



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.1**

**Planning Commission Hearing: March 18, 2020**

**PROPOSED PROJECT**

**Case Number(s):** Tentative Parcel Map No. 37537  
Conditional Use Permit No. 3775

**EIR No.:** EIR 255, Addendum No. 1

**Area Plan:** Lake Mathews/Woodcrest

**Zoning Area/District:** Mead Valley District


**Supervisory District:** First District

**Project Planner:** Tim Wheeler

**Project APN(s):** 321-130-053 thru 055, and 060

**Applicant(s):** Cajalco Square, LP

**Representative(s):** J&T Management  
c/o C. Grajeda & M. Bojorquez



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

The project site is located north of Cajalco Road, east of Wood Road, and south of Carpinus Drive.

The above is hereinafter referred to as “the project or Project.”

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** an **ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 255**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37537**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**APPROVE CONDITIONAL USE PERMIT NO. 3775**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) Boulder Springs - Planning Area 1
Specific Plan Land Use:	Commercial Retail
Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR)
Policy / Overlay Area:	Cajalco Wood Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Rural Community: Low Density Residential (RC: LDR)
South:	Community Development: Commercial Retail (CD: CR) and Rural Community: Low Density Residential (RC: LDR)
West:	Rural Community: Low Density Residential (RC: LDR)
Existing Zoning Classification:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 1 (Commercial Retail-CR) – Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 1 (Commercial Retail-CR) – Scenic Highway Commercial (C-P-S)
East:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 2 (Rural Community: Low Density Residential-RC: LDR) – One Family Dwellings (R-1)
South:	Residential Agricultural – ½ Acre Minimum (R-A-1/2)
West:	Residential Agricultural – ½ Acre Minimum (R-A-1/2)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land, Agricultural Farming, Poultry
East:	Residential Development (Dwellings)
West:	Agricultural Farming (Pine Grove), Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.96 Net Acres	N/A
Proposed Building(s) Area (SQFT):	Total Square-Footage for all Buildings for the project is 41,158 sqft.	N/A
Building Height (FT):	Tallest Building (Retail Building #2) is at 30 feet	50 feet
Proposed Minimum Lot Size:	0.98 Gross Acres (Parcel 1)	N/A
Total Proposed Number of Lots:	4	4
Map Schedule:	E	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail Building #1	8,586 sqft.	5 ½ spaces/1000 sqft. for general retail (shopping center)	43	48
Retail Building #2	19,097 sqft.	5 ½ spaces/1000 sqft. for general retail (shopping center)	96	116
Drive-Thru Restaurant	3,200 sqft.	1/45 sqft. of serving area (+/- 1,920 sqft. of serving area)	43	49
Gas Station Convenience Store	3,800 sqft.	1/200 sqft. for general retail (shopping center-convenience store) gross floor area	19	25
Drive-Thru Car Wash	2,080 sqft.	N/A	0	8
Gas Pump Canopy	4,395 sqft.	N/A	0	0
*Additional parking	N/A	*these are extra-long parking stalls	N/A	3
<b>TOTAL:</b>		<b>*including 7 ADA and 7 electric vehicle parking spaces</b>	<b>201</b>	<b>263</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Riverside Sphere of Influence
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Community Service Area ("CSA"):	Yes – CSA Mead Valley 3117 – Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

**PROJECT LOCATION MAP**

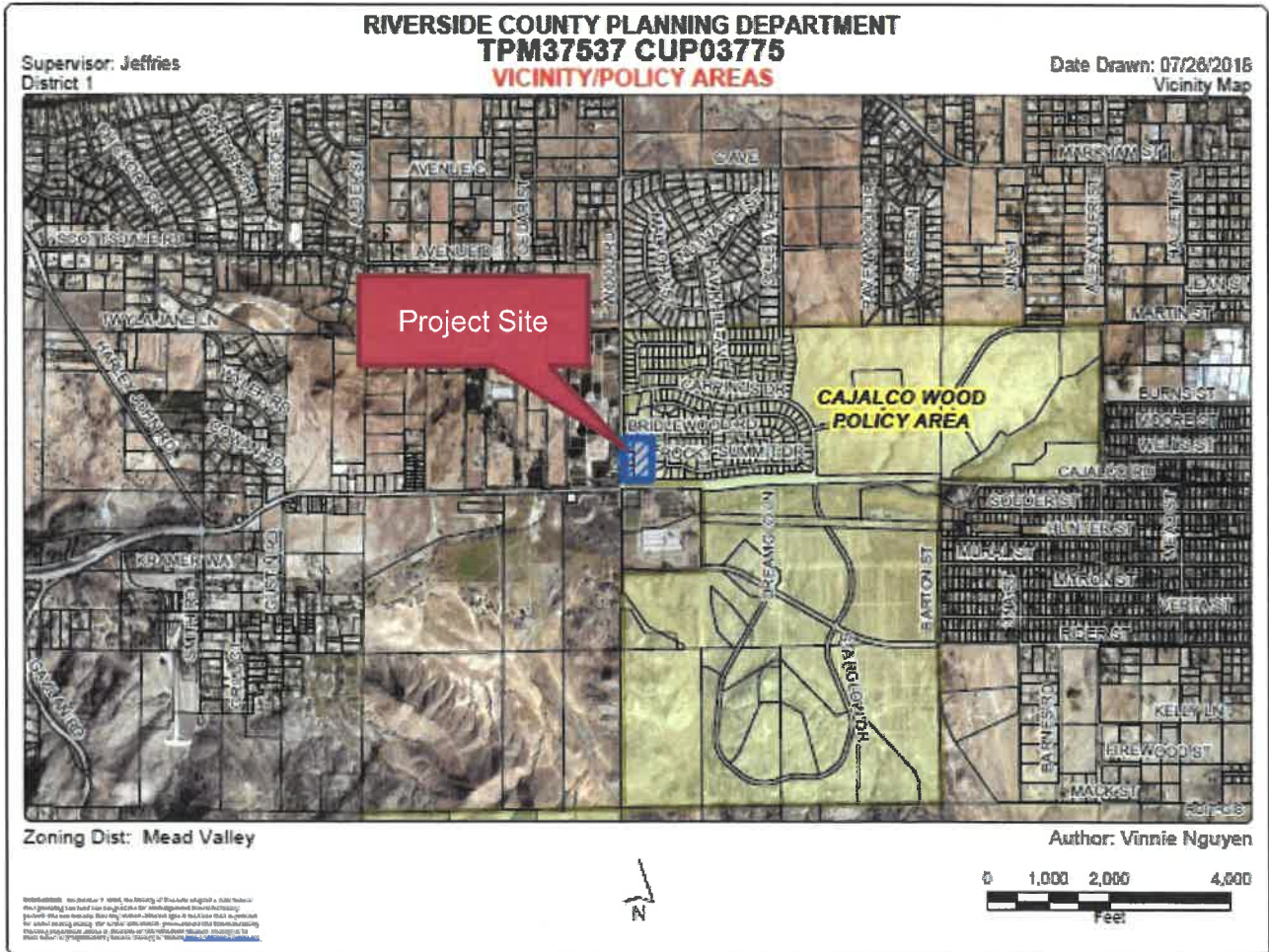


Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

Specific Plan No. 229 (formerly H. B. Ranches) was approved by the Board of Supervisors on September 6, 1988. The Final Resolution was adopted by the Board on October 4, 1988.

An amendment to SP No. 229 was applied for in April 2002 (Specific Plan No. 229 as amended by Amendment No. 1, now called Boulder Springs, "SP229A1"). This amendment was approved by the Board of Supervisors on October 28, 2003. The Final Resolution was adopted by the Board on May 4, 2004. SP229A1 implemented reduced lot sizes for single family residential lots. Residential lots were reduced in size from 20,000 to 12,000 square foot minimums. The overall number of one family dwelling residential lots now consists of 1,321 dwelling lots. SP229A1 also included 212 acres designated as open space (double the original specific plan); development of 13 acres for community use, 15 acres of commercial use, a 14 acre school site, a 7 acre park site, and 16 acres used for roadways and community trails. The proposed Project is within the 15 acres of commercial use known as Planning Area No. 1 (PA1) and will consist of 9.79 gross acres of the 15 acres of PA1.

As provided in the Zoning Ordinance for SP229A1 for PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards. Pursuant to Section 9.50 of Ordinance No. 348, the Project uses are permitted with approval of a Conditional Use Permit.

The County received the Project application on July 3, 2017. Through Land Development Committee (LDC) meetings and Development Advisory Committee (DAC) meetings, many aspects of the Project development, layout, features, and design were discussed. During these meetings, as well as the Municipal Advisory Committee (MAC) meetings, the community provided feedback on the Project. In response to feedback provided during these meetings, as well as feedback provided during public outreach by the applicant, a number of project features were removed or revised. These revisions included removal of the self-storage facility and the truck diesel fueling area with canopy. They were replaced with a 19,097 sqft. retail store and a multi-tenant retail building. In addition, in response to feedback from the public, the number of drive-thru restaurants was reduced from two to one.

Modifications to certain design features of the shopping center were also implemented, in order to bring in a rural equestrian theme to the project with design features including ranch and barn style designs and colors. Enhanced landscaping has also been added to provide additional screening and blend the project in to the community. Signage has been redesigned to provide a welcoming enhancement to the area. The overall look of the project has been designed to meld into the rural community and equestrian atmosphere and is consistent with the Cajalco Wood Policy Area of the Lake Mathews/Woodcrest Area Plan.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) serving as Environmental Impact Report (EIR) Addendum No. 1 has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/ represents the independent judgment of Riverside County. The documents were circulated for public review per CEQA State Guidelines Section 15105.

In accordance with CEQA Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration")

the Initial Study concluded that none of the circumstances identified in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR had occurred and proceeded with the preparation of an Addendum to FEIR 255. The Addendum to FEIR 255 was found to adequately comply with CEQA and was certified by the County on May 3, 2004.

In December 2018 the California Natural Resources Agency approved Updated CEQA Guidelines. Following the release of the State's updated CEQA Guidelines, the County of Riverside then updated its CEQA Guidelines. This Initial Study/Addendum has been prepared pursuant to the 2019 Riverside County CEQA Guidelines.

The proposed Project is proposing a project which is consistent with the commercial land uses designated by the Specific Plan for Planning Area 1. The proposed Project includes a fueling station and carwash which are permitted by the Specific Plan subject to approval of a Conditional Use Permit. The proposed Project is not proposing a change to the Specific Plan.

Final EIR 255 did not evaluate specific commercial uses such as a fueling station with a carwash in its analysis. This level of detail was not known at that time. Therefore, this Initial Study analyzes the environmental effects of the proposed Project to determine its potential environmental effects and to determine what type of CEQA documentation is required for the proposed Project.

This Initial Study re-evaluated all CEQA topics for conditions described in Section 15162 and concludes that some changes or additions are necessary to Final EIR 255 due to changes in circumstances that have occurred since the certification of EIR 255 and its Addendum (i.e. Greenhouse Gas emissions, Energy, Wildfire, and Assembly Bill 52). None of these conditions described call for the preparation of a subsequent EIR to the Final EIR 255 and that an Addendum to the Final EIR 255 is the appropriate document for the proposed Project in compliance with the California Environmental Quality Act. See the Initial Study provided for this project for further findings and conclusions.

The Project's IS was first noticed early (March 7, 2019) for a 10-day CEQA noticing as required by law for an Addendum to an EIR. Comment letters in response to the circulated IS/EIR Addendum were not received. Requests for additional information and documentation was provided to the public as requested. No further comments or responses were received. The applicant requested a continuance off calendar; the project would be re-noticed and re-advertised.

Due to request from the public, the second noticing of the project was noticed early (February 27, 2020) for a 20-day CEQA noticing. Comments in response to the circulated IS/EIR Addendum were not received as of the time of this Staff Report. Request for comments or documentation would be provided to the public, if requested.

## **FINDINGS AND CONCLUSIONS**

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

### **Tentative Parcel Map Findings**

Tentative Parcel Map No. 37537 is a proposal to subdivide 9.79 gross acres into 4 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The design of the proposed Project is consistent with the Riverside County General Plan, because the General Plan General Planning Principles VI and VII provide, generally, that the intent of the General Plan is to foster Rural and Economic Development principles to accommodate a rural lifestyle as well as a rapidly growing community economy consistent with housing development and the need for employment growth. General Plan Principle VI.3.4 provides that, "areas in which the rural character is clearly established, its nature is such that intensification is impractical, and current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan." However, "these principles do not preclude the addition of small-scale villages of a contrasting character in those communities." The proposed tentative parcel map would adjust the existing parcels boundaries under a previous recorded parcel map (PM36124), already designated for commercial use per SP229A1, to accommodate four (4) various commercial business uses. These commercial uses will blend with the existing rural lifestyle and equestrian atmosphere with complementary businesses and in-fill infrastructure.

The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) under Specific Plan No. 229, Amendment No. 1 in Planning Area 1 (SP229A1-PA1). The land use designation CD: CR allows local and regional serving retail and service uses. SP229A1 has two (2) commercial designated planning area (PA1 and PA5). Both can accommodate community commercial services and some institutional uses. These sites would provide for basic shopping needs for future residents in the surrounding communities. The services proposed within PA1 for this Project are consistent with the existing General Plan Land Use Designation (Commercial Retail) and with what was proposed for commercial uses under SP229A1. The underlining recorded Parcel Map (PM36124) would be reconfigured to per the proposed project's Tentative Parcel Map No. 37537 to align with the layout for each proposed commercial use of this Project.

2. The proposed map is located within the Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area. These policies and areas plans represent a rural community section of the County of Riverside. This area is in a state of transition from agriculture and mining to residential and commercial land uses; with the understanding of the commercial areas would be allocated to PA1 and PA5 of SP229A1 designated for commercial uses and development. The Policy Area recognizes commercial retail areas, PA1 and PA5, at the northeast corner of Cajalco Road and Wood Road (PA1 of 15 acres) and the northwest corner of Cajalco Road and Alexander Street (PA5 also 15 acres). The proposed Project is within the southern portion of the PA1's 15 acres (approx. 7 acres) of commercial retail designated land. The Project has been designed and developed with an understanding for needs of the immediate surrounding rural community as well as the regional influence that is brought to the area by Cajalco Road's (Expressway) connection to the I-15 and I-215 Freeways.

3. The site of the proposed land division is physically suitable for the type of development and density because the terrain is relatively flat, without steep hills or mountains. Development of the tentative parcel map will not require any unique considerations as the tentative parcel map is just for adjusting existing parcel lines within their same area to accommodate for four (4) commercial business and their interconnecting parking lot(s). These adjustments will assist in providing acreage for the commercial retail uses being proposed.

