recommended to meet the criteria of a "Silty Sand". The soil shall be tested per ASTM C117 and C136 to ensure that more than 10% fines are present prior to placement in the overexcavated area.

d) The soil shall be placed into the overexcavated area in two foot lifts being lightly compacted to approximately 80% to 85% relative compaction to reduce settlement. The backfill shall be observed by representatives of Inland Foundation Engineering Inc.

**Additional requirements may apply at the discretion of the Department of Environmental Health (DEH) and Inland Foundation Engineering, Inc. should further information obtained during the ATU installation process indicate its necessity.

10.E HEALTH. 7 ATU-MONITORING AND MAINTENANCE RECOMMND

Based on Inland Foundation Engineering, Inc. Soils Percolation Report Project#S656-001 dated November 2010, the following information was noted:

MONITORING AND MAINTENANCE REQUIREMENTS:

a) The proposed system will include a control/alarm panel with both an audio alarm and a telephone connection that will contact the maintenance contractor in the case of an emergency. The connection will also allow the maintenance contractor the ability to check on the status of the system from a remote location.

b) The maintenance contract shall include, but not be limited to, a minimum of two visual inspections per year, at least four status checks via telemetry, and the ability to provide emergency on-site response within 24-hours of a service call.

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10. GENERAL CONDITIONS

10.E HEALTH. 7 ATU-MONITORING AND MAINTENANCE (cont.) RECOMMND

c) Periodic water quality testing will be required as the discretion of the Department of Environmental Health and the Santa Ana Regional Water Quality Control Board.

d) Prior to any sampling of wastewater, the maintenance contractor shall prepare a sampling plan to be approved by both Orenco Systems, Inc. and Inland Foundation Engineering, Inc. This sampling plan shall include, at a minimum, the locations of samples to be taken, the characteristics to be tested, and the interval of the testing.

e) It is the responsibility of the current property owner to provide all pertinent information relating to the Advanced Treatment Unit, its operation, and ongoing maintenance and water quality testing, to any propsoed buyers prior to the sale of the property.

FIRE DEPARTMENT

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

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. 3 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

10.FIRE. 4 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 VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 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 250 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.

FLOOD RI. DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03620 is a proposal for a commercial development of a gasoline service station and a convenience market on an approximately 1.1-acre site. The site is located in the Mead Valley area between Brown Street and Florence Street north of Cajalco Road.

There is a lack of drainage infrastructure in this area. The District's Mead Valley Master Drainage Plan (MDP) has proposed facilities in the area to collect and convey storm runoff. Line A of the MDP is an open channel flood control facility with a proposed alignment along the northerly property line. Line A-1 of the Mead Valley MDP is a proposed underground storm drain located in Brown Street which will collect storm runoff tributary south of Cajalco Road and convey these flows to Line A. The District will require a 10-foot wide dedication along the northerly property line for the future construction of Line A. No permanent structures, including underground storage tanks, shall be permitted within this dedicated strip.

The site is slightly elevated and receives minimal offsite storm runoff. The grading proposed perpetuates the existing drainage patterns of the area and the project should be considered relatively free from ordinary storm flood hazard. However, a storm of unusual magnitude may cause some damage.

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10. GENERAL CONDITIONS

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

A preliminary project specific Water Quality Management Plan (WQMP) was received (September 12, 2011) and reviewed by the District. The small size of this site and the high ground water table has made meeting the water quality mitigation requirements for this development a challenge. The grading for the development directs flows to one of three BMP's proposed to mitigate the development's water quality impact. Most of the site is directed into the linear basins located along the northerly boundary of the site. These basins discharge runoff via outlet pipes through the curbs along either Brown Street or Florence Street. Another triangular basin is located in the southwest corner of the site. Flows from this basin are discharged through an outlet pipe into Brown Street. This development is not required to mitigate for increased runoff. However, the development shall address the hydrological conditions of concern (HCOC) for the 2-year, 24-hour rainfall events in the final WQMP.

Runoff discharged into Florence Street will flow south toward Cajalco Road then turn westerly. The topography indicates a small ridge along the north side of Cajalco Road. Some grading along the northerly side of Cajalco Road may be needed to remove this ridge to allow flows to continue westerly toward Brown Street and minimize any ponding along Cajalco Road.

The project is located in the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

10.FLOOD RI. 2 USE DEDICATE ROW RECOMMND

This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site.

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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.

Projects that require a Project Specific WQMPs were

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

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

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. 1 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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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 it 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 ethic/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 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

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

mitigation measures.

10.PLANNING. 3 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.

10.PLANNING. 4 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 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. 6 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. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit may operate 24 hours per day.

(Amended at Planning Commission on January 18, 2012)

10.PLANNING. 10 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; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets: 1

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - BASIS FOR PARKING (cont.) RECOMMND

space per 200 square feet of gross floor area.

The project is proposing 4,755 square feet of gross floor area that requires 24 parking spaces. The project is providing a total of 24 parking spaces.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the sign program shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 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. 15 USE - PHASE BY NEW PERMIT RECOM

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND

principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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. 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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

5. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging

6. Idling equipment should be turned off when not in use.

7. Provide a construction schedule for those residents living within 500 feet of the property lines. A timely notification should accompany any major changes to this

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

schedule.

8. The air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 150 feet) and the parapet acting as a noise barrier.

10.PLANNING. 25 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. 26 USE - CEASED OPERATIONS RECOM

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.

10.PLANNING. 30 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 luminares, shall be utilized.

10.PLANNING. 31 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.

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10. GENERAL CONDITIONS

10.PLANNING. 35 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. 36 USE - ALUC MITIGATION RECOMMND

The project shall comply with the following mitigation measures, pursuant to the January 5, 2011 review of the Airport Land Use Commission:

1. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

3. The attached notice shall be provided to all potential purchasers and tenants of the property.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - NO ALCOHOLIC BEVERAGES RECOMMND

The sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption shall not be allowed under this permit.

10.PLANNING. 38 USE - VIDEO ARCADES RECOMMND

Video Arcades shall not be allowed within the property subject to this approval.

(Added at Planning Commission on January 18, 2012)

10.PLANNING. 39 USE - PAY PHONES RECOMMND

Pay Phones shall not be allowed within the property subject to this approval.

(Added at Planning Commission on January 18, 2012)

TRANS DEPARTMENT

10.TRANS. 2 USE - STD INTRO 3 (ORD 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 Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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.

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10. GENERAL CONDITIONS

10.TRANS. 3 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 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.

Brown Street (NS) at:
Cajalco Road (EW)

Florence Street (NS) at:
Cajalco Road (EW)

Clark Street (NS) at:
Cajalco Road (EW)

The following intersections were included in the traffic study for observation purposes only and were not considered part of the study intersections list since the project does not add more than 50 peak hourly trips to the intersection per the County-approved guidelines.

Alexander Street (NS) at:
Cajalco Road (EW)

Day Street (NS) at:
Cajalco Road (EW)

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

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director, the Director of Code Enforcement and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline station and convenience store may be restricted.

(Amended at Planning Commission on January 18, 2012)

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to 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 in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

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.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 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.

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

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

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG 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. 8 USE - NOTARIZED 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. 9 USE - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE DEDICATE ROW RECOMMND

This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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 MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Lake Mathews 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.

Conditional Use Permit 03620 is located within the limits

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MITCHARGE (cont.) RECOMMND

of the Lake Mathews 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 1.1-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.

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 - PALE PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALE PRIMP & MONITOR (cont.) RECOMMND

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALE PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 2 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information received on May 9, 2011 from the Pechanga Band of Luiseno Indians, the project is located near a known Luiseno village site of Qaxaalku, which may extend onto and past the project parcel. The potential for subsurface cultural deposits is high, therefore, archaeological monitoring of areas where mass grading, soil removals, etc have not already taken place is required. Utility trenching below three feet of current ground surface shall also be monitored to mitigate for any cultural deposits that are exposed. Prior to grading permit, the Applicant / permit
holder shall submit an exhibit to the County Archaeologist identifying those areas previously disturbed by mass

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

grading, soil removals, and past development. This exhibit shall be also submitted to the Project Archaeologist and any required tribal monitor.
Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 4 GEN*- TRIBAL MONITORING RECOMMND

As a result of information submitted on May 9, 2011, by the Pechanga Band of Luiseno Indiand, tribal monitoring shall be requried when archaeological monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN*- TRIBAL MONITORING (cont.) RECOMMND

occurs.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all ground disturbing activities and excavation that require archaeological monitoring. The Tribal Monitor shall have the authority to temporarily divert, redirect or hault the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist, in order to facilitate tribal consultation.