4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the IS/EIR Addendum for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant. No habitat conservations were identified.

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Project's Initial Study and Amended Environmental Impact Report, the Project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, GHG, Hazards, and Noise were considered in the Initial Study and Amended Environmental Impact Report.

6. The Project complies with the Schedule 'E' improvement requirements of Ordinance No. 460 as listed below.

a. Streets. Streets are proposed as shown on the Tentative Map, which includes improvements to both Cajalco Road and Wood Road. Additionally an entry driveway will be improved for access use into the complex with landscape barriers to prevent access into the existing residential neighborhood. These improvements will be consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Sidewalks will be constructed in accordance with improvement standards per Ordinance No. 461.

b. Domestic Water. Domestic water service will be supplied by the Western Municipal Water District (WMWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.

d. Sewage Disposal. Sewer service will be supplied by the WMWD.

e. Fences/Walls. Six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway, or other feature deemed to be hazardous. The Project proposes two (2) bio-retention/infiltration basins which are not deemed hazardous. No chain link fencing is proposed.

f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground.

7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The previously recorded parcel map (PM36124) has easement notes 1 thru 5 notating drainage easements in favor of the County of Riverside and the County of Riverside Flood Control. Per this new parcel map subdivision, these same drainage easements 1 thru 3 will remain in place as associated with the 25 to 35 foot wide drainage easements. Easement 4 and 5 will be realigned within the new parcels. The department of Flood Control and Transportation have cleared the proposed parcel map, recommending approval. Therefore, the subdivision will provide substantial equivalent easements to ones previously acquired by the public.

8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum sizes allowed by the Project site's Scenic Highway Commercial (C-P-S) Zoning Classification set forth in Ordinance No. 348 in that there is no minimum lot area required.

### **Conditional Use Permit Findings**

1. The Project site has a General Plan Land Use Designation of Community Development-Commercial Retail (CD: CR) (0.20-0.35 FAR).

2. The Project site is located within the Cajalco/Wood Policy Area and within Planning Area No. 1 of Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1).



3. The Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The land use designation CD: CR allows local and regional serving retail and service uses. SP229A1 has two commercial designated planning area (PA1 and PA5). Both can accommodate community commercial services and some institutional uses. These sites will provide for basic shopping needs for future residents and the surrounding community. The services proposed within PA1 for this Project is consistent with the existing General Plan Land Use Designation (Commercial Retail) and with what was proposed for commercial uses under SP229A1. The Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area encompass SP229A1. The area plan and policy area recognized within SP229A1 is a total of approximately 30 acres of commercial designated land. The proposed project is within the southern portion of the PA1's 15 acres (approx. 7 acres); with the remaining portion of PA1 not a part of this project. Highway access to the Cajalco Expressway, which can potentially aid commercial and Industrial growth, this area is in a state of transition from agriculture and mining to residential and commercial land uses. The proposed project provides commercial development consistent with the Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area.

4. As provided in the Zoning Ordinance for SP229A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards. The Zoning Classification is consistent with the Riverside County General Plan Land Use Designation of Commercial Retail (CR) because it allows for commercial retail uses. Additionally, Cajalco Road is provides access between the 15 and 215 freeways for commuters.

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's proposed gas station and drive-thru carwash will be located at the furthest distances from existing residential dwellings of SP229A1. No diesel truck fueling pumps are not located on site (see condition - 10 Planning-No Diesel Truck Fueling Pumps/Canopy). Landscaping has been installed to provide further screening of the development from the existing residences and to limit access into the existing residential community. The Project is within Zone B for Ordinance No. 655. All lighting proposed, will be shielded and directed down as to not interfere with Mt. Palomar Observatory and prevent light spillage to roadways and neighbors. Various County department; Fire, Flood, Environmental Health, Transportation, Building & Safety, and Waste Resources have reviewed and provided comments and conditions of approval for the project site for development.

6. As provided in the Zoning Ordinance for SP229 A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards for the planning area. Pursuant to Section 9.50 of Ordinance No. 348, the proposed uses associated with the Project area are allowed within the Scenic Highway Commercial (C-P-S) Zoning Classification with an approved Conditional Use Permit.

The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the Project site is surrounded by residential dwellings from SP229A1 to the north and east of the subject property. Vacant land and/or agricultural developed lands surround the project site from the west or south. The Project site is located at a major thoroughfare as provided by the Cajalco Road Expressway. The Project will provided needed commercial and retail services to nearby residents, as well as to those traveling along Cajalco Road, which provides access between the 15 and 215 freeways for commuters.

7. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project is on the northeast corner of Cajalco & Wood Roads. The project will give up 153 feet (from Cajalco Road centerline) for road-right-of-way (ROW) access (including the ultimate ROW determined by Transportation Dept.) for improvement when deemed necessary and ready for development by the Transportation Dept. of the County. Additional improvements of sidewalks, curbs, and gutters will be established along the project roadway perimeters. Entry into the Project will come from two (2) access points, both from Wood Road. No access will be created from the roadway access point off of Wood Road. Water quality best management practices (BMPs) of infiltration basins and/or bio-retention BMPs will be installed throughout along the perimeter of the project site.

**Development Findings:**

As provided in the Zoning Ordinance for SP229 A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards for the planning area. Pursuant to Section 9.50 of Ordinance No. 348, the Project is consistent with the development standards of the C-P-S zone as follows:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Additionally, there is not a minimum lot size per Specific Plan No. 229A1.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. No buildings for the proposed project exceed 35 feet in height. Additionally, Specific Plan No. 229A1 does not have any yard requirements indicated for Planning Area 1. The closest building to Cajalco Road is the drive-thru carwash at 21 feet and the closest building to Wood Road is the drive-thru restaurant at 40 feet. The closest building to the residential dwellings is Retail Building 1 (multi-tenant building); with a rear yard setback of 37 feet to the property line. Therefore the proposed project meets the development standard for the C-P-S zone.
3. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. As stated above, no buildings for the proposed project exceed 35 feet in height. The tallest building for the proposed project is Retail Building 2; with a height of 30 feet. Therefore no proposed building exceeds 50 feet in height and meets the development standard for the C-P-S zone.
4. The Project site is a shopping center with a total of 6 buildings or structures. The parking required a shopping center of this size is 201 parking stalls. The Project site would provide 263 parking stalls on asphalt concrete including disabled persons parking and electric vehicle parking; therefore exceeding the amount of parking required and would be consistent with the parking requirements as provided in Section 18.12 of Ordinance No. 348.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The Project dose have mechanical equipment on the roof, but the equipment is screened by parapets on each building from view of 1,320 feet; therefore meeting the development standard for the C-P-S zone.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E, and Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. These project were submitted to ALUC for review on April 18, 2018. On April 26, 2018 the project were deemed consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Lighting for the proposed project shopping center will be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be directed downward facing. No other reviews by ALUC are required.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Consultation was not requested by the Ramona Band of Indians, the Quechan Indian Nation, the Pala Band of Mission Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians or the Cahuilla Band of Indians.

Consultation with Pechanga was initiated on September 26, 2017 and this project was discussed. The tribe informed Planning that they had been present during the prior grading of the property and would not be requesting monitoring for this project. No Tribal Cultural Resources were identified by the tribe. Draft conditions of approval were sent to the tribe on September 28, 2017 and the final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

A letter was received from the Rincon tribe dated August 22, 2017 informing Planning that the tribe had knowledge of one place name associated with the project area. On September 06, 2017 the previous monitoring report was provided to the tribe. This project was discussed in a meeting held on October 04, 2017. No Tribal Cultural Resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

On September 06, 2017 the previous monitoring report was provided to the Soboba tribe. A face-to-face meeting was held on November 22, 2017 in which this project was discussed. No tribal cultural resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

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

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

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone. However, review of the project was done by the Riverside County Fire Department, Fire Marshall's office to make sure that the proposed project meet all requirements of Ordinance No. 787, plus fire suppression elements as addressed within the current California Building Code (CBC). The project has been conditioned by the Riverside County Fire Department.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from many who indicated opposition to the proposed project.

This project was presented before the Mead Valley Municipal Advisory Committee (MAC) on May 2, 2018 and again on November 7, 2018 and with the Woodcrest Municipal Advisory Committee (MAC) on July 12, 2018. The applicant indicated that they reached out to the Residents Association of Greater Lake Mathews (RAGLM) and that RAGLM would not meet with the applicant unless the fueling station and convenience store was removed from the project completely.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TPM37537 CUP03775  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2018  
Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Mead Valley



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and a new zoning ordinance. The County of Riverside is currently reviewing the County Planning Commission's recommendations and will be providing information on the new zoning ordinance. For further information, please contact the Riverside County Planning Department at (951) 955-2020 (Western County) or in Plain Desert at (760) 863-8777 (Eastern County) or Website: <http://www.riversidecounty.org>

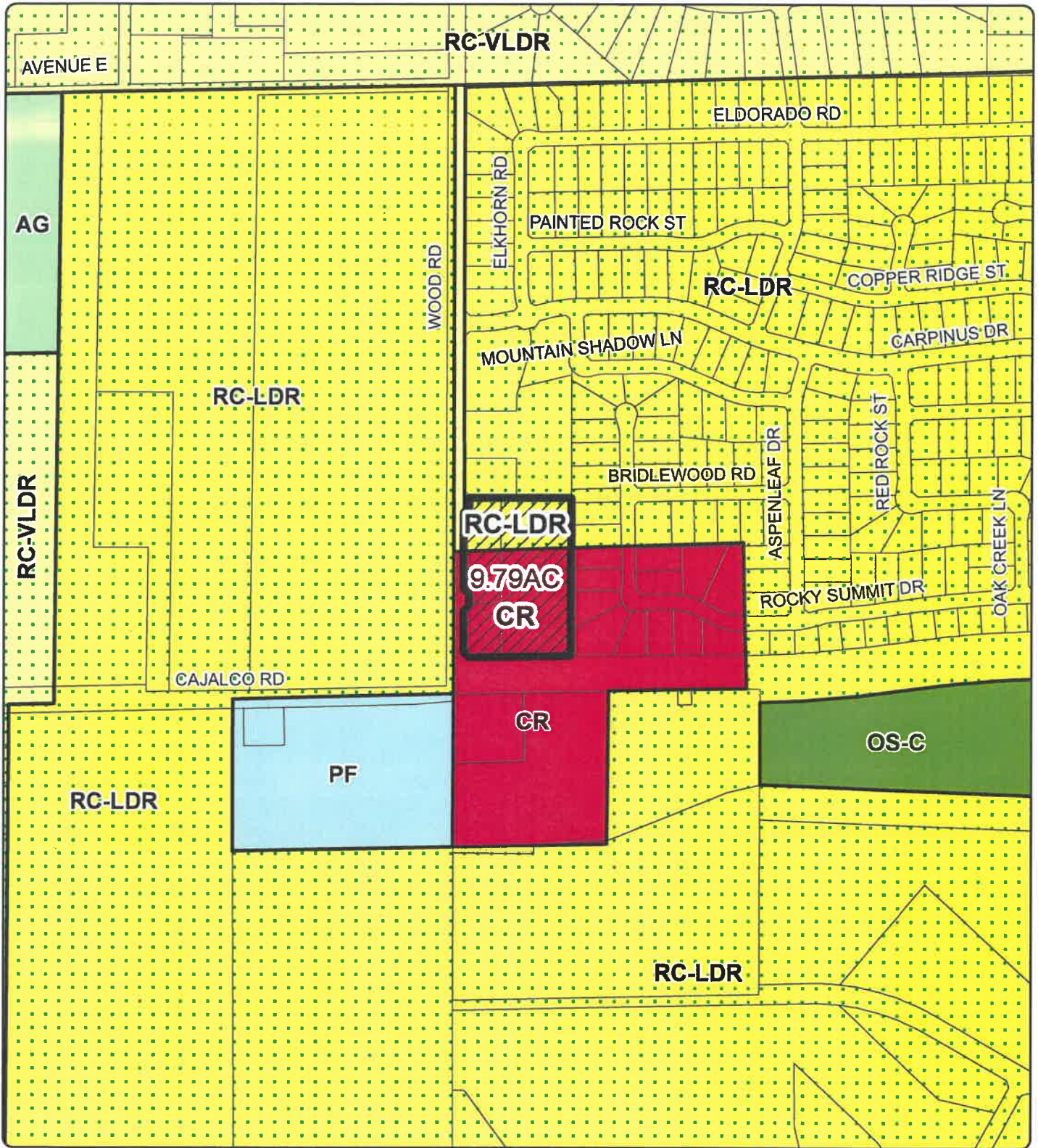
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37537 CUP03775

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2018  
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

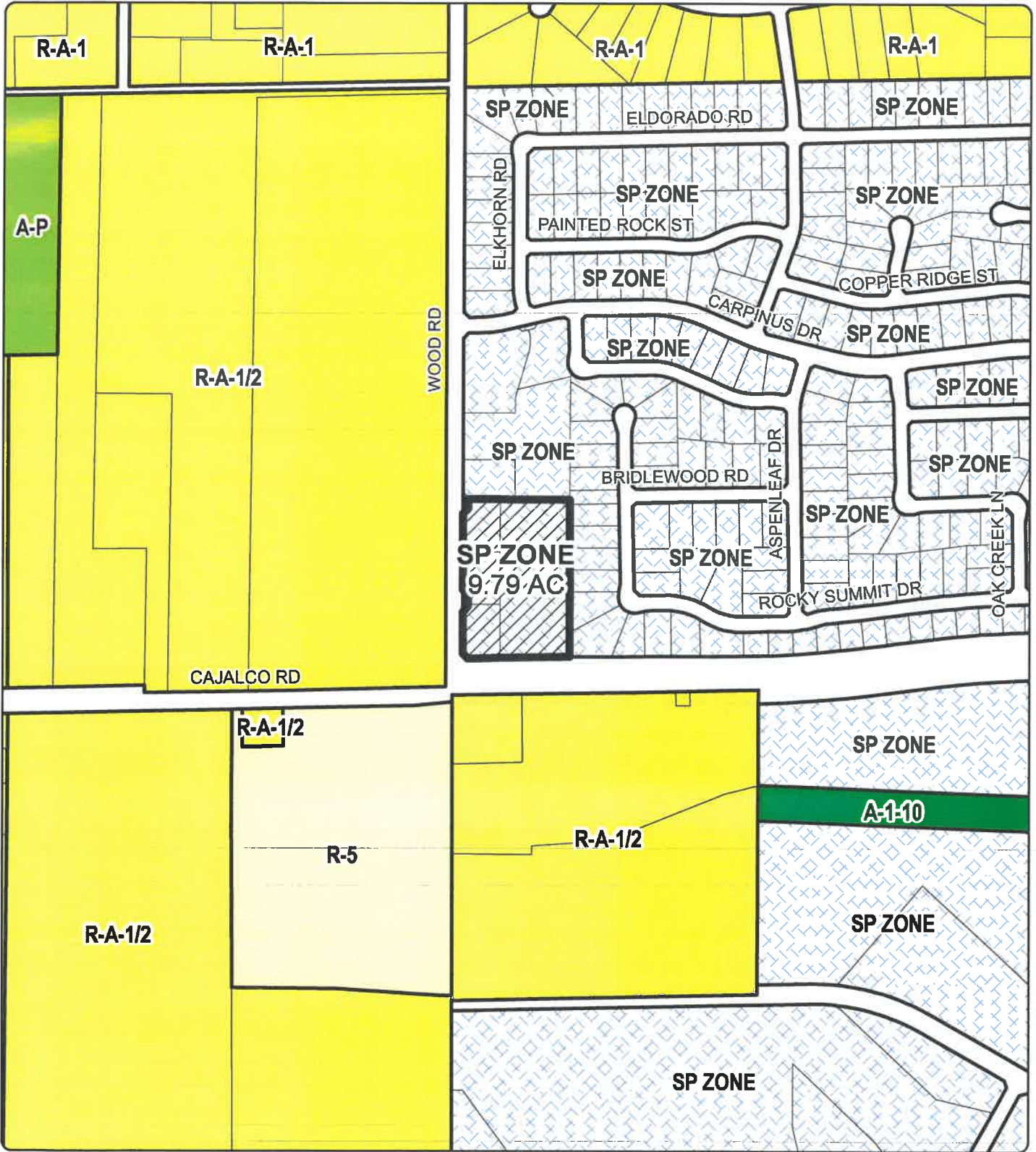
TPM37537 CUP03775

EXISTING ZONING

Supervisor: Jeffries  
District 1

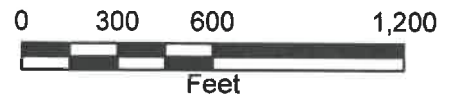
Date Drawn: 07/26/2018

Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37537 CUP03775

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2018  
Exhibit 1

## LAND USE



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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



# SCHEDULE "E" TENTATIVE PARCEL MAP NO. 37537

LOTS 1, 2, 3 AND 8 OF PARCEL MAP NO. 36124 AS SHOWN ON A MAP THEREOF FILED IN BOOK 233  
PAGES 36 THROUGH 38, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 WEST, S30E



### RECORDED INSTRUMENT SCHEDULE

SCHEDULE "E"  
SCHEDULE "E"

### PROPOSED STORM DRAINAGE

PROPOSED STORM DRAINAGE  
DRAINAGE SYSTEMS &  
CONSTRUCTION SPECIFICATIONS

### GEOLOGIC HAZARD NOTE

PARCELS ARE SUBJECT TO LANDSLIDE  
AND OTHER GEOLOGIC HAZARDS  
AS SHOWN ON GEOLOGIC MAPS

### COMMUNITY SERVICES AREAS

COMMUNITY SERVICES AREAS  
AS SHOWN ON MAPS

### WELLS

WELLS ARE SHOWN ON MAPS  
AS SHOWN ON MAPS

### AERIAL PHOTOGRAPHY

AERIAL PHOTOGRAPHY  
AS SHOWN ON MAPS

### ROAD PLAN DESIGNATION

ROAD PLAN DESIGNATION  
AS SHOWN ON MAPS

### DATE PREPARED

DATE PREPARED  
AS SHOWN ON MAPS

### LEGEND

LEGEND  
AS SHOWN ON MAPS

### PROPOSED PARCEL

PROPOSED PARCEL  
AS SHOWN ON MAPS

### EXISTING PARCEL

EXISTING PARCEL  
AS SHOWN ON MAPS

### EXISTING LOT

EXISTING LOT  
AS SHOWN ON MAPS

### EXISTING POWER POLE

EXISTING POWER POLE  
AS SHOWN ON MAPS

### EXISTING WATER

EXISTING WATER  
AS SHOWN ON MAPS

### EXISTING STORM DRAIN

EXISTING STORM DRAIN  
AS SHOWN ON MAPS

### EXISTING FENCE

EXISTING FENCE  
AS SHOWN ON MAPS

### PARCEL 1

PARCEL 1  
AS SHOWN ON MAPS

### LOT A

LOT A  
AS SHOWN ON MAPS

### ENGINEER

ENGINEER  
AS SHOWN ON MAPS

### APPLICANT

APPLICANT  
AS SHOWN ON MAPS

### CHANGES

CHANGES  
AS SHOWN ON MAPS

### UTILITIES AND SERVICES

UTILITIES AND SERVICES  
AS SHOWN ON MAPS

### PROPERTY ACQUISITION

PROPERTY ACQUISITION  
AS SHOWN ON MAPS

### ASSESSOR'S PARCEL NUMBER

ASSESSOR'S PARCEL NUMBER  
AS SHOWN ON MAPS

### SECTIONS, TOWNSHIP AND RANGE

SECTIONS, TOWNSHIP AND RANGE  
AS SHOWN ON MAPS

### THOMAS BROTHERS MAP

THOMAS BROTHERS MAP  
AS SHOWN ON MAPS

### EXISTING GENERAL PLAN DESIGNATIONS

EXISTING GENERAL PLAN DESIGNATIONS  
AS SHOWN ON MAPS

### ESSENTIAL USE

ESSENTIAL USE  
AS SHOWN ON MAPS

### PROPOSED USES

PROPOSED USES  
AS SHOWN ON MAPS

### EXISTING & PROPOSED ZONING

EXISTING & PROPOSED ZONING  
AS SHOWN ON MAPS

### LEGAL DESCRIPTION

LEGAL DESCRIPTION  
AS SHOWN ON MAPS

### EXISTING EASEMENT NOTES

EXISTING EASEMENT NOTES  
AS SHOWN ON MAPS

### EXISTING STORM DRAINAGE

EXISTING STORM DRAINAGE  
AS SHOWN ON MAPS

### EXISTING POWER POLES

EXISTING POWER POLES  
AS SHOWN ON MAPS

### EXISTING WATER

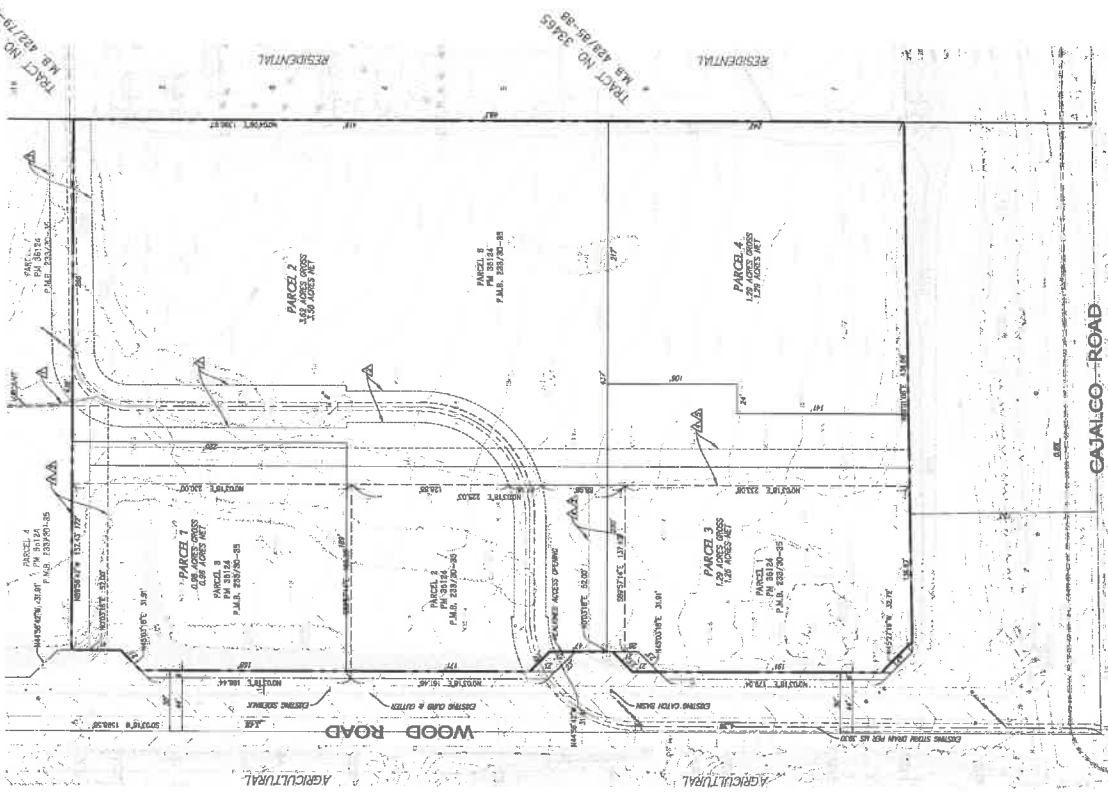
EXISTING WATER  
AS SHOWN ON MAPS

### EXISTING FENCES

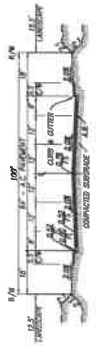
EXISTING FENCES  
AS SHOWN ON MAPS

### NOTES

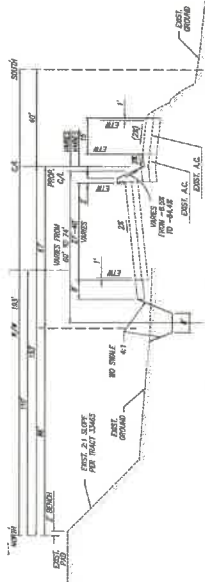
NOTES  
AS SHOWN ON MAPS



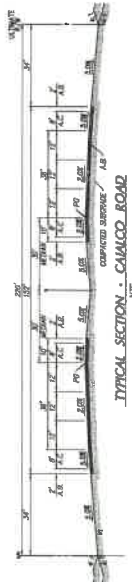
TYPICAL SECTION (EXISTING) - WOOD ROAD



TYPICAL SECTION - WOOD ROAD



TYPICAL SECTION (EXISTING) - CAJALCO ROAD



TYPICAL SECTION - CAJALCO ROAD

### PARCEL SUMMARY

PARCEL	ACRES	NET ACRES
1	41.818	41.817
2	17.615	17.614
3	5.132	5.131
4	15.332	15.331
5	15.332	15.331
6	15.332	15.331
7	15.332	15.331
8	15.332	15.331
TOTAL	131.503	131.502



**CASE: TPM37537**  
**EXHIBIT : Schedule E Parcel Map**  
**PLANNER: T. Wheeler**  
**DATE: March 18, 2020**

**COUNTY OF RIVERSIDE**  
**TENTATIVE PARCEL MAP**  
**NO. 37537**  
**SCHEDULE "E"**

**K&A**  
**ENGINEERING AND PLANNING**  
**SERVICES**

REV	DATE	DESCRIPTION

SET AT COUNCIL STREET  
 STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE  
 FILED (S) 17-000  
 FILE (S) 17-000

SHEET NO. 1  
 OF 1 SHEET





139 RADIO ROAD  
CORONA, CA 92789-1928  
P.O. BOX 1928  
CORONA, CA 92789-1928  
DIRECT FAX (951) 280-8833  
FAX (951) 280-8832

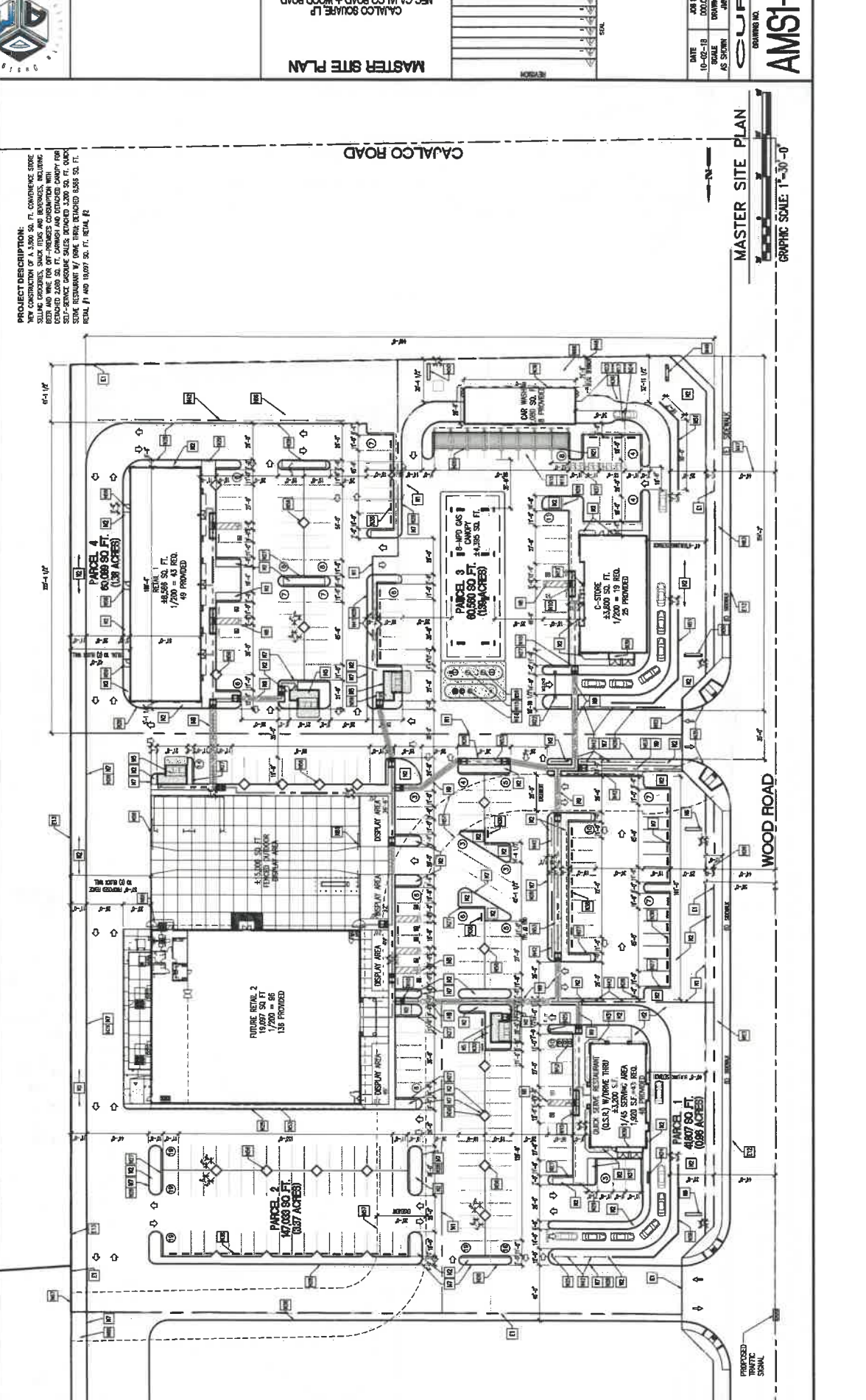
**KEYNOTES**  
**EXISTING**  
1) EXISTING DRIVEWAY - SEE CIVIL PLAN  
2) EXISTING DRIVEWAY - SEE CIVIL PLAN  
3) EXISTING DRIVEWAY - SEE CIVIL PLAN  
4) EXISTING DRIVEWAY - SEE CIVIL PLAN  
5) EXISTING DRIVEWAY - SEE CIVIL PLAN  
6) EXISTING DRIVEWAY - SEE CIVIL PLAN  
7) EXISTING DRIVEWAY - SEE CIVIL PLAN  
8) EXISTING DRIVEWAY - SEE CIVIL PLAN  
9) EXISTING DRIVEWAY - SEE CIVIL PLAN  
10) EXISTING DRIVEWAY - SEE CIVIL PLAN