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

NOTE:
1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder has the burden of demonstrating a good faith effort to secure the agreement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN*- TRIBAL MONITORING (cont.) (cont.) RECOMMND

with the Tribe.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department, so that the Project Archaeologist is allowed adequate time to inventory and analyze the cultural materials. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 11 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 Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.41 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.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3620, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 15 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - GRADING PLAN REVIEW (cont.) RECOMMND

grading plan shall be in conformance with the APPROVED EXHIBITS of this conditional use permit, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 16 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.11.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO 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 Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 USE - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 1 USE DEDICATE ROW RECOMMND

This site is within the limits of the Mead Valley Master Drainage Plan (MDP). The proposed alignment for Line A of the MDP is along the northerly boundary of the site. The construction of these facilities is not necessary at this time but to allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for these facilities prior to the issuance of grading or building permits. The right of way needed for Line A is the northerly 10-feet of the site.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Lake Mathews 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.

Conditional Use Permit 03620 is located within the limits of the Lake Mathews 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 1.1-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.

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 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

)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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 plans.

80.PLANNING. 3 USE - LC LNDSCP PRJCT SPECIFIC RECOMMND

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

a.Street trees to be added to Minor Plot Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Building plans shall be designed to ensure that all roof mounted equipment can be shielded from ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

80.PLANNING. 14 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. 19 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 20, 2010, summarized as follows:

1. Prior to issuance of a building permit, 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/facade, 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 issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

County 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.PLANNING. 20 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot 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 General Plan.

80.PLANNING. 22 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3620, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 23 USE - ALUC MITIGATION RECOMMND

The project shall comply with the following mitigation measures, pursuant to the January 5, 2011 review of the Airport Land Use Commission:

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - ALUC MITIGATION (cont.) RECOMMND

or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

2. Prior to issuance of building permits or authorization to occupy any structure, whichever comes first, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) (see oeaaa.faa.gov for additional information) for the structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. The applicant shall provide the County Planning Department with a copy of the FAA determination for retention in the case file.

80.PLANNING. 24 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 25 USE - SHERIFF LETTER RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 29, 2010.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - CRWQCB CLEARANCE RECOMMND

A clearance letter from the California Regional Water Quality Control Board Santa Ana Region shall be provided to the Planning Department verifying compliance with the conditions contained in their letter dated December 19, 2011, summarized as follows:

1. All monitoring wells in the State of California must be maintained in accordance with the California Well Standards (Bulletin 74-91).

2. Well MW-2 must be destroyed prior to construction and replaced following completion of the development project, if one or more of the following conditions exist: the well structure cannot be easily located and visible during the project, the area surrounding the well cannot be kept clear of debris and construction material, the integrity of the well is threatened by operation of heavy equipment in the vicinity of the well, or the top of the well cannot be secured against unauthorized access.

3. MW-2 is a monitoring well permitted by Riverside County. If it is determined that the well must be abandoned, well abandonment and well replacement permits must be obtained from Riverside County.

4. A report of well abandonment and a report of well replacement must be submitted within 60 days of completion of field work.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

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

None

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Brown Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) RECOMMND

Westbound: one shared left-turn, through, right-turn lane

The intersection of Florence Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

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

The intersection of Florence Street (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one right-turn lane
Eastbound: one through lane
Westbound: one through lane
Note: Florence Street shall be restricted to right-in/right-out only access. Appropriate channelization shall be provided by the project proponent.

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.

80.TRANS. 3 USE - R-O-W DEDICATION 1/SUR RECOMMND

Sufficient public street right-of-way along Brown Street shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Florence Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Section "A", Ordinance 461.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

(1) Landscaping along Brown Street and Florence Street.

(2) Streetlights.

(3) Traffic signals located on Brown Street at intersection of Cajalco Road.

(4) Street sweeping.

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) (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 streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LANDSCAPING 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 Brown Street and Florence Street 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 - 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.

80.TRANS. 8 USE - ACCESS RESTRICITON/SUR RECOMMND

No access shall be allowed from Cajalco Road to this project as well as to the parcel owned by the same owner of this project (APN: 318-061-030 and APN: 318-061-027), adjacent to Cajalco Road as shown on amended exhibit No. 2 Conceptual Grading plan, dated 4/13/2011.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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

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

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

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

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

Prior to release for building final, the applicant shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

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.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 6 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 7 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

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-#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. 3 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 componets and outlets under the hood upon 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)

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE AS-BUILT BMP RECOMMND

All structural BMP's described in the project-specific WQMP shall be constructed and installed in conformance with the approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

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.rcflood.org, e-mail fcnpdes@rcflood.org, 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.

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0. PRIOR TO BLDG FINAL INSPECTION

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.

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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 3 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. 4 USE - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION

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0. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 5 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, 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. 7 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Deparment of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.
The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of twenty-four (24) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

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

Two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the local sheriff's office."

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. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted screening, as required by Condition 80.Planning.08, shall have been installed and County Staff shall confirm that no roof mounted equipment is visible within a distance of 1,320 feet from the building(s). Staff shall confirm the screening materials conform to that approved in the above-mentioned condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. 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. 16 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. 17 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. 20 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is 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 enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 27 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 20, 2010, summarized as follows:

1. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

2. Prior to issuance of an 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 Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 28 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.

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

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - SKR FEE CONDITION (cont.) RECOMMND

anticipated to be 1.41 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. 29 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. 32 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior 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. 3620 is calculatecd to be 1.14 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

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 cummulative 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. 3620 has been calculated to be 1.14 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 - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 2 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.

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

0. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 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. 4 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. 5 USE - STREETLIGHTS INSTALL RECOMMND

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 6 USE - DEDICATION RECOMMND

Florence Street is designated as a Collector Street and shall be improved with 34 foot part-width AC pavement (22' on project side and 12' on the opposite side of the centerline) and 6" concrete curb and gutter within the 63' full-width (37' on the project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed 7' from curb the line within the 15' parkway.

2. Driveway shall be constructed per County Standard

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - DEDICATION (cont.) RECOMMND

No. 207A.

3. Additional AC pavement improvements shall be required at the intersection of Florence Street and Cajalco Road per provided Truck Template Exhibit dated November 10, 2010 and as directed by the Director of Transportaiton.

4. Construct AC pavement tapering for acceleration and deceleration lane and join existing AC pavements to the south project boundary.

90.TRANS. 7 USE - EXISTING MAINTAINED RECOMMND

Brown Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: 1. A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

2. Drivewawy shall be constructed per County Standard No. 207A.

3. Additional AC pavement improvements shall be required at the intersection of Brown Street and Cajalco Road per provided Truck Template Exhibit dated November 10, 2010 and as directed by the Director of Transportation.

4. Construct AC pavement tapering for acceleration and deceleration lane and join existing AC pavements to the south and north project boundaries.

90.TRANS. 8 USE - OFF-SITE ACCESS RECOMMND

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of AC pavement within a 60'

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - OFF-SITE ACCESS (cont.) RECOMMND

dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') (minimum) at a grade and alignment as approved by the Transportation Department.

1. Said off-site access road shall be the southerly extension of Florence Street to a paved County maintained Cajalco Road.

2. Said off-site access road shall be the southerly extensinon of Brown Street to a paved County maintained Cajalco Road.

90.TRANS. 9 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 pplies 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. 10 USE-DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide an offsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

90.TRANS. 11 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

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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) Landscaping along Brown Street and Florence Street.

(2) Streetlights.

(3) Traffic signals located on Brown Street at intersection of Cajalco Road.

(4) Street sweeping.

90.TRANS. 12 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 limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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. 13 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Brown Street and Florence Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance

CONDITIONAL USE PERMIT Case #: CUP03620 Parcel: 318-061-031

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 14 USE - R-O-W DEDICATION I/SUR RECOMMND

Sufficient public street right-of-way along Brown Street shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Florence Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Section "A", Ordinance 461.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 7, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept.-HazMat
Riv. Co. Dept. of Public Health-Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor
Riv. Co. Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Mgmt. Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. ALUC – John Guerin
March Air Reserve Base
Mead Valley Municipal Advisory Council
1st District Supervisor
1st District Planning Commissioner
City of Perris
Val Verde Unified School Dist
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison
South Coast Air Quality Mgmt. Dist.
Eastern Information Center (UCR)
U.S. Postal Service (San Bernardino office)
Wagon Wheel Municipal Advisory Council

CONDITIONAL USE PERMIT NO. 3620, AMENDED NO. 1 – EA42150 – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.11 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes a gasoline service station with a 2,805 square foot convenience market, 7 Eleven, with the sale of beer and wine (type 20) for off premises consumption, a 1,950 square foot retail building, a 1,000 gallon liquid petroleum gas (LPG) tank, 10,052 square feet (21%) of landscaping area and 23 parking spaces. – APN: 318-061-031 – Related Cases: PAR01068

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at **(951) 955-0972** or email at **chinojos@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

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.

DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

4 January 2012

MEMORANDUM FOR COUNTY OF RIVERSIDE
ATTN: CHRISTIAN HINOJOSA, PROJECT PLANNER
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. BOX 1409
RIVERSIDE CA 92505-1409

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

SUBJECT: Conditional Use Permit No. 3620

1. The March Air Reserve Base (MARB) review of the Conditional Use Permit for the proposed gas station and convenience store (7 Eleven) is provided with this memorandum.

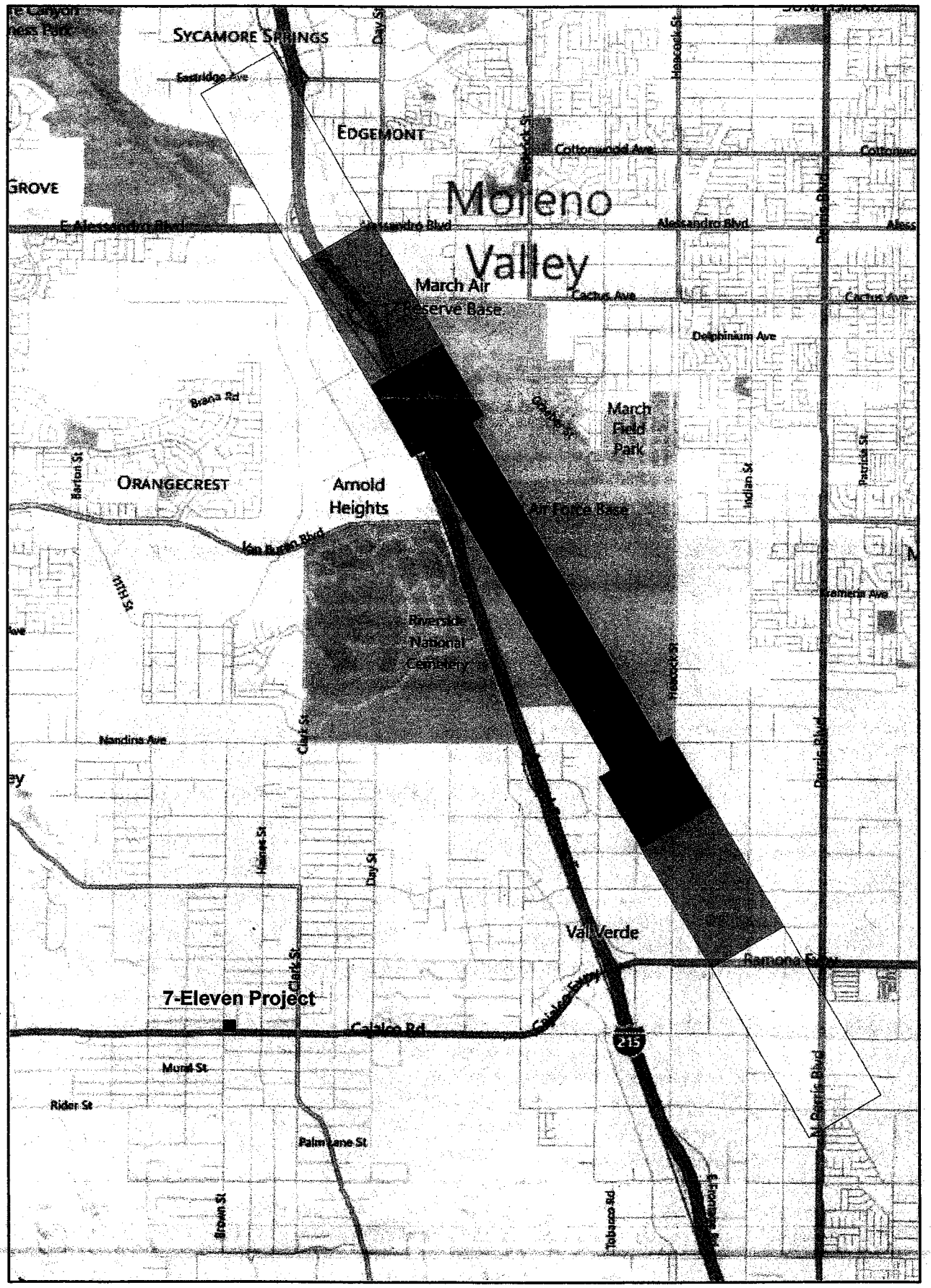
2. This development is consistent with compatible land use and MARB mission operations at the proposed location. The site does not occupy any area impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics.

3. Thank you for the opportunity to review and comment on this proposed development. If you have questions, please contact Ms. Denise Hauser at (951) 655-4862.

Pamela M Hann

PAMELA M. HANN
Base Civil Engineer

Community Planning Proximity Analysis



Conditional Use Permit No. 3620

Hinojosa, Christian

From: Niall Saunders [niall@architectsoc.com]
Sent: Tuesday, January 17, 2012 9:53 AM
To: Hinojosa, Christian; Fayez Sedrak
Subject: Fwd: Re: Fwd: FW: Proposed 7-Eleven Staff Report, January 18 Planning Commission hearing
Attachments: Well Plan.pdf

Hi Christian,

Thanks for forwarding Lee's email. Irregardless of Lee's reading of the Environmental Assessment for our project, it is important to note that no leaking tanks exist anywhere on or near the site - there were removed a long time ago, and remediation / monitoring has been on-going for years. First, to clarify; The site SOUTH of ours (parcel adjacent to Cajalco) is a 'Remedial tank cleanup' site. This means years ago, old leaky tanks were **removed**, the site was cleaned and is now being monitored for a specified period of time to ensure the cleanup was successful. We are developing the parcel to the north of this. If you look through the plans, we have developed a plan to specifically show where the existing cleanup occurred, as well as the current ground monitoring locations. Please note that although the remediation is a local event, ground monitoring locations need to extend to certain radius around the site (including across Cajalco and across Brown) to meet remediation requirements.

I've attached the plan for your use. Please note; only ONE extended radius ground monitoring location exists on the site we intend to build upon. All other remediation remains undisturbed on the property to the south. We will continue to maintain the single ground monitoring location on our site, as it is in an accessible location near [redacted]e canopy. I hope this help clear up any confusion or misrepresentation. Please feel free to forward this email to Lee, as he may appreciate this information.

Regards,
Niall

Niall F. Saunders RIBA AIA
Saunders + Wiant Architects
250 Newport center Drive, Ste. 304
Newport Beach , CA 92660
P: 949.721.0730
F: 949.721.0767