**PROPOSED**  
1) EXISTING DRIVEWAY - SEE CIVIL PLAN  
2) EXISTING DRIVEWAY - SEE CIVIL PLAN  
3) EXISTING DRIVEWAY - SEE CIVIL PLAN  
4) EXISTING DRIVEWAY - SEE CIVIL PLAN  
5) EXISTING DRIVEWAY - SEE CIVIL PLAN  
6) EXISTING DRIVEWAY - SEE CIVIL PLAN  
7) EXISTING DRIVEWAY - SEE CIVIL PLAN  
8) EXISTING DRIVEWAY - SEE CIVIL PLAN  
9) EXISTING DRIVEWAY - SEE CIVIL PLAN  
10) EXISTING DRIVEWAY - SEE CIVIL PLAN

**PROJECT DESCRIPTION:**  
NEW CONSTRUCTION OF A 3,300 SQ. FT. CONVENIENCE STORE SELLING CONSUMER, SMOKY ITEMS AND BEVERAGES, INCLUDING HOT FOODS, TO BE LOCATED ON THE 1.239 ACRES OF PARCEL 2, 17,200 SQ. FT. (387 ACRES) AND 1.239 ACRES OF PARCEL 3, 60,000 SQ. FT. (1,386 ACRES) OF THE 67.400 ACRES OF THE DEVELOPMENT. SEE CIVIL PLAN FOR THE 1.239 ACRES OF PARCEL 2, 17,200 SQ. FT. (387 ACRES) AND 1.239 ACRES OF PARCEL 3, 60,000 SQ. FT. (1,386 ACRES) OF THE DEVELOPMENT.

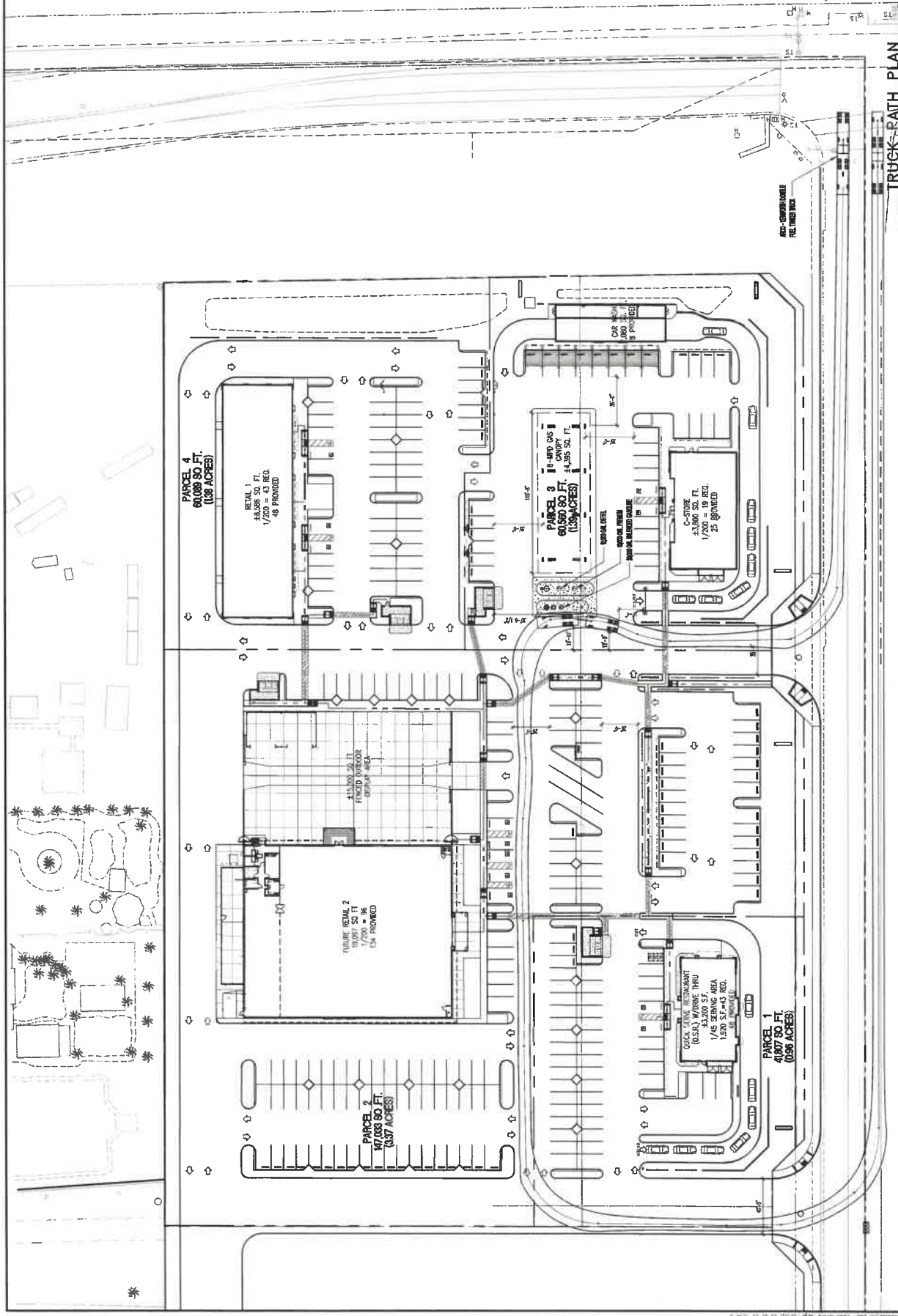
**PROPOSED PARCEL 1:** 4,807 SQ. FT. (0.86 ACRES) - SEE CIVIL PLAN. PARCEL 1 IS TO BE DEVELOPED FOR A RESTAURANT. SEE CIVIL PLAN FOR THE 4,807 SQ. FT. OF PARCEL 1.  
**PROPOSED PARCEL 2:** 17,200 SQ. FT. (387 ACRES) - SEE CIVIL PLAN. PARCEL 2 IS TO BE DEVELOPED FOR A CONVENIENCE STORE. SEE CIVIL PLAN FOR THE 17,200 SQ. FT. OF PARCEL 2.  
**PROPOSED PARCEL 3:** 60,000 SQ. FT. (1,386 ACRES) - SEE CIVIL PLAN. PARCEL 3 IS TO BE DEVELOPED FOR A GAS STATION AND CAR WASH. SEE CIVIL PLAN FOR THE 60,000 SQ. FT. OF PARCEL 3.

**KEYNOTES:**  
1) EXISTING DRIVEWAY - SEE CIVIL PLAN  
2) EXISTING DRIVEWAY - SEE CIVIL PLAN  
3) EXISTING DRIVEWAY - SEE CIVIL PLAN  
4) EXISTING DRIVEWAY - SEE CIVIL PLAN  
5) EXISTING DRIVEWAY - SEE CIVIL PLAN  
6) EXISTING DRIVEWAY - SEE CIVIL PLAN  
7) EXISTING DRIVEWAY - SEE CIVIL PLAN  
8) EXISTING DRIVEWAY - SEE CIVIL PLAN  
9) EXISTING DRIVEWAY - SEE CIVIL PLAN  
10) EXISTING DRIVEWAY - SEE CIVIL PLAN

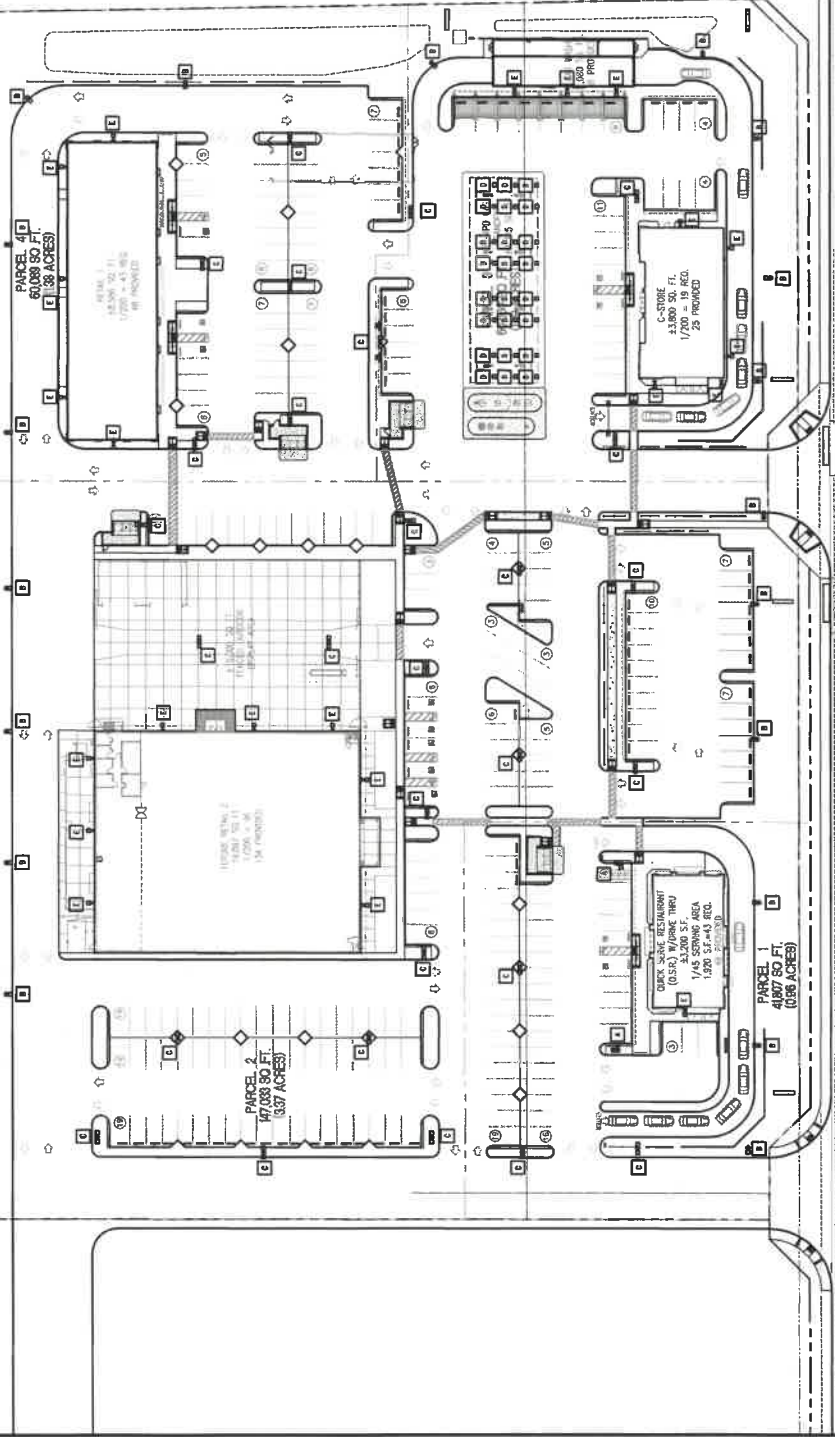
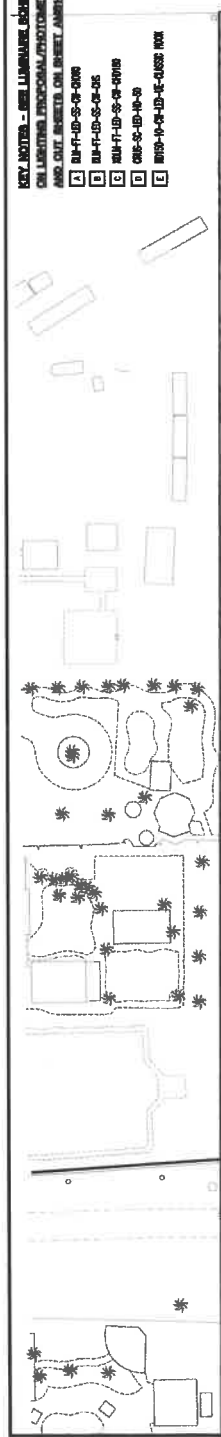


MASTER SITE PLAN  
GRAPHIC SCALE: 1" = 30'-0"

8/15/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



KEY: NOTATION - SEE LUMINAIRGE.COM FOR ALL LIGHTING SYMBOLS  
 AND OUT SHEETS ON SHEET AMS1-1  
 ALL LIGHTING SYMBOLS ON SHEET AMS1-1  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



WOOD ROAD

CAVALCO ROAD

LIGHTING PLAN EXHIBIT  
 GRAPHIC SCALE: 1"=30'-0"

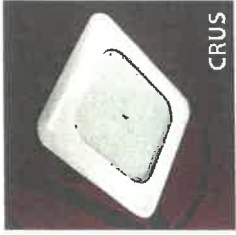
T & B CONSULTANTS  
 139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92879-1958  
 DIRECT (951) 260-3633  
 FAX (951) 260-3632

LIGHTING PLAN EXHIBIT  
 NEC CAVALCO ROAD & WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

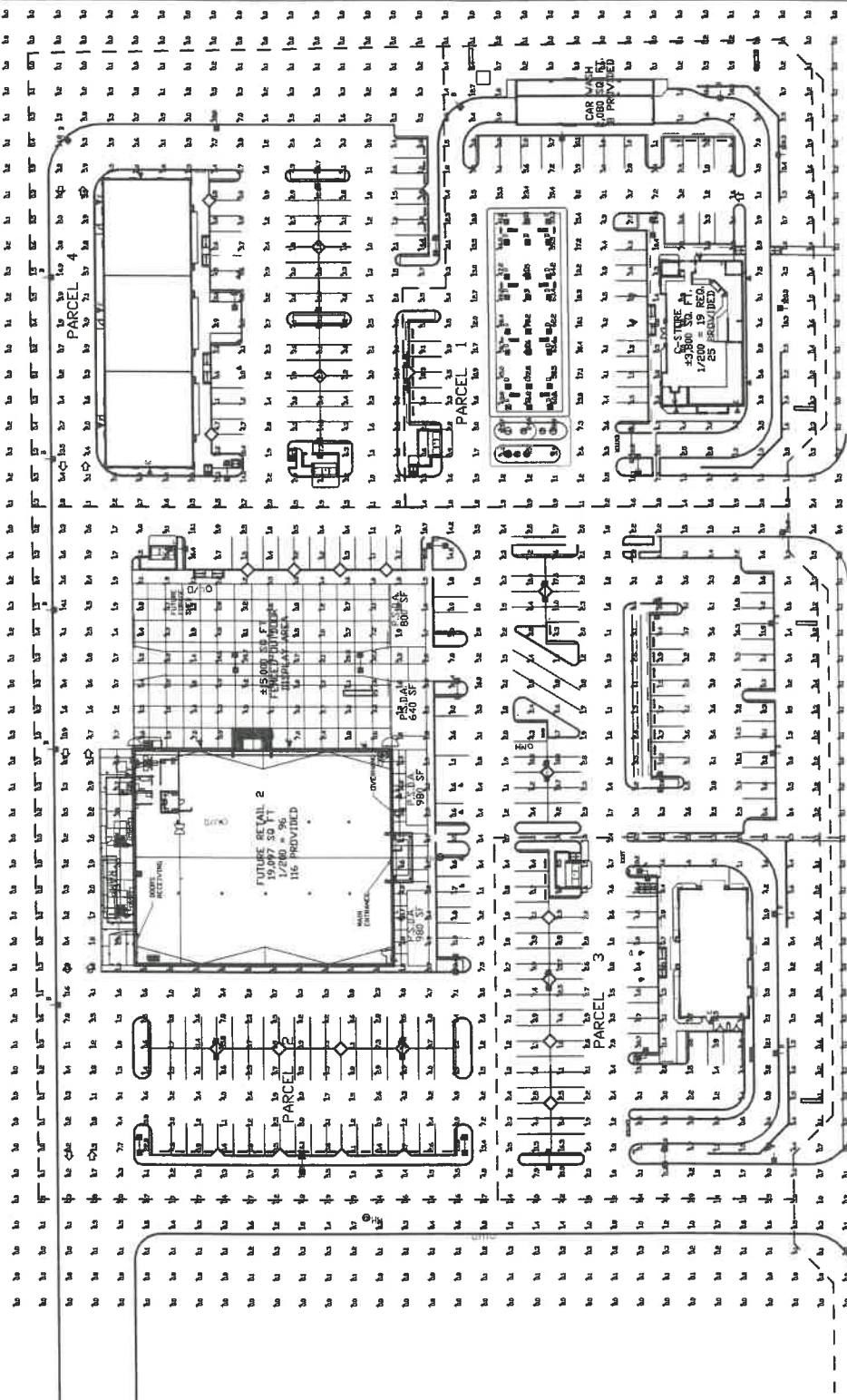
DATE	10-02-18
SCALE	000.000
DRAWN BY	AS SHOWN
CHECKED BY	JMH

JOB NO	18-000
DATE	10-02-18
SCALE	000.000
DRAWN BY	AS SHOWN
CHECKED BY	JMH

DRAWING NO.  
**AMS1-3**



SEE SCHEDULE FOR PRODUCT SPECIFICATIONS



Symbol	Quantity	Label	Arrangement	Description	ULF	Lumens/amp	Am. Lum. Lumens	Arr. Watts
A	2	2 @ 90 DEGREES	XLS-FT-LED-S-CA-360 - 14' W/ 1/2" H		1000	NA	22765	152A
B	16	SINGLE	XLS-FT-LED-S-CA-360 - 14' W/ 1/2" H		1000	NA	11983	962
C	29	200P	CRUS-LED-40-50 - 15' H/4		1000	NA	22765	192A
D	24	SINGLE	CRUS-LED-40-50 - 15' H/4		1000	NA	18252	132A
E	19	SINGLE	RD-2-F-LED-48-49-CN-4E - 12' H/1		1000	NA	6159	72

Label	CalcType	Units	Min	Max	Avg	Min/ft <sup>2</sup>	Avg/ft <sup>2</sup>	Max/ft <sup>2</sup>
ALL CELLS	FC	FC	1.0	1.0	1.0	NA	NA	NA
INSIDE CDR PARCEL 1	Illuminance	FC	3.1	3.1	3.1	NA	NA	NA
INSIDE CDR PARCEL 2	Illuminance	FC	3.9	3.8	3.8	1940	1940	1940
INSIDE CDR PARCEL 3	Illuminance	FC	3.9	3.7	3.7	13.0	10253	10253
INSIDE CDR PARCEL 4	Illuminance	FC	4.5	4.5	4.5	62.75	21930	21930

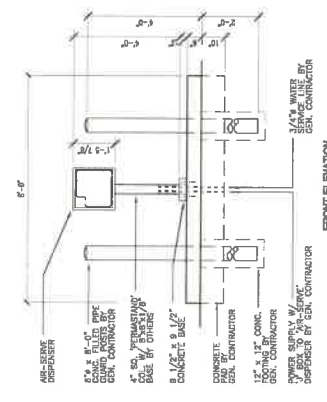
Based on the information provided, all measurements and calculations were made using the lighting fixture data provided in the schedule and the lighting layout. The lighting plan represents the lighting layout for the building as shown. The lighting plan does not represent the lighting layout for the building as shown. The lighting plan does not represent the lighting layout for the building as shown. The lighting plan does not represent the lighting layout for the building as shown. The lighting plan does not represent the lighting layout for the building as shown.

Total Project Value: \$100,000.00
   
 Date: 10/15/2024
   
 Project Name: 1000 WOOD ROAD
   
 Project No: 1000 WOOD ROAD
   
 Scale: 1/8" = 1'-0"
   
 Drawing No: 1000 WOOD ROAD
   
 Date: 10/15/2024
   
 Scale: 1/8" = 1'-0"

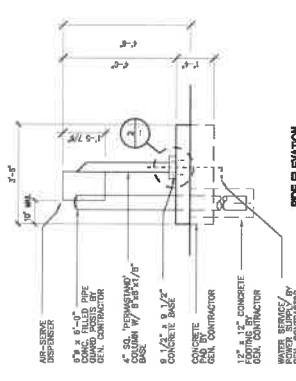


DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JMH

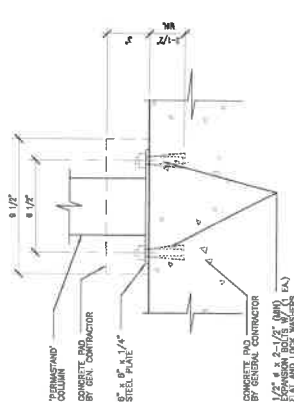
DRAWING NO.  
**AS2-3**



**FRONT ELEVATION**



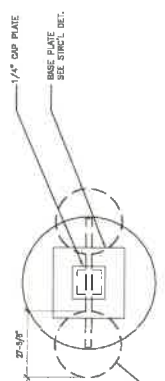
**SIDE ELEVATION**



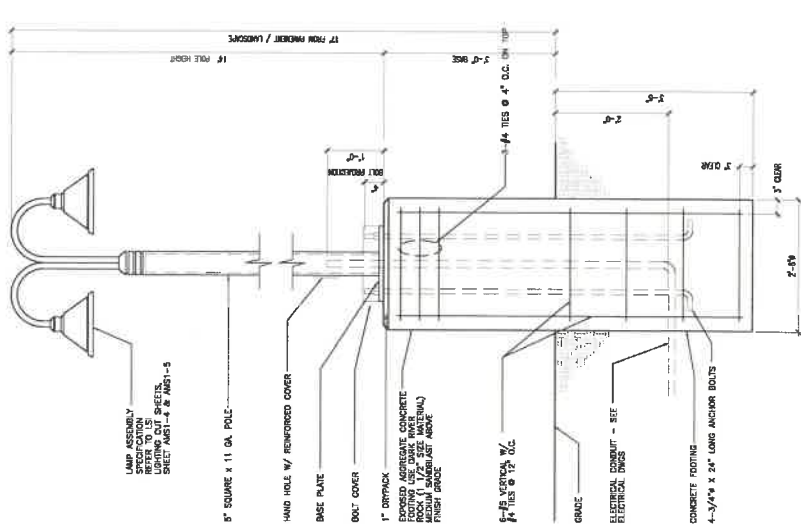
**1. 12" x 12" CONCRETE FOOTING**

**Dispenser Technical Specifications**

1. DISPENSER SHALL BE A 1/2" HP OIL-LISS 10.000 HOUR HEAVY DUTY POWER-SERVE COMPRESSOR WITH 1/2" HP OIL-LISS 10.000 HOUR HEAVY DUTY CONTINUOUS FLOW RELIEF VALVE AND PATENTED DESIGN VALVES FOR OIL AND WATER SHARING.
2. COIN METER SHALL BE A 25 CENTS PER HOUR MECHANICAL COIN METER WITH A 25 CENTS PER HOUR MECHANICAL COIN METER.
3. COIN METER SHALL BE A 25 CENTS PER HOUR MECHANICAL COIN METER WITH A 25 CENTS PER HOUR MECHANICAL COIN METER.
4. DISPENSER SHALL BE A 1/2" HP OIL-LISS 10.000 HOUR HEAVY DUTY POWER-SERVE COMPRESSOR WITH 1/2" HP OIL-LISS 10.000 HOUR HEAVY DUTY CONTINUOUS FLOW RELIEF VALVE AND PATENTED DESIGN VALVES FOR OIL AND WATER SHARING.
5. ELECTRICAL QUICK DISCONNECT ELECTRICAL CONNECTIONS, STANDARD ELECTRICAL CONNECTIONS SHALL BE USED FOR ALL ELECTRICAL CONNECTIONS TO THE DISPENSER. THE DISPENSER SHALL BE INSTALLED ON A GROUND FULFILLING ALL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) FOR WIRING INSTALLATION WITH INSULATING PERMISSIBILITY.
6. WATER VALVES SHALL BE OPERATIONAL WATER SHARING VALVES.
7. LOCKING SYSTEM MECHANICAL LOCK SYSTEM AND STEEL LOCKING BAR SHALL BE USED TO SECURE THE DISPENSER TO THE POLE.
8. BACK PANEL OR WALK WAY SHALL BE INSTALLED ON THE BACK OF THE DISPENSER. THE WALK WAY SHALL BE INSTALLED ON A CONCRETE SURFACE (PERMANENTS CAN ONLY BE INSTALLED ON A CONCRETE SURFACE).
9. PROVIDE A BACKFLOW PREVENTER AT WATER DISPENSER. LOCATE IN AREA NOT READILY ACCESSIBLE TO THE PUBLIC.



**3. LIGHT STANDARD PLAN VIEW**



**4. LIGHT STANDARD SIDE ELEVATION**

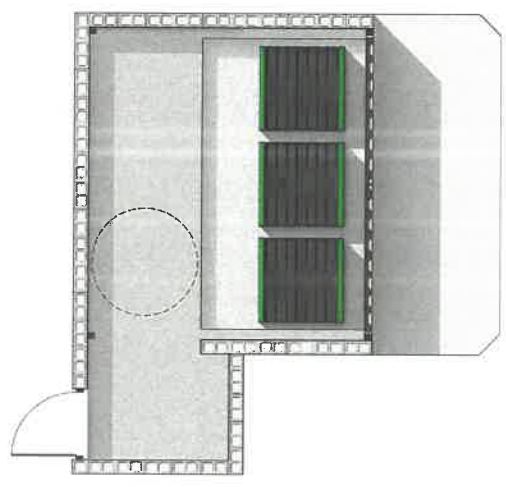


DATE	JOB NO	SCALE	DRAWN BY	CHECKED BY
05-21-18	000000	AS SHOWN	YBC	YBC

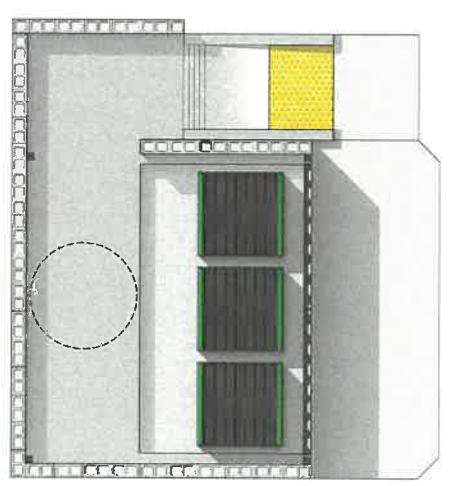
DRAWING NO.  
**AS2-1**

**TRASH ENCLOSURE  
PLANS AND ELEVATIONS**  
NEG CAJALCO ROAD & WOOD ROAD  
CALALCO SQUARE LP  
SAN JOAQUIN COUNTY OF RIVERSIDE, CA

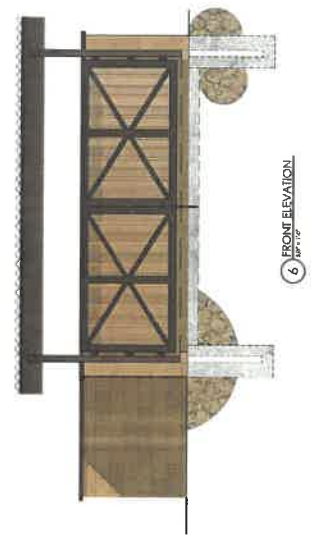
139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