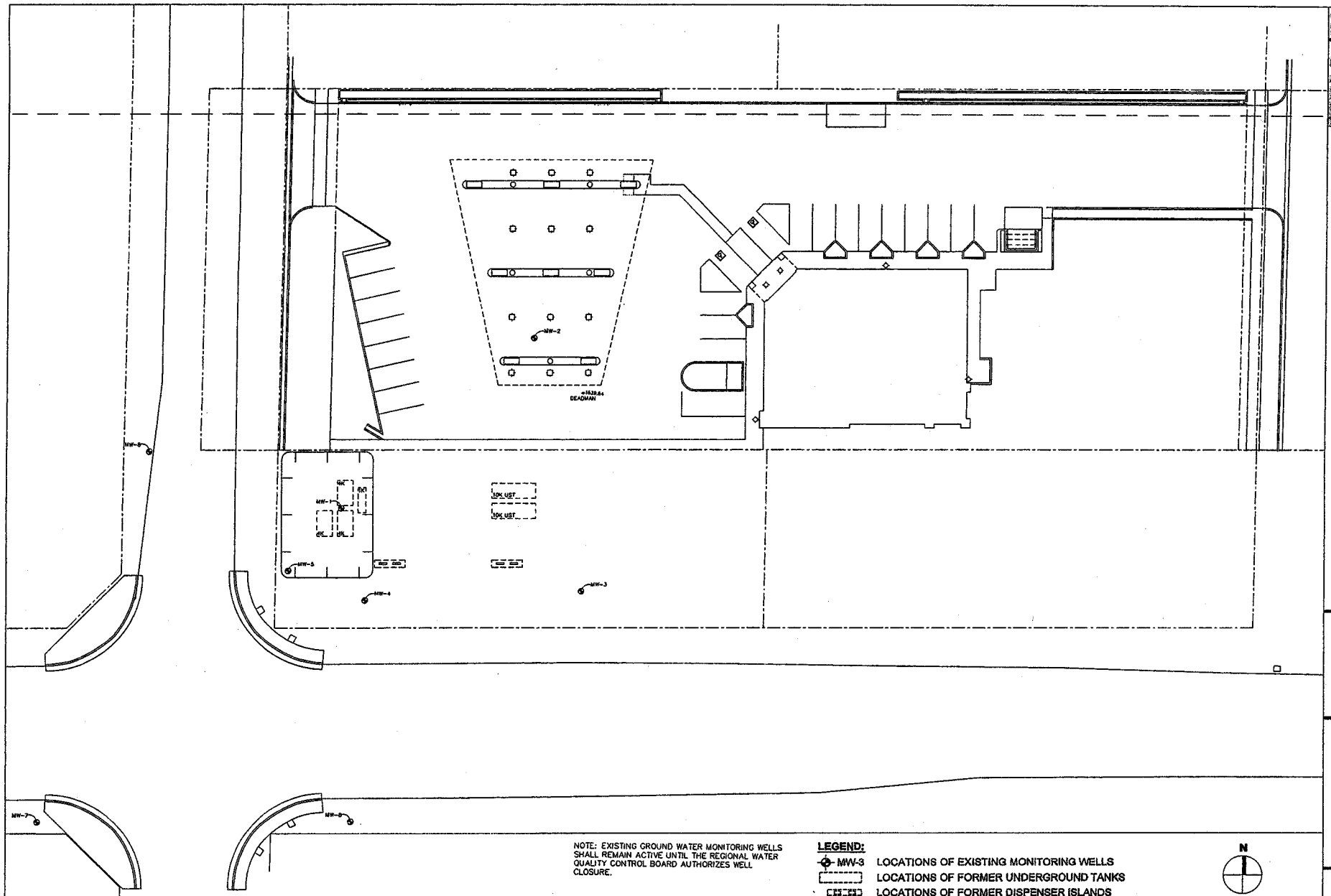
-------- Original Message --------

Subject:FW: Proposed 7-Eleven Staff Report, January 18 Planning Commission hearing
Date: Tue, 17 Jan 2012 15:28:05 +0000
From: Hinojosa, Christian <CHINOJOS@rctlma.org>
To:'Niall Saunders' <niall@architectsoc.com>, 'Fayez Sedrak' <fsedrak@sbcglobal.net>

[redacted] Please be prepare to discuss if this comes up at tomorrow's hearing. Thanks

From: Lee Cussins [mailto:leeann@empirenet.com]
Sent: Tuesday, January 17, 2012 4:58 AM
To: Trone, Kim; Hinojosa, Christian
Subject: Proposed 7-Eleven Staff Report, January 18 Planning Commission hearing

Hi Kim,
Reading through the Staff Report Environmental Assessment (item 3.1, page 24) I came across the following:
"The project is an active leaking underground storage tank cleanup case by the California Regional Water Quality Control Board Santa Ana Region."
A letter dated December 19, 2011 was received by the Planning Department. This letter is not included in the Staff Report.
To avoid having this appear as a cover up of a hazardous waste site (Re Stringfellow Acid Pits) I believe the letter and any other communication about this problem should be made public.
Also, since Bob Buster is conducting today's MAC training session, I think this project should be mentioned.
Regards,
Lee
Phone 893-7333



NOTE: EXISTING GROUND WATER MONITORING WELLS SHALL REMAIN ACTIVE UNTIL THE REGIONAL WATER QUALITY CONTROL BOARD AUTHORIZES WELL CLOSURE.

LEGEND:

- MW-3 — LOCATIONS OF EXISTING MONITORING WELLS
- LOCATIONS OF FORMER UNDERGROUND TANKS
- LOCATIONS OF FORMER DISPENSER ISLANDS
- AREA EXCAVATED DURING THE 2008 REMEDIAL ACTION

N

SITE PLAN
SCALE: 1/16" = 1'-0"

MONITORING WELL LOCATIONS

Saunders + Wiant Architects

LICENSED ARCHITECT
PAUL F. SAUNDERS
C-3655
10/31/07
STATE OF CALIFORNIA

Sedrak Gas Station
A New Development
Cajalco Expy (Morgan) and Brown Street, Perris
Conditional Use Permit No. 3620

MONITORING WELL LOCATIONS

PROJECT NO. 2701
DATE: 11/14/11
REVISIONS:

SHEET NO.
A-0.2

Inga Shin
15951 Rancho Viejo Drive
Riverside, Ca. 92506
Date: December 29, 2011

To Whom It May Concern;

This letter is written in regard to the property proposal-Conditional Use Permit No. 362-Intent to Adopt a Mitigated Negative Declaration-Mead Valley Area Plan:: Community Development Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)-Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street. My property is adjacent to this property and I want to decline acceptance of this proposal. I have concerns with the danger of having a gas station so close to my property. There are 2 or 3 huge gas stations within a mile and a half of this area where people can get their gas and this will inundate the area near my property with more people and traffic.

Sincerely,
Inga Shin

To Bob Buster, Riverside County Supervisor:

At your request, The Mead Valley Municipal Advisory Council reviewed and discussed the proposed 7-Eleven store, gas station, and unnamed store at the intersection of Brown and Cajalco streets, Mead Valley. The average attendance for the two meetings was 50 citizens. Pro and con were well represented.

A number of citizens welcomed the project and the goods, services, and competition for the two other stores in Mead Valley.

The developer, possibly recognizing universal opposition to another store selling beer and wine in this impoverished valley, has excluded the sale of alcohol products, saying his store was a "new concept" by the 7-Eleven company.

The following matters of concern and substance were mentioned by the MAC members:

The "Unnamed Store" had many possible uses – walk in clinic, beauty parlor, etc. This effort appeared exaggerated. "Flim Flam and selling snake oil" along with "Buying a pig in a poke." were the terms used by a MAC member.

For this rural area, 24 hour operation is a security problem and gaudy signage and bright lights are inappropriate. (Developer later said he had never heard of the Palomar Lighting rules.)

County Code Enforcement and County Flood Control say the water table averages 18 inches below ground, and the area is a flood zone. Taxpayer money has been allocated to buy out willing sellers across the street and west to Alexander St. County engineers should carefully review the project for the risk of pollution to the groundwater from poisonous oil/gasoline products, and septic system failure.

Respectfully,

Mead Valley Municipal Advisory Committee

John Byrns, Vice Chair Person, Lee Cussins, Secretary, Douglass Miller, Member, Everett Price, Member

Note: Chair Person, Margaret Pacheco was unable to attend the October 12 meeting; her letter is attached to this report.

To Bob Buster: 10/20/2011

I have talked to people in our community to get some opinions about how they feel about the 7-11 that will be coming to our community of Mead Valley and they expressed to me that it would be welcomed.

I believe that the 7-11 coming to our community will give Cajalco Rd an uplift. It will be a beginning to something good that will follow in the future.

It gives us hope for a better looking Mead Valley. It will be something to look forward to, big and better things to come. P.S. Some people also would like to see a super market in Mead Valley.

Maggie Pacheco – Chair

Municipal Advisory Council (MAC)

Hinojosa, Christian

From: Neal, Greg
Sent: Thursday, November 03, 2011 3:43 PM
To: Trone, Kim
Cc: Hinojosa, Christian
Subject: RE: Mead Valley

We will provide these comments to the PC. Thanks Kim.

Gregory Neal
Deputy Director
Planning Department

From: Trone, Kim [mailto:KTrone@rcbos.org]
Sent: Thursday, November 03, 2011 3:34 PM
To: Neal, Greg
Subject: FW: Mead Valley

Greg,

Here are some additional comments from one of our MAC members on the 7-11 project. I don't know if it is too late for inclusion into the public record for Planning Commission review, or consideration, so I am forwarding them to you! Let me know if you have any questions.