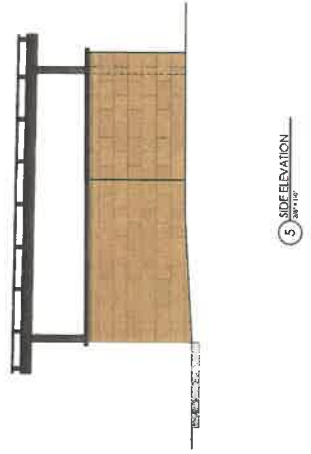
2 FLOOR PLAN - B  
1/8" = 1'-0"



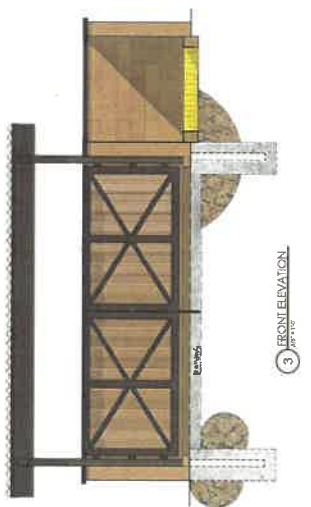
1 FLOOR PLAN - A  
1/8" = 1'-0"



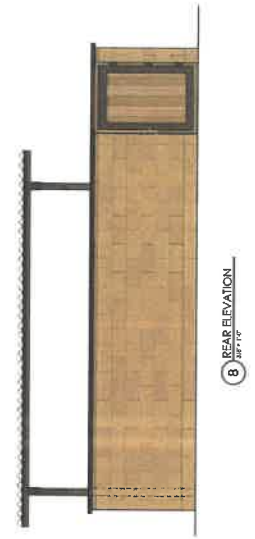
6 FRONT ELEVATION  
1/8" = 1'-0"



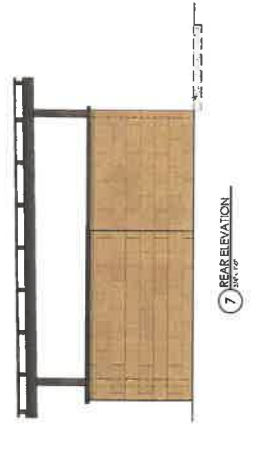
5 SIDE ELEVATION  
1/8" = 1'-0"



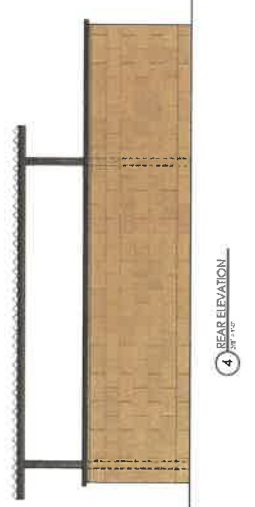
3 FRONT ELEVATION  
1/8" = 1'-0"



8 REAR ELEVATION  
1/8" = 1'-0"



7 REAR ELEVATION  
1/8" = 1'-0"



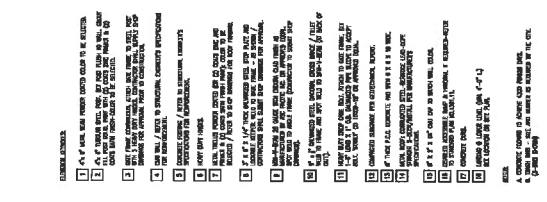
4 REAR ELEVATION  
1/8" = 1'-0"

DATE: 09-21-18  
 JOB NO: 000,000  
 SCALE: AS SHOWN  
 DRAWN BY: JEH  
 CUP DRAWING NO.

# AS2-1

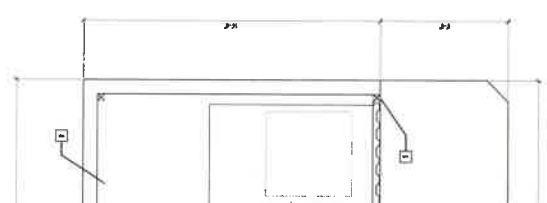
TRASH ENCLOSURE  
 PLANS AND ELEVATIONS  
 CATALCO SQUARE LP  
 NEG CATALCO ROAD & WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

139 RADIO ROAD  
 CORONA, CA 92799  
 P.O. BOX 1958  
 CORONA, CA 92788-1958  
 FAK (951) 280-3832  
 DIRECT (951) 280-3833



**ALSO SEE SPECIFICATIONS**

1. SEE SECTION 05 20 00 FOR DOOR AND WINDOW INSTALLATION.
2. SEE SECTION 05 00 00 FOR FINISHES.
3. SEE SECTION 05 10 00 FOR MECHANICAL SYSTEMS.
4. SEE SECTION 05 30 00 FOR ELECTRICAL SYSTEMS.
5. SEE SECTION 05 50 00 FOR PAINT AND COATINGS.
6. SEE SECTION 05 60 00 FOR ROOFING SYSTEMS.
7. SEE SECTION 05 70 00 FOR FLOORING SYSTEMS.
8. SEE SECTION 05 80 00 FOR WALL AND CEILING SYSTEMS.
9. SEE SECTION 05 90 00 FOR SPECIALTIES.

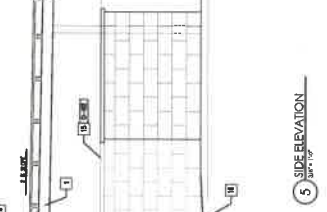
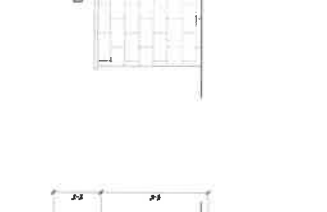
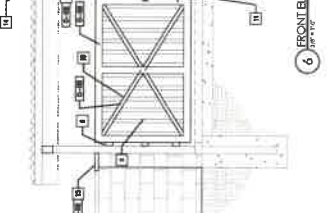
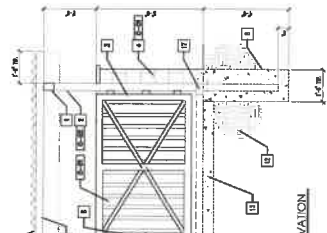


**ALSO SEE SPECIFICATIONS**

1. SEE SECTION 05 20 00 FOR DOOR AND WINDOW INSTALLATION.
2. SEE SECTION 05 00 00 FOR FINISHES.
3. SEE SECTION 05 10 00 FOR MECHANICAL SYSTEMS.
4. SEE SECTION 05 30 00 FOR ELECTRICAL SYSTEMS.
5. SEE SECTION 05 50 00 FOR PAINT AND COATINGS.
6. SEE SECTION 05 60 00 FOR ROOFING SYSTEMS.
7. SEE SECTION 05 70 00 FOR FLOORING SYSTEMS.
8. SEE SECTION 05 80 00 FOR WALL AND CEILING SYSTEMS.
9. SEE SECTION 05 90 00 FOR SPECIALTIES.

1 FLOOR PLAN - A  
 1/8\"/>

2 FLOOR PLAN - B  
 1/8\"/>



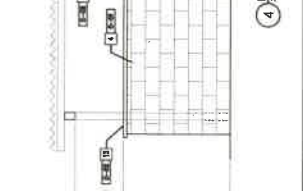
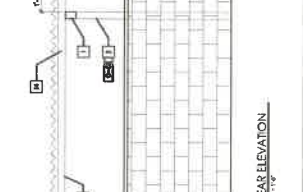
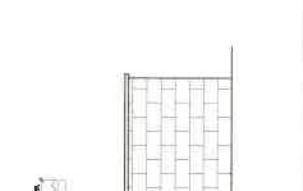
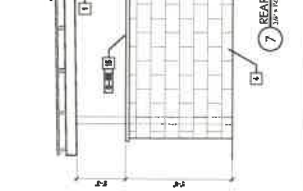
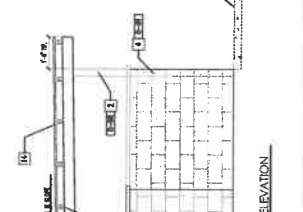
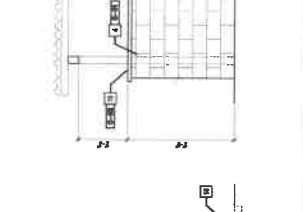
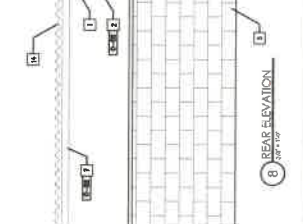
3 FRONT ELEVATION  
 1/8\"/>

4 REAR ELEVATION  
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5 SIDE ELEVATION  
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6 FRONT ELEVATION  
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7 REAR ELEVATION  
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6 FRONT ELEVATION  
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139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 240-3833  
FAX (951) 240-3832

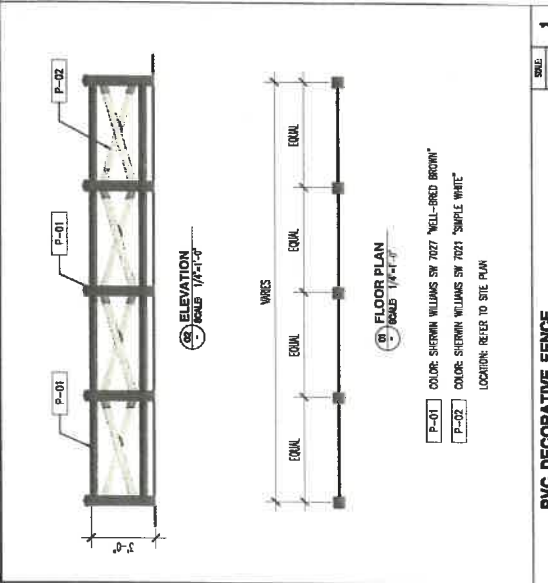


SCREEN WALL AND CROSS  
SECTION ALONG WOOD RD.  
CALALCO SQUARE LP  
MEG CALALCO ROAD & WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO.
08/21/18	000000
BY	CHECKED
AS STATION	NO.

DATE: 08/21/18  
JOB NO: 000000  
CHECKED:  
BY: AS STATION NO:  
DRAWN BY: J&B  
SCALE: 1/4"=1'-0"

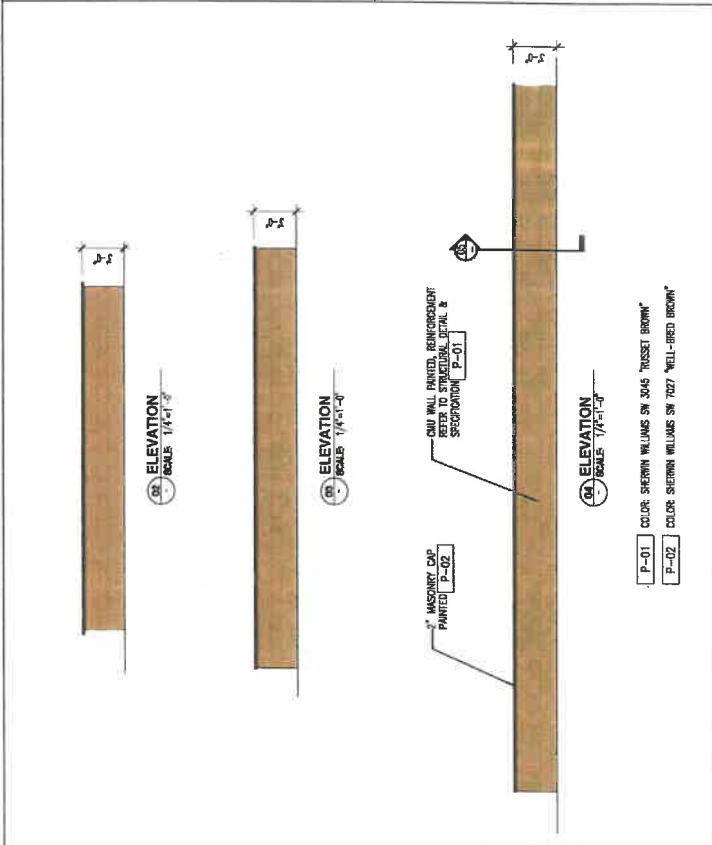
AS2-2



PVC DECORATIVE FENCE

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

1



SCREEN WALL ALONG DRIVE-THRU CORNER

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

2



NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD

NORTH ELEVATION

SHEET 1



EAST ELEVATION

SHEET 2

CASE: CUP03775  
EXHIBIT B: Project Site Elevation  
PLANNER: T. Wheeler  
DATE: March 18, 2020



DATE: 03-21-18  
DRAWN BY: AS SHOWN  
SCALE: AS SHOWN  
JOB NO: 00000  
DRAWN BY: TDC  
CUP DRAWING NO: A2-1

REVISION	SCALE

CONVENIENCE STORE  
EXTERIOR ELEVATIONS  
CALICO SQUARE LP  
NE CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-9833  
FAX (951) 280-9832

DATE	06-21-19
SCALE	AS SHOWN
DRAWN BY	JMH
CHECKED BY	

CONVENIENCE STORE  
DRAWING NO. A2-1

**GENERAL NOTES:**  
REVAL LOCATIONS IN FRESH SYSTEMS SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

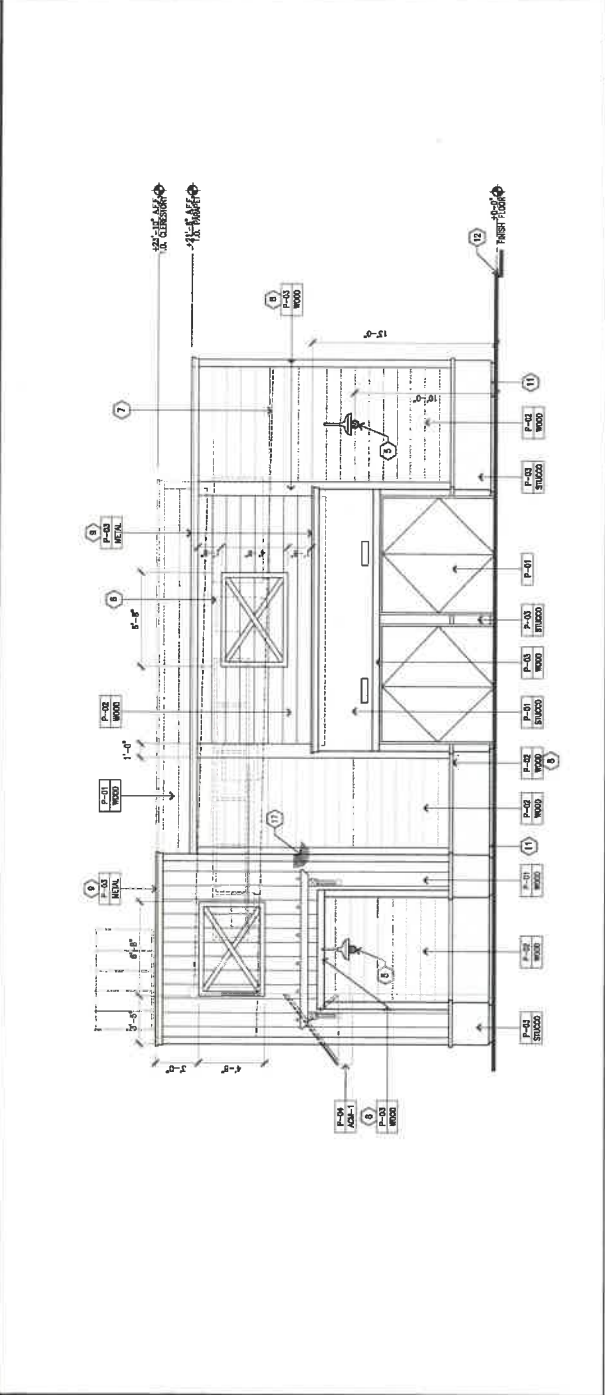
**KEYNOTES:**

- 1) SPONGE
- 2) ALUMINUM STRUCTURE
- 3) METAL CHAMP
- 4) METAL WALL PANELS TO MATCH BUILDING COLOR
- 5) METAL WALL PANELS TO MATCH BUILDING COLOR
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- 100) METAL WALL PANELS TO MATCH BUILDING COLOR