Thanks,
Kim

From: Byrns, John [mailto:John.Byrns@usfoods.com]
Sent: Thursday, November 03, 2011 3:33 PM
To: Trone, Kim
Subject: RE: Mead Valley

Kim I was just looking for information as the layout on how the new building sets on the lot, the number of dispensers on the site, there should be at least six or more also will it be pleasantly looking for the area some kind of peeks on the roof not just flat and large enough for the traffic in the area? Thank you

Thank you
John D. Byrns
Facilities Engineer
US. Foods™
Corona, Calif. 92879
Office: (951) 582-8990
Fax: (951) 582-8903
KEEPING KITCHENS COOKING™
john.byrns@usfood.com

From: Trone, Kim [mailto:KTrone@rcbos.org]
Sent: Thursday, November 03, 2011 10:09 AM
To: Byrns, John
Subject: RE: Mead Valley

John, I have re-sent you the power point on the 711 project. Once you have reviewed the Mead Valley plan, then we can set up an internal meeting with planning so you can ask questions etc.

From: Byrns, John [mailto:John.Byrns@usfoods.com]
Sent: Wednesday, November 02, 2011 4:34 PM
To: Trone, Kim; Lee Cussins (leeann@empirenet.com); everett price (everettprice42@gmail.com); Miller Douglass
Subject: RE: Mead Valley

Thanks Kim for the light reading also can I see the plans for the 7 Eleven?

Thank you
John D. Byrns
Facilities Engineer
US. Foods™
Corona, Calif. 92879
Office: (951) 582-8990
Fax: (951) 582-8903
KEEPING KITCHENS COOKING™
john.byrns@usfood.com

From: Trone, Kim [mailto:KTrone@rcbos.org]
Sent: Wednesday, November 02, 2011 10:57 AM
To: Byrns, John; Lee Cussins (leeann@empirenet.com); everett price (everettprice42@gmail.com); Miller Douglass
Subject: FW: Mead Valley

Hi John and MAC members,

Please find below a link to the Mead Valley community plan which was adopted in 2003. I guess in terms of planning and timing it is a relatively new plan. John, especially, take a look at the plan and let me know your thoughts and questions, and we will go from there. Getting involved in a full scale community input session is probably not going to happen in the short term as the plan is less than 10 years old and planning department is facing serious budgetary and staffing constraints. However, they are willing to work with us so that questions and information can be provided, especially to John, who had concerns about the future of Mead Valley.

Let me know your thoughts.
Kim

From: Neal, Greg [mailto:GNEAL@rctlma.org]
Sent: Monday, October 24, 2011 5:03 PM
To: Trone, Kim
Subject: Mead Valley

I am sending you a link to the Mead Valley Plan section of the General Plan. It might be interesting for you to look at.

http://www.rctlma.org/genplan/content/ap1/meadvalley.html#TOC1_2

Gregory Neal
Deputy Director
Planning Department

SAUNDERS + WIANT ARCHITECTS

ARCHITECTURE PLANNING INTERIORS

September 26, 2011

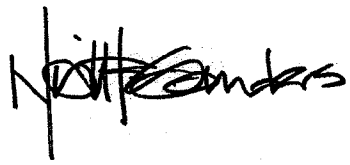
Christian Hinojosa
Project Planner
4080 Lemon St., 12th Floor
Riverside, CA 92501

Re: CUP 3620. Sedrak Gas station, convenience store and retail store.
Brown Street, Perris, CA. 92570

Dear Christian,

On the instructions of our client Mr. Fayez Sedrak, please be advised, the Conditional Use Permit (CUP03620) will not propose the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premises consumption. Furthermore, we wish to withdraw any such mention which may already be included in the existing application.

Yours sincerely,



Niall F. Saunders AIA RIBA Lic. # C26955

RECEIVED
SEP 26 2011
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

250 Newport Center Drive, Suite 304, Newport Beach, California 92660
Tel. 949 ▪ 721 0730 Fax 949 ▪ 721 0767
www.architectsoc.com

California Regional Water Quality Control Board
Santa Ana Region

Matthew Rodriquez
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Edmund G. Brown Jr.
Governor

December 19, 2011

Christian Hinojosa, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502-1409

PROPOSED DEVELOPMENT (CUP03620)
MOBIL BALDWIN, 21020 CAJALCO ROAD
PERRIS, CALIFORNIA 92370
UST CASE NO. 083303759T

Dear Mr. Hinojosa:

The subject property is an active leaking underground storage tank cleanup case. The existing wells at the site are routinely monitored for dissolved phase petroleum constituents. Based on the figure that you provided in your December 15, 2011 email, we concur that well MW-2 lies within the project boundary. Therefore, we are providing the following comments regarding the project:

- All monitoring wells in the State of California must be maintained in accordance with the California Well Standards (Bulletin 74-91).

- Well MW-2 must be destroyed prior to construction and replaced following completion of the development project, if one or more of the following conditions exist:
  - the well structure cannot be easily located and visible during the project,
  - the area surrounding the well cannot be kept clear of debris and construction material,
  - the integrity of the well is threatened by operation of heavy equipment in the vicinity of the well, or
  - the top of the well cannot be secured against unauthorized access.

- MW-2 is a monitoring well permitted by Riverside County. If it is determined that the well must be abandoned, well abandonment and well replacement permits must be obtained from Riverside County.

- A report of well abandonment and a report of well replacement must be submitted within 60 days of completion of field work.

Thank you for the opportunity to comment on this project. Should you have any questions, please email me at rscott@waterboards.ca.gov or call me at (951) 320-6375.

Sincerely,

Rose Scott

Rose Scott,
Engineering Geologist
UST Section

cc: Ronaldo Arboleda, ACCES, info@accesengineering.com
Christian Hinojosa, Riverside County Planning, CHINOJOS@rctlma.org
Fayez Sedrak, property owner, sedrak@sbcglobal.net & fsedrak@sbcglobal.net

file

Mouriquand, Leslie

From: Anna Hoover [ahoover@pechanga-nsn.gov]
Sent: Monday, May 09, 2011 1:09 PM
To: Mouriquand, Leslie
Subject: RE: NEC of Brown Street and Cajalco Road CUP3620

Leslie,
I see that this is up at LDC again on the 12th. Apparently I never responded to your request for additional information and I apologize. While our database doesn't show anything previously recorded on site, the area is highly sensitive. It is located about 1 block east of what is currently recorded as the edge of the village Qaxáalku however we have reason to believe that the footprint extended much farther that this recorded area and would have included the proposed Project. The potential for subsurface resources is high. According to your last e-mail, you were thinking about limited monitoring however I don't see that reflected in the current online COA. At this time, we would suggest both archaeological and Native American monitoring. Based upon the development description in the LDC agenda, I would assume that grading for subsurface gasoline tanks and retention basins would go pretty deep.

I am interested to see what you think about monitoring; we would highly recommend it. Thank you!

Anna M. Hoover
Cultural Analyst
Pechanga Band of Luiseno Mission Indians P.O. Box 2183 Temecula, CA 92593

951-770-8104 (O)
951-694-0446 (F)
951-757-6139 (C)
ahoover@pechanga-nsn.gov

COUNTY OF RIVERSIDE
EDA
ECONOMIC DEVELOPMENT AGENCY

TO: Christian Hinojosa Planning Department
CC: Tim Miller, Charles Waltman, Rebecca Tsagris, Dave Stahovich, Gloria Perez, Brenda Freeman

FROM: **Redevelopment Agency, Office of Land Development Review**
Nicole Walker, Development Specialist

DATE: December 7, 2011

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Conditional Use Permit 3620 Amd No. 2 [Commercial Center – Mead Valley]

Site Visit: January 5, 2011

PROJECT DESCRIPTION AND LOCATION:
Conditional Use Permit 3620, Amended No. 2 proposes to construct a 4,755 sq. ft. commercial center consisting of a 2,805 sq. ft. convenience store/gas station and a 1,950 sq. ft. of retail space in the community of Mead Valley. Currently vacant, the project site consists of 1.11 gross acres located easterly of Brown Street, westerly of Florence Street, and northerly of Cajalco Road. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and the land use designation is Community Development: Commercial Retail (CD: CR). The surrounding land uses include vacant land to the west and south, single family residences to the north and a convenience store to the east of the project site.

REDEVELOPMENT PROJECT AREA(S):
The proposed project is located in the I-215 Corridor Project Area (I-215; Mead Valley 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 Mead Valley 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.

On June 28, 2011, the Redevelopment Agency (RDA) submitted a recommendation of denial letter to the applicant outlining the reasons as to why the RDA did not support this particular type of project in its Redevelopment sub-areas. However, on November 23, 2011, the applicant submitted the following exhibits:

- Sign program
- Color and materials board
- Site plan
- Photometric plan
- Elevations
- The removal of the Type 20 (beer and wine) alcohol license

After a review of the new exhibits and other pertinent information, it has been determined that the applicant has fulfilled all of the RDA's requirements. The RDA also commends the applicant for providing attractive, aesthetically pleasing elevations and landscaping. The RDA rescinds the previous recommendation of denial.

SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL Company

Louis B. Davis
Region Manager
Local Public Affairs

January 3, 2011

Mr. Christian Hinojosa, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3620, Amended No. 1

Dear Mr. Hinojosa:

Southern California Edison (SCE) appreciates the opportunity to review and provide comment on the 2nd Case Transmittal for CUP 3620. The project is described as a proposal to construct a 2,805 square feet convenience market, a 1,950 square foot retail building, a gasoline service station and a 1,000 gallon liquid petroleum gas (LPG) tank.

SCE has subtransmission facilities along the north side of Cajalco Road. SCE Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE's Operating Department. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA

24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8468 PAX 19468
Fax: (951) 249-8653
Louis.Davis@sce.com

review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

If you have any questions regarding this letter, please do not hesitate to contact me at (951) 249-8468.

Sincerely,

Louis Davis
Local Public Affairs Region Manager
Southern California Edison Company

industrial hygiene

Dedicated to delivering state of the art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: May 10, 2011

To: Christina Hinojosa
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH SH
Senior Industrial Hygienist
Count of Riverside
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5096

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED CERTIFICATION NUMBER 7479 CP EXPIRES 6-1-2013 PENNSYLVANIA 1960 STEVEN D. HINDE, CIH

Project Reviewed: Conditional Use Permit No. 3620

Reference Number: **96830**

Applicant: Fayez Sedrak
2337 Norco Drive
Norco, CA 92860

Noise Consultant: Chambers Group, Inc.
9909 Huennekens Street, Suite 206
San Diego, CA 92121

Review Stage: First Review

Information Provided: ""Noise Impact Analysis, Sedrak Gas Station, County of Riverside, California" dated March 30, 20101

Noise Standards:

I. 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, whichever 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. 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.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

5. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging

6. Idling equipment should be turned off when not in use.

7. Provide a construction schedule for those residents living within 500 feet of the property lines. A timely notification should accompany any major changes to this schedule.

8. The air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 150 feet) and the parapet acting as a noise barrier.

Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

BOARD OF EDUCATION:
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Deputy Superintendent
Business Services

Michelle Richardson, Ed.D.
Assistant Superintendent
Business Services

Michael McCormick
Assistant Superintendent
Education Services

John Simonson
Assistant Superintendent
Student Services

December 13, 2010

Christian Hinojosa, Project Planner
COUNTY OF RIVERSIDE, Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

Re:	Project Description:	CUP No. 3620, Amended No. 1
	Location:	N Cajalco, E Brown, W Florence
	Applicant:	Fayez Sedrak
	APN:	318 061 031

Dear Mr. Hinojosa:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
3. Val Verde Unified School District has adopted State statutory industrial/commercial fees. Companies within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,

Sandee Hackett
Director, Facilities

SH/gjc

cc: Alan Jensen, Ed.D., Superintendent
Michael Boyd, Deputy Superintendent, Business Services

Riverside County
Waste Management Department
Hans W. Kernkamp, General Manager-Chief Engineer

December 20, 2010

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

RE: Conditional Use Permit (CUP) No. 3620A1
Proposal: The CUP proposes a gas service station with 7 Eleven convenience market
APN: 318-061-031

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Cajalco Road, east of Brown Street, and west of Florence Street, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit,** 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 building inspection,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

3. **Prior to issuance of a building permit,** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an 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. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

6. 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.

7. 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) 486-3200.

Sincerely,

Ryan Ross
Planner IV

PD88468v29

RIVERSIDE COUNTY
STANLEY SNIFF
SHERIFF-CORONER

Sheriff

PERRIS STATION

December 29, 2010

Mr. Christian Hinojosa, Project Planner
Riverside County Planning Department - Riverside
P.O. Box 1409
Riverside, CA 92502 – 1409

Re: Public Use Permit No. 3620 – EA42150

Dear Sir:

This letter is being written in response to a proposal by Fayez Sedrak to construct a gasoline service station and convenience market complex at or near the intersection of the Cajalco Expressway and Brown Street, within the unincorporated area of Mead Valley.

When reviewing proposed construction and development, law enforcement takes into consideration the nature of the development, increase in population, and impact on traffic flow.

Certain developments by their nature increase the demand for law enforcement. Well managed gas stations and small business complexes usually do not create a higher demand for law enforcement services. Managers of the complex are encouraged to contact the Perris Station Special Enforcement Team (SET) for design suggestions which mitigate criminal activity in public places. (951-210-1000)

Law enforcement deployment is primarily driven by population. An increase in population usually equates to an increased demand for law enforcement. The development of the small business complex will not directly impact population within the area.

Traffic patterns are directly affected by shopping centers. The proposed project area is adjacent to the Cajalco Expressway, which is a major transportation artery. In addition to this the proposed development is adjacent to Brown Street and Florence Street.

Careful examination of the construction plan shows sufficient consideration for traffic flow upon the Cajalco Expressway. Unfortunately, there appears to be insufficient consideration regarding Brown Street and Florence Street. These streets are narrow and in poor repair. The proposed route for gasoline tanker trucks utilizes both of these roadways.

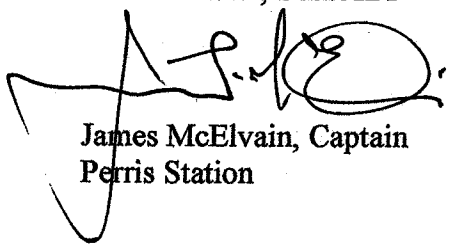
The California Highway Patrol currently provides traffic enforcement within the project area. It is strongly suggested the California Highway Patrol be conferred with regarding the impact of traffic flow upon the Cajalco Expressway, Brown Street, and Florence Street.

1. The project site falls within the service area boundary of the Perris Sheriff Station.
2. The address for the Perris Sheriff Station is 137 N. Perris Blvd., Ste. A, Perris, CA 92570.
3. The Riverside County Sheriff's Department currently has a service standard of 1.0 deputy per 1,000 residents.
4. The Riverside County Sheriff's Department makes every effort to respond as soon as possible to all calls for service.
5. There are no established minimum standards for law enforcement response times. We anticipate that the following average response times for the project area will continue:
   a. In the area of Mead Valley, we averaged 7 minutes response time to emergency calls and 15 minutes for non-emergency calls

If there is any further information required, please do not hesitate to contact me at (951) 210-1026.

Very truly yours,

STAN SNIFF, SHERIFF



James McElvain, Captain
Perris Station

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

Area III

DATE: December 7, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept.-HazMat
Riv. Co. Dept. of Public Health-Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor
Riv. Co. Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Mgmt. Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. ALUC – John Guerin
March Air Reserve Base
Mead Valley Municipal Advisory Council
1st District Supervisor
1st District Planning Commissioner
City of Perris
Val Verde Unified School Dist
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison
South Coast Air Quality Mgmt. Dist.
Eastern Information Center (UCR)
U.S. Postal Service (San Bernardino office)
Wagon Wheel Municipal Advisory Council

CONDITIONAL USE PERMIT NO. 3620, AMENDED NO. 1 – EA42150 – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.11 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes a gasoline service station with a 2,805 square foot convenience market, 7 Eleven, with the sale of beer and wine (type 20) for off premises consumption, a 1,950 square foot retail building, a 1,000 gallon liquid petroleum gas (LPG) tank, 10,052 square feet (21%) of landscaping area and 23 parking spaces. – APN: 318-061-031 – Related Cases: PAR01068

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at **(951) 955-0972** or email at **chinojos@rctlma.org / MAILSTOP# 1070**.

COMMENTS: This project is located in Area III of the March Air Reserve Base Airport Influence Area. ALUC review is not required.* Please apply attached conditions.

DATE: January 5, 2011 SIGNATURE: John J. G. Guerin

PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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.

* FAA Form 7460-1 review may be required.