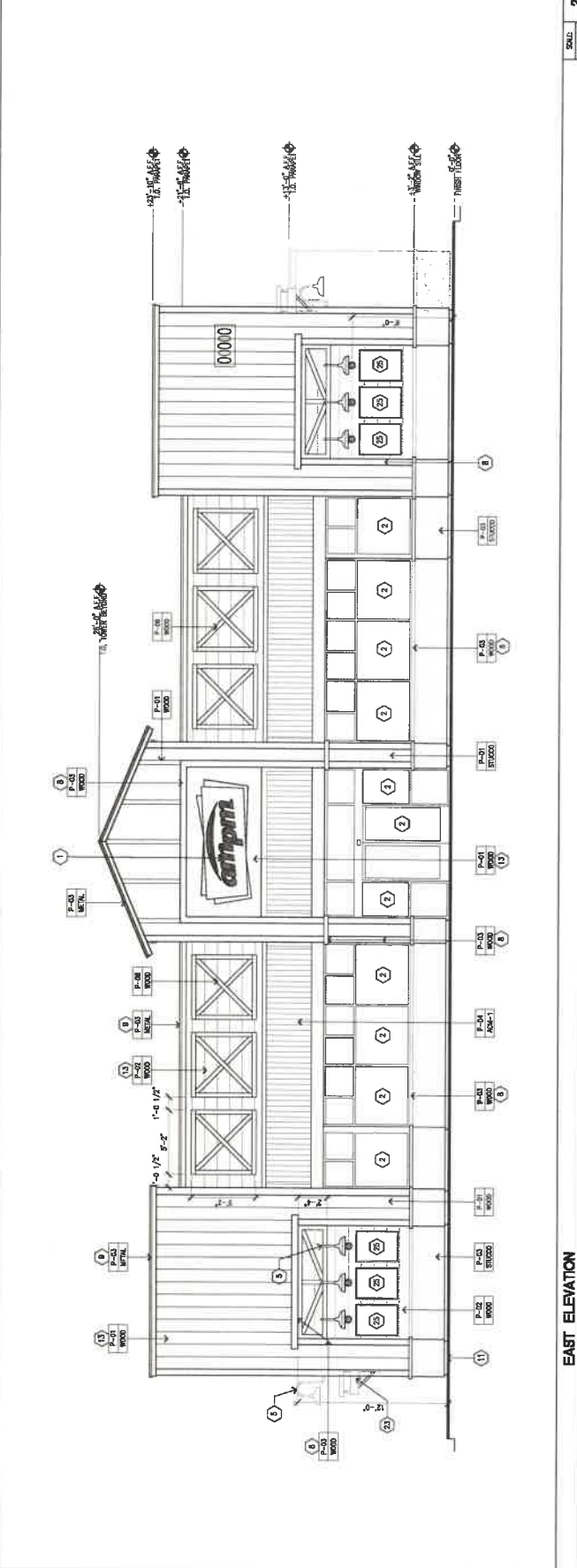
**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

F-01 COLOR: SIERRA WILLIAMS BY 2024 "VANILLA GOLD"  
F-02 COLOR: SIERRA WILLIAMS BY 2024 "SUNSET BROWN"  
F-03 COLOR: SIERRA WILLIAMS BY 2024 "WELL-USED BROWN"  
F-04 COLOR: PANTONE 193C "DWARVE"  
F-05 COLOR: DUNK DEMANDS SET BY "DUNKING TO DUNK"  
F-06 COLOR: SIERRA WILLIAMS BY 7021 "SUNBLE WHITE"  
F-07 BLENDS AND TRIMS  
F-08 ALUMINUM COMPOSITE MATERIAL-PANORAMA PINK LIME "VANILLA ICE CREAM"  
F-09 7/8" COBALT PASTER METAL-PAVONE PINK LIME "VANILLA ICE CREAM"  
F-10 1/2" COBALT PASTER METAL-PAVONE PINK LIME "VANILLA ICE CREAM"

**NOTE: SIGNAGE SEPARATE SUBMITTAL**

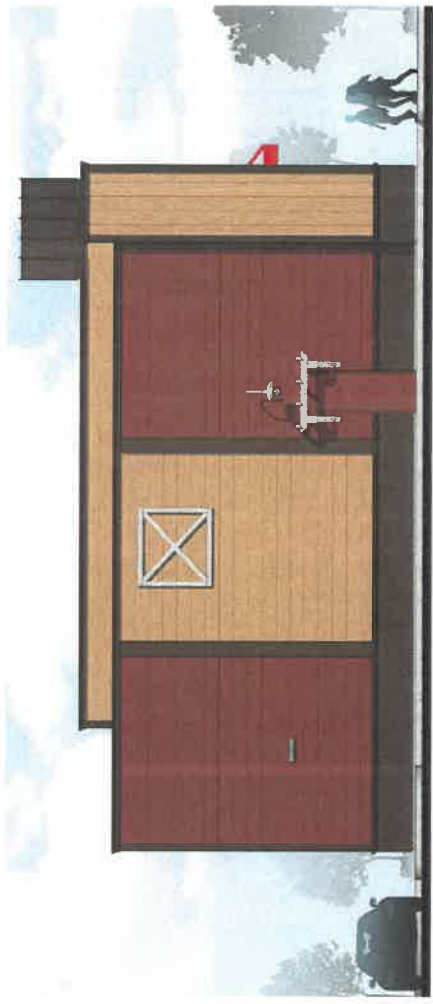


**NORTH ELEVATION**



**EAST ELEVATION**

DATE	09-21-18
SCALE	AS SHOWN
DRWN BY	JBC
CHECKED BY	JBC



NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD

**SOUTH ELEVATION**



**WEST ELEVATION**

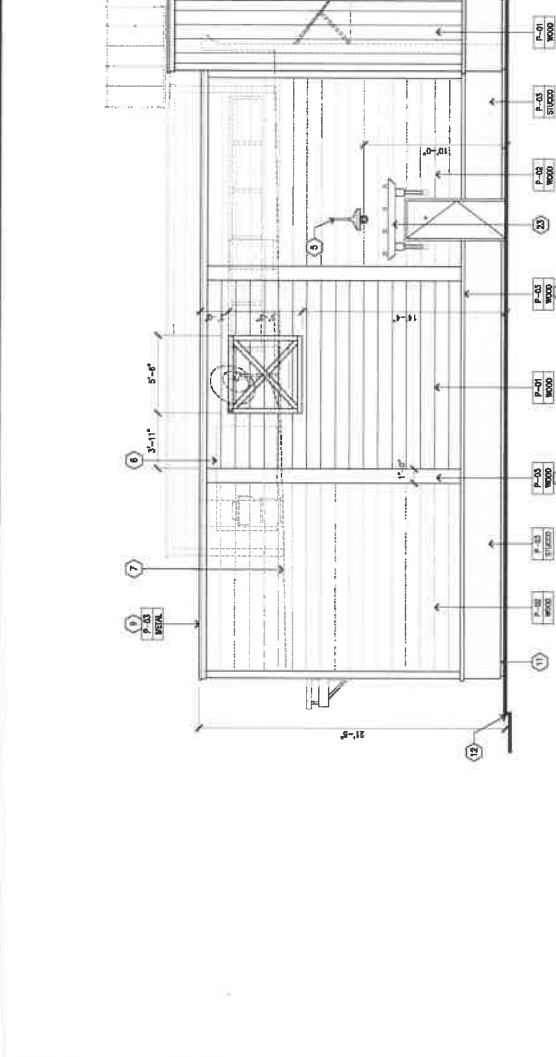


**GENERAL NOTES:**  
 REVEAL LOCATIONS IN FINISH SECTION SHOWN ARE TO MATCH AS CLOSELY AS POSSIBLE TO EXISTENCE.  
**KEYNOTES:**

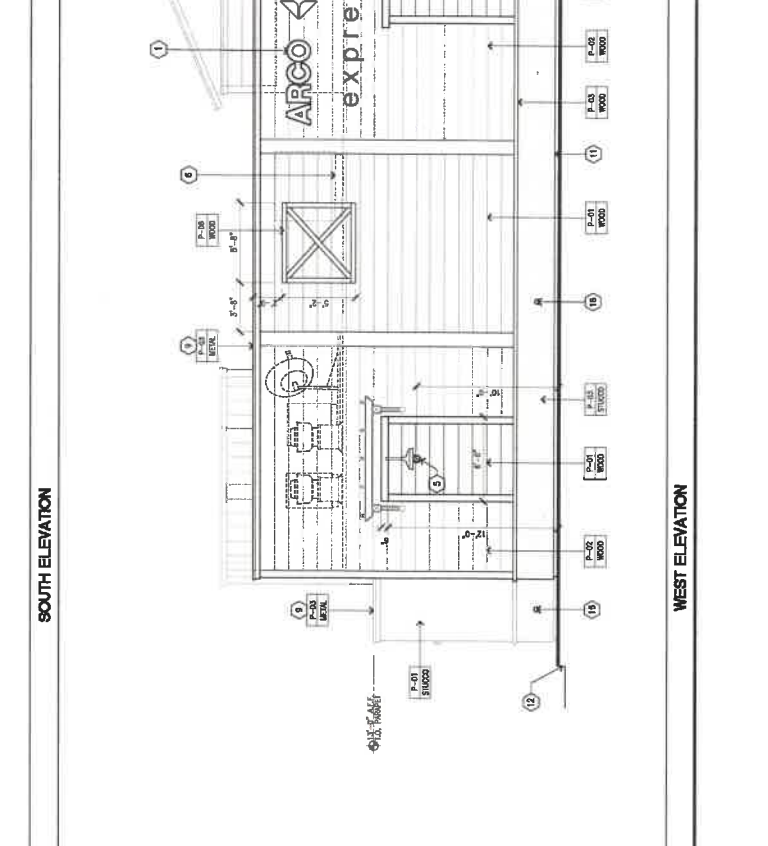
- 1 SHIMME
- 2 ALUMINUM SPOKES/POST
- 3 METAL CHIMNEY
- 4 INTERNALLY ILLUMINATED
- 5 EXTERIOR LIGHTING
- 6 EXTERIOR LIGHTING - REFER TO
- 7 PHOTOMETRIC PLAN
- 8 ROOF TOP MECHANICAL UNITS
- 9 PERMANENT ROOF LINE
- 10 METAL CORING
- 11 FINISH WALL
- 12 4" METAL EDGE
- 13 8" CONCRETE CURB
- 14 HORIZONTAL & VERTICAL
- 15
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**EXTERIOR MATERIAL / FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**  
 [E-501] COLOR: SHOWN WILLIAMS SP 8024 "WINDAGE COUL" (P-501)  
 [E-502] COLOR: SHOWN WILLIAMS SP 3045 "MUSSET BROWN" (P-502)  
 [E-503] COLOR: SHOWN WILLIAMS SP 7027 "WELL-BRED BROWN" (P-503)  
 [E-504] COLOR: PANTONE 196C "CORAL" (P-504)  
 [E-505] COLOR: SHOWN WILLIAMS SP 654 "TANNING TO DIRT" (P-505)  
 [E-506] COLOR: SHOWN WILLIAMS SP 7071 "SMILE WHITE" (P-506)  
 [E-507] SHIMS AND TRIMS (P-507)  
 [E-508] ALUMINUM COMPOSITE MATERIAL - FINISH: R16C "TANNEE MID-GLOSS" (P-508)  
 [E-509] 7/8" COLTIF PLASTER INSTALLED PER MFG. SPECIFICATION (P-509) (FORMER: FINE SAND FINISH)

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**SOUTH ELEVATION**



**WEST ELEVATION**

139 RADIO ROAD  
CORONA, CA 92729  
P.O. BOX 1958  
CORONA, CA 92728-1958  
DIRECT (951) 260-3833  
FAX (951) 280-3832

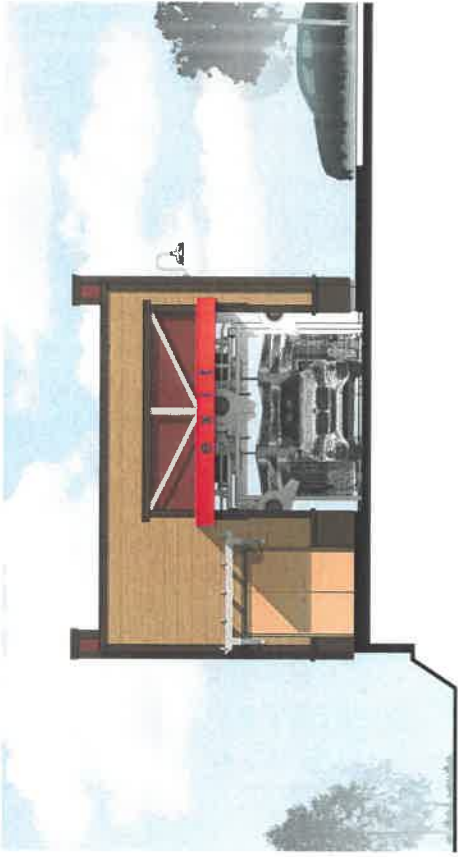


**CARWASH**  
**EXTERIOR ELEVATIONS**  
CAYALCO SQUARE LP  
NEC CAYALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO	JOB NO
08-21-18	000000	000000
SCALE	DRAWN BY	DATE
AS SHOWN	XBC	XBC