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

2. The following uses shall be prohibited:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

4. The attached notice shall be provided to all potential purchasers and tenants of the property.

5. Prior to issuance of building permits or authorization to occupy any structure, whichever comes first, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) (see oeaaa.faa.gov for additional information) for the structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. The applicant shall provide the County Planning Department with a copy of the FAA determination for retention in the case file.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

Set ID #CUP05075

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: CUP03620 DATE SUBMITTED: 3-30-09

APPLICATION INFORMATION

Applicant's Name: Fayez Sedrak E-Mail: fsedrak@sbcglobal.net

Mailing Address: 2337 Norco drive
Street
Norco *City* California *State* 92860 *ZIP*

Daytime Phone No: (951) 265 7354 Fax No: (949) 721 0767

Engineer/Representative's Name: Niall Saunders AIA E-Mail: niall@architectsoc.co

Mailing Address: 250 Newport Center Drive, Suite 304
Street
Newport Beach *City* California *State* 92660 *ZIP*

Daytime Phone No: (949) 721 0730 Fax No: (949) 721 0767

Property Owner's Name: Fayez Sedrak E-Mail: fsedrak@sbcglobal.net

Mailing Address: 2337 Norco drive
Street
Norco *City* California *State* 92860 *ZIP*

Daytime Phone No: (951) 265 7354 Fax No: (949) 721 0767

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 42150 OFC 05504

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.

Fayez Sedrak — *PRINTED NAME OF APPLICANT*

Mona Sedrak — *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.

Fayez Sedrak — *PRINTED NAME OF PROPERTY OWNER(S)*

Mona Sedrak — *SIGNATURE OF PROPERTY OWNER(S)*

Fayez Sedrak — *PRINTED NAME OF PROPERTY OWNER(S)*

Mona Sedrak — *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): APN 318-061-015 Ptr.

Section: Lot 12,15 part 13,14 Township: Resthaven Acres No. 2 Range: MB 15/82

Approximate Gross Acreage: 0.902 Acres Ptr LLA05302

General location (nearby or cross streets): North of Cajalco Expressway, South of Dawes Street, East of Brown Street, West of Florence Street.

Thomas Brothers map, edition year, page number, and coordinates: Map 2008 Page 776-H3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

New gas station and convenience store, plus drive-through fast food restaurant, with associated paving, landscaping and site improvements

Related cases filed in conjunction with this request:

PAR 1068
Beer & Wine sales and Liquor License

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: _____

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) 75 feet

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) unknown

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: unknown

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes ☐ No ☐

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
Nearest available source

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? unknown truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Approx. 5,000 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) Fayez Sedrak Date _____

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3620 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – *Mead Valley* Zoning District – *Mead Valley* Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.41 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter
January 18, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Christian Hinojosa at 951-955-0972 or email chinojos@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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., 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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/22/2011,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03620 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

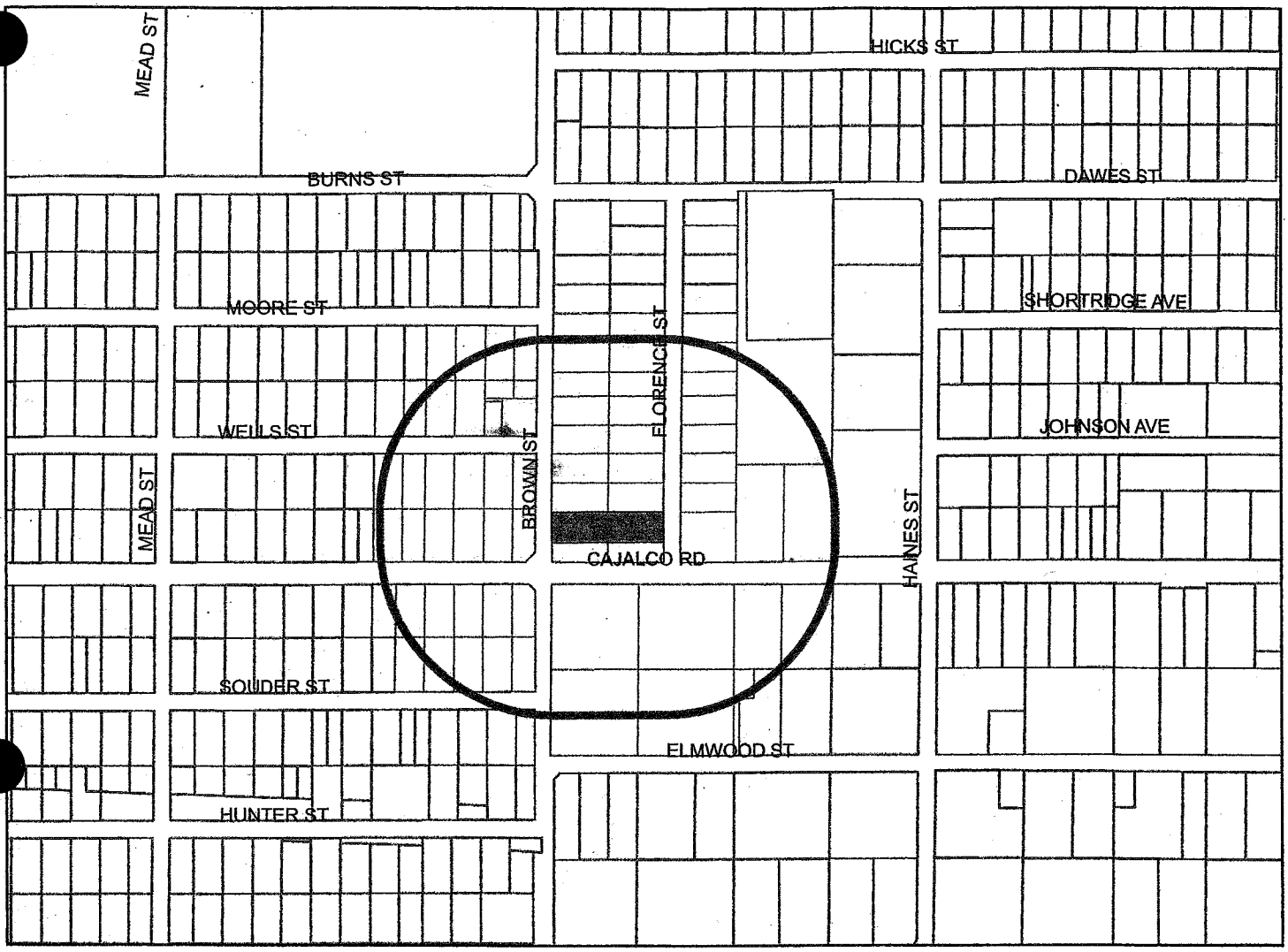
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

11/28/11

EXPIRES: 5/22/12

600 feet buffer



Selected Parcels

318-061-015	318-061-031	318-160-001	319-051-022	319-052-016	319-052-011	319-052-012	319-052-013	318-061-008	319-051-019
318-160-036	318-061-018	319-051-030	318-070-010	318-160-038	318-061-009	318-061-010	319-181-014	319-181-009	319-052-010
318-160-004	319-051-012	319-051-013	319-051-010	319-051-011	318-070-006	319-181-015	318-061-007	319-052-009	318-061-027
318-061-030	318-160-002	319-181-016	319-182-014	319-052-017	318-070-005	319-052-019	318-062-009	318-062-006	318-061-004
318-061-005	318-061-020	318-061-021	319-051-020	318-061-019	318-061-006	319-181-010	319-181-011	318-160-035	319-052-015
319-052-029	319-181-033	319-182-015	318-062-007	318-062-012	319-052-008	319-181-018	319-051-014	319-051-017	319-051-018
319-181-008	319-181-017	319-051-032	319-181-012	318-062-011	318-062-008	318-070-002	318-160-037	319-052-018	318-061-016
318-061-017	318-062-013	319-051-021	318-160-003	318-062-005					

530 265 0 530 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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ELISA MENDOZA, ETAL
19378 BROWN ST
PERRIS CA 92570

ASMT: 318061007, APN: 318061007
LOURDES LOPEZ, ETAL
2552 E PEARSON AVE
FULLERTON CA 92831

ASMT: 318061008, APN: 318061008
BEATRIZ OSORIO, ETAL
655 VALLEYWOOD CIR
CORONA CA 92879

ASMT: 318061010, APN: 318061010
DALE UPTON
29850 LAKEVIEW AVE
NUEVO CA 92567

ASMT: 318061016, APN: 318061016
FLORENTINA ANGULO, ETAL
19433 FLORENCE ST
PERRIS, CA. 92570

ASMT: 318061017, APN: 318061017
JENNIFER PULCHEON, ETAL
28248 TOWER VIEW CT
ROMOLAND CA 92585

ASMT: 318061018, APN: 318061018
CHRISTOPHER DSILVA
22842 GRAND TERRACE RD
GRAND TERRACE CA 92313

ASMT: 318061019, APN: 318061019
JOSE LOZANO
C/O TAMARA
9363 MAGNOLIA AVE
RIVERSIDE CA 92503

ASMT: 318061021, APN: 318061021
JOSE AGUILAR
17443 KRAMERIA AVE
RIVERSIDE CA 92504

ASMT: 318061030, APN: 318061030
FAYEZ SEDRAK
2337 NORCO DR
NORCO CA 92860

ASMT: 318061031, APN: 318061031
21020 CAJALCO ROAD TRUST
C/O TAX SVC
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 318062005, APN: 318062005
GABRIEL GUERRA, ETAL
19320 FLORENCE ST
PERRIS, CA. 92570

ASMT: 318062006, APN: 318062006
RITA DIAZ, ETAL
19354 FLORENCE ST
PERRIS CA 92570

ASMT: 318062007, APN: 318062007
LUISA CONTRERAS
19380 FLORENCE ST
PERRIS, CA. 92570

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ASMT: 318062008, APN: 318062008
RUBEN PLACITO
19390 FLORENCE ST
PERRIS CA 92570

ASMT: 318062009, APN: 318062009
MARICELA SANCHEZ, ETAL
19410 FLORENCE ST
PERRIS, CA. 92570

ASMT: 318062011, APN: 318062011
INGA SHIN, ETAL
15951 RANCHO VIEJO DR
RIVERSIDE CA 92506

ASMT: 318062012, APN: 318062012
MANUELA CALDERA
19430 FLORENCE ST
PERRIS CA 92570

ASMT: 318062013, APN: 318062013
TULSI SAVANI
2606 BLAZE TR
DIAMOND BAR CA 91765

ASMT: 318070002, APN: 318070002
ALBERT JOHNSON, ETAL
4655 MINNIER AVE NO 47B
RIVERSIDE CA 92505

ASMT: 318070005, APN: 318070005
NANCY KANG, ETAL
1882 CRESTMONT DR
SAN JOSE CA 95124

ASMT: 318070006, APN: 318070006
EARSYLYNE TAYLOR
9412 S WILMINGTON AVE
LOS ANGELES CA 90002

ASMT: 318070010, APN: 318070010
COMMONWEALTH LAND TITLE CO
655 N CENTRAL AVE
GLENDALE CA 91203

ASMT: 318160001, APN: 318160001
IMAN LAMI, ETAL
2543 S EUCLID AVE
ONTARIO CA 91762

ASMT: 318160002, APN: 318160002
FIVE STAR FAMILY CO INC
15 HERKIMER AVE
JERICHO NY 11753

ASMT: 318160003, APN: 318160003
WILLIAM VALOV
2339 MONTERA
HACIENDA HEIGHTS CA 91745

ASMT: 318160004, APN: 318160004
DIANA CONTRERAS
1137 E 7TH ST
CALEXICO CA 92231

ASMT: 318160035, APN: 318160035
JOYCE PATTERSON
21180 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318160036, APN: 318160036
ALICIA URREA, ETAL
21138 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318160037, APN: 318160037
URBAN DEV OF WASH D C, ETAL
C/O MICHAELSON CONNOR & BOUL
5312 BOLSA AVE STE 200
HUNTINGTON BEACH CA 92649

ASMT: 318160038, APN: 318160038
CORA BUCKLEY
19600 BROWN ST
PERRIS, CA. 92570

ASMT: 319051013, APN: 319051013
DORA SMITH
24292 VIRGINIA LN
MORENO VALLEY CA 92557

ASMT: 319051017, APN: 319051017
ROSALBA BARRON, ETAL
20970 WELLS ST
PERRIS, CA. 92570

ASMT: 319051019, APN: 319051019
BERTHA FRAIRE
3770 WINDSONG ST
CORONA CA 92879

ASMT: 319051020, APN: 319051020
LILIA DIAZ, ETAL
20936 WELLS ST
PERRIS, CA. 92570

ASMT: 319051021, APN: 319051021
YOLANDA PEREZ, ETAL
19275 CASTLE ROCK TR
PERRIS CA 92570

ASMT: 319051022, APN: 319051022
MARIA ORTIZ, ETAL
20902 WELLS ST
PERRIS, CA. 92570

ASMT: 319051030, APN: 319051030
CL INV CO
P O BOX 2793
RIVERSIDE CA 92502

ASMT: 319051032, APN: 319051032
ROCIO CANTABRANA
19411 BROWN ST
PERRIS, CA. 92570

ASMT: 319052008, APN: 319052008
NICHOLAZ ANGULO
20901 WELLS ST
PERRIS, CA. 92570

ASMT: 319052009, APN: 319052009
EULALIA FELIPE MATEO
20915 WELLS ST
PERRIS, CA. 92570

ASMT: 319052010, APN: 319052010
MARIA DE TOVAR, ETAL
C/O MARIA TOVAR
25060 YUCCA DR
MORENO VALLEY CA 92553

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C/O DAIMA WHITE
320 W BENNETT ST
COMPTON CA 90220

ASMT: 319181009, APN: 319181009
DANNIEL BIEAM
17610 SANDY TER
RIVERSIDE CA 92504

ASMT: 319052016, APN: 319052016
ANTONIO COVARRUBIAS
20950 CAJALCO RD
PERRIS, CA. 92570

ASMT: 319181010, APN: 319181010
ELIDIA SANCHEZ, ETAL
20931 CAJALCO RD
PERRIS, CA. 92570

ASMT: 319052017, APN: 319052017
JAMES ALDRIDGE, ETAL
20934 CAJALCO RD
PERRIS, CA. 92570

ASMT: 319181012, APN: 319181012
ROSE NASH
21621 SALTER RD
PERRIS CA 92570

ASMT: 319052018, APN: 319052018
GREGORIO GONZALEZ, ETAL
20914 CAJALCO RD
PERRIS, CA. 92570

ASMT: 319181014, APN: 319181014
DAN DELARM
193 S 6TH AVE
YUMA AZ 85364

ASMT: 319052019, APN: 319052019
JAIME ESPARZA
21590 NANCEST
PERRIS CA 92570

ASMT: 319181015, APN: 319181015
MICAELA RAZO, ETAL
20970 SOUDER ST
PERRIS, CA. 92570

ASMT: 319052029, APN: 319052029
LATA PATEL, ETAL
2901 AMBER DR
CORONA CA 92882

ASMT: 319181016, APN: 319181016
FRANCES DUDLEY
20950 SOUDER ST
PERRIS, CA. 92570

ASMT: 319181008, APN: 319181008
RAFAEL GARCIA
5946 KINGS RANCH RD
RIVERSIDE CA 92505

ASMT: 319181017, APN: 319181017
RENEE HARRISON
20932 SOUDER ST
PERRIS, CA. 92570

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MARIA RODRIGUEZ, ETAL
20914 SOUDER ST
PERRIS, CA. 92570

ASMT: 319181033, APN: 319181033
JOYCE YEE, ETAL
1203 PATTON WAY
SAN MARINO CA 91108

ASMT: 319182014, APN: 319182014
CELIA ALDAZ, ETAL
20979 SOUDER ST
PERRIS, CA. 92570

ASMT: 319182015, APN: 319182015
MARIA CORONA, ETAL
20985 SOUDER ST
PERRIS, CA. 92570

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Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall
[redacted]ersity of California, Riverside
[redacted]erside, CA 92521-0418

March Air Reserve Base
Civil Engineering – BOS
452nd MSG/CECC
610 Meyer Dr., Bldg. 2403
March ARB, CA 92518-2166

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

U.S. Postal Service
Growth Management
P.O. Box 19001
San Bernardino, CA 92423

Applicant/Owner:
Fayez Sedrak
2337 Norco Dr.
Norco, CA 92860

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Mead Valley Municipal Advisory Council
18870 Springwood Ln.
Perris, CA 92570

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Engineer:
Niall Saunders AIA
250 Newport Center Dr., #304
Newport Beach, CA 92660

ATTN: Planning Manager
Planning & Community Development
Department, City of Perris
135 n. D. St.
Perris, CA 92570

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517

South Coast Air Quality Mgmt. Dist.
21865 East Copley Dr.
Diamond Bar, CA 91765-4182

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Laurie Taylor

Address: _____
(only if follow-up mail response requested)

City: Lake Mathews **Zip:** 92570

Phone #: _____

Date: 2/28/12 **Agenda #** 1.2

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** __X__**Oppose** _____**Neutral**

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

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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