**CUP**  
DRAWING NO.

**A2-3**



NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD

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

EAST ELEVATION



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

NORTH ELEVATION





DATE	JOB NO
09-21-18	000000
SCALE	DRAWN BY
AS SHOWN	JMR

**GENERAL NOTES:**  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.  
2. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
4. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

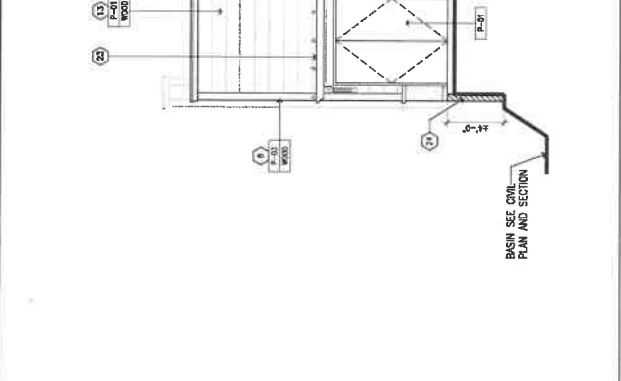
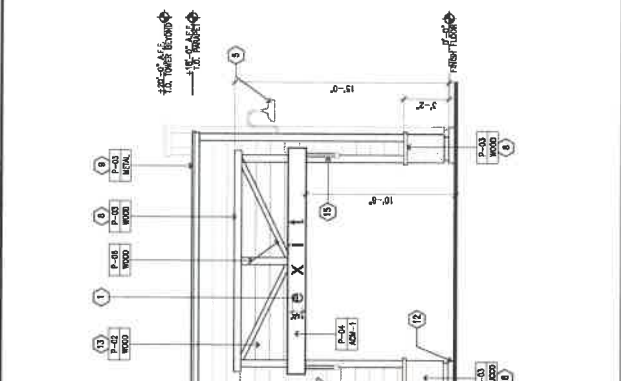
**KEYNOTES:**

- (1) SINK
- (2) ALUMINUM EXTERIOR
- (3) METAL CHIMNEY
- (4) METAL CHIMNEY
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**EXTERIOR MATERIAL - FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

- [P-01] COLOR: SHERWIN WILLIAMS BY 9004 "VANISE CUP"
- [P-02] COLOR: SHERWIN WILLIAMS BY 3045 "BLOSSOM BROWN"
- [P-03] COLOR: SHERWIN WILLIAMS BY 7027 "WELL-BRED BROWN"
- [P-04] COLOR: PANTONE 186C "DUNKLE"
- [P-05] COLOR: SHERWIN WILLIAMS BY 7021 "DUNKLE WHITE"
- [P-06] COLOR: SHERWIN WILLIAMS BY 7021 "DUNKLE WHITE"
- [P-07] COLOR: SHERWIN WILLIAMS BY 7021 "DUNKLE WHITE"
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- [P-60] COLOR: SHERWIN WILLIAMS BY 7021 "DUNKLE WHITE"

**NOTE: SIGNAGE SEPARATE SUBMITTAL**







DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JRC

DRAWING NO.  
**A2-5**



NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD

**SOUTH ELEVATION**

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



**EAST ELEVATION**

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



DATE	JOB NO
08-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JAH

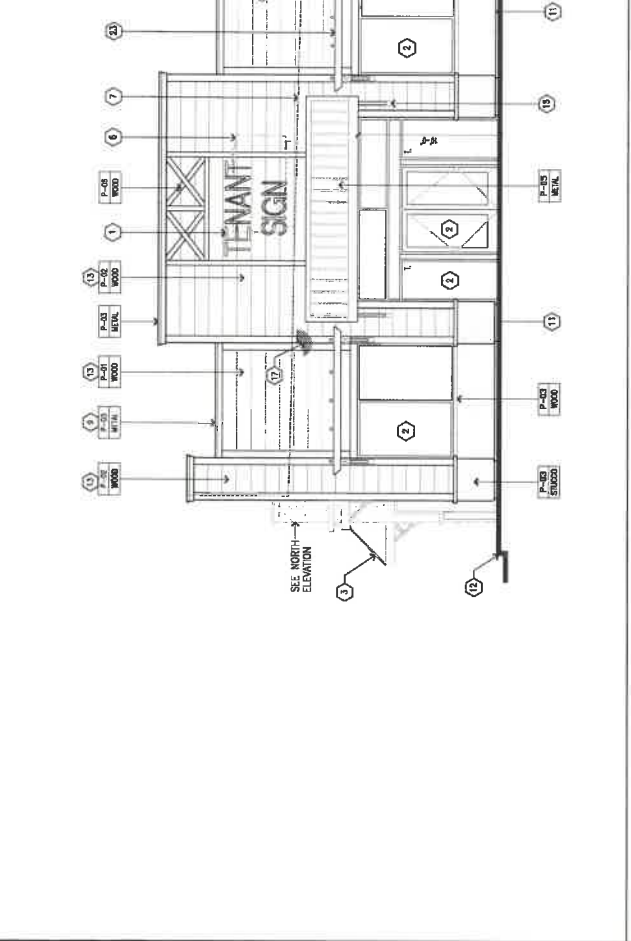
CUP DRAWING NO.  
**A2-5**

- GENERAL NOTES:**  
REVAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- KEYNOTES:**
1. FINISH
  2. ALUMINUM STOCKS/STAIR
  3. METAL CANOPY
  4. INTERNALLY ILLUMINATED METAL WALL SIGN
  5. EXTERIOR LIGHTS-REFER TO PHOTOMETRIC PLAN
  6. APPROXIMATE ROOF LINE
  7. APPROXIMATE ROOF LINE
  8. APPROXIMATE ROOF LINE
  9. METAL COPING
  10. FINISH
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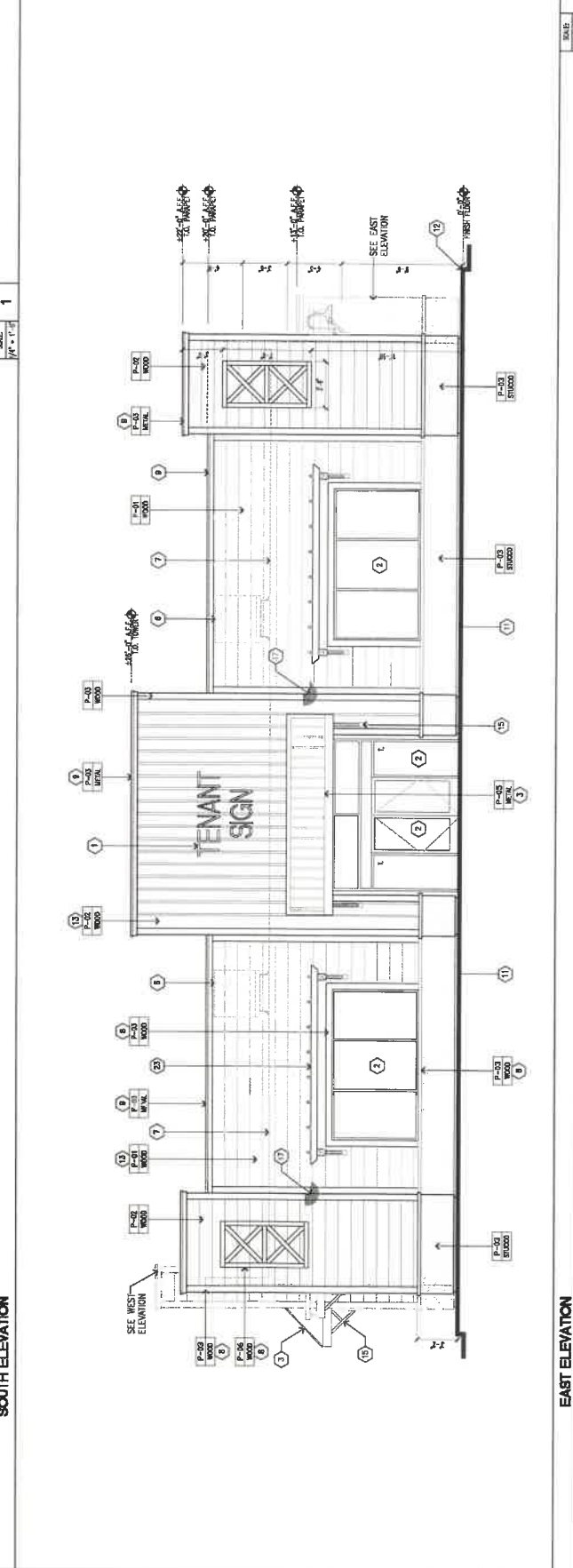
**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
SEE MATERIAL BOARD:

- P-2-1 COLOR: SHERWIN WILLIAMS SW 7024 "VENICE GOLD"
- P-2-2 COLOR: SHERWIN WILLIAMS SW 7025 "RUSSET BROWN"
- P-2-3 COLOR: SHERWIN WILLIAMS SW 7027 "MILL-BRED BROWN"
- P-2-4 COLOR: PANTONE 196C "CRANIC"
- P-2-5 COLOR: SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-6 SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-7 SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-8 SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-9 SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-10 SHERWIN WILLIAMS SW 7021 "SUNBLE WHITE"
- P-2-11 ALUMINUM COMPOSITE MATERIAL - FINISH: PMS 196C "VENICE GOLD"
- P-2-12 7/8" DUBIT PANELS ISOLATED PER IBC, SPECIFICATION
- P-2-13 ISOLATED PER IBC PER IBC

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**SOUTH ELEVATION**



**EAST ELEVATION**

139 RADIO ROAD  
CORONA, CA 92779  
P.O. BOX 1958  
CORONA, CA 92778-1958  
DIRECT (951) 280-8833  
FAX (951) 280-8832

**OSR WITH DRIVE-THRU  
EXTERIOR ELEVATIONS**  
CALICO SQUARE LP  
NEO CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	09-21-18
DATE NO	000.000
SCALE	AS SHOWN
DRAWN BY	JRC
CHECKED BY	JRC

REVISION

NO.	DESCRIPTION

DRAWING NO.  
**A2-6**



**NORTH ELEVATION**

**NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD**



**WEST ELEVATION**



DATE	JOB NO
06-21-18	000,000
SCALE	DRAWN BY
AS SHOWN	JBT

OSR WITH DRIVE-THRU  
EXTERIOR ELEVATIONS  
DRAWING NO. **A2-6**

**GENERAL NOTES:**  
GENERAL ELEVATIONS & FINISHES SHOWN ARE TO ALLOW AS CLOSELY AS POSSIBLE TO ELEVATIONS.

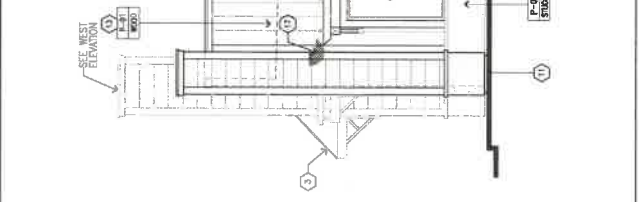
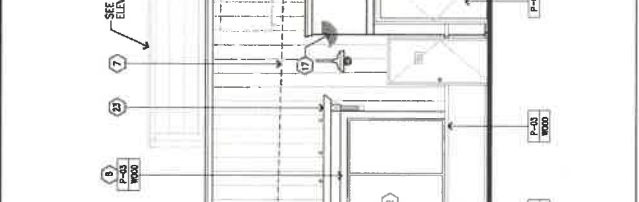
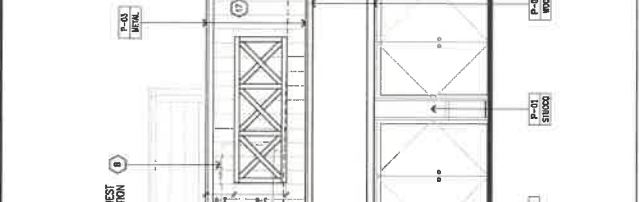
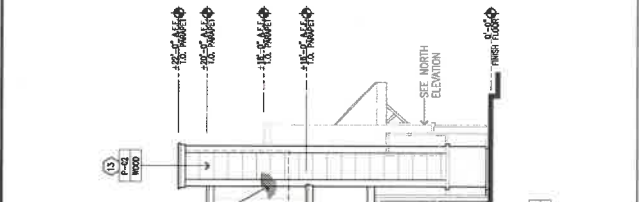
**KEYNOTES:**

- 1) SIGNAGE
- 2) ALUMINUM SUBMITTANT
- 3) METAL CHIMNEY
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**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
SEE MATERIAL BOARD:

- P-01 | COLOR: SHERWIN WILLIAMS SW 6024 "WINDAGE GOLD"
- P-02 | COLOR: SHERWIN WILLIAMS SW 7027 "WELL-BRED BROWN"
- P-03 | COLOR: SHERWIN WILLIAMS SW 7027 "WELL-BRED BROWN"
- P-04 | COLOR: "MIDNIGHT 1682" - CONCRETE
- P-05 | COLOR: SHERWIN WILLIAMS SW 624 "TOMMY TO EXOTIC"
- P-06 | COLOR: SHERWIN WILLIAMS SW 7021 "TRIPLE WHITE"
- P-07 | SHERWIN WILLIAMS SW 7021 "TRIPLE WHITE"
- P-08 | SHERWIN WILLIAMS SW 7021 "TRIPLE WHITE"
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- P-100 | SHERWIN WILLIAMS SW 7021 "TRIPLE WHITE"

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**GENERAL NOTES:**  
GENERAL ELEVATIONS & FINISHES SHOWN ARE TO ALLOW AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**KEYNOTES:**

- 1) SIGNAGE
- 2) ALUMINUM SUBMITTANT
- 3) METAL CHIMNEY
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**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
SEE MATERIAL BOARD:

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**GENERAL NOTES:**  
GENERAL ELEVATIONS & FINISHES SHOWN ARE TO ALLOW AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**KEYNOTES:**

- 1) SIGNAGE
- 2) ALUMINUM SUBMITTANT
- 3) METAL CHIMNEY
- 4) METAL CHIMNEY
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SCALE	DRAWN BY
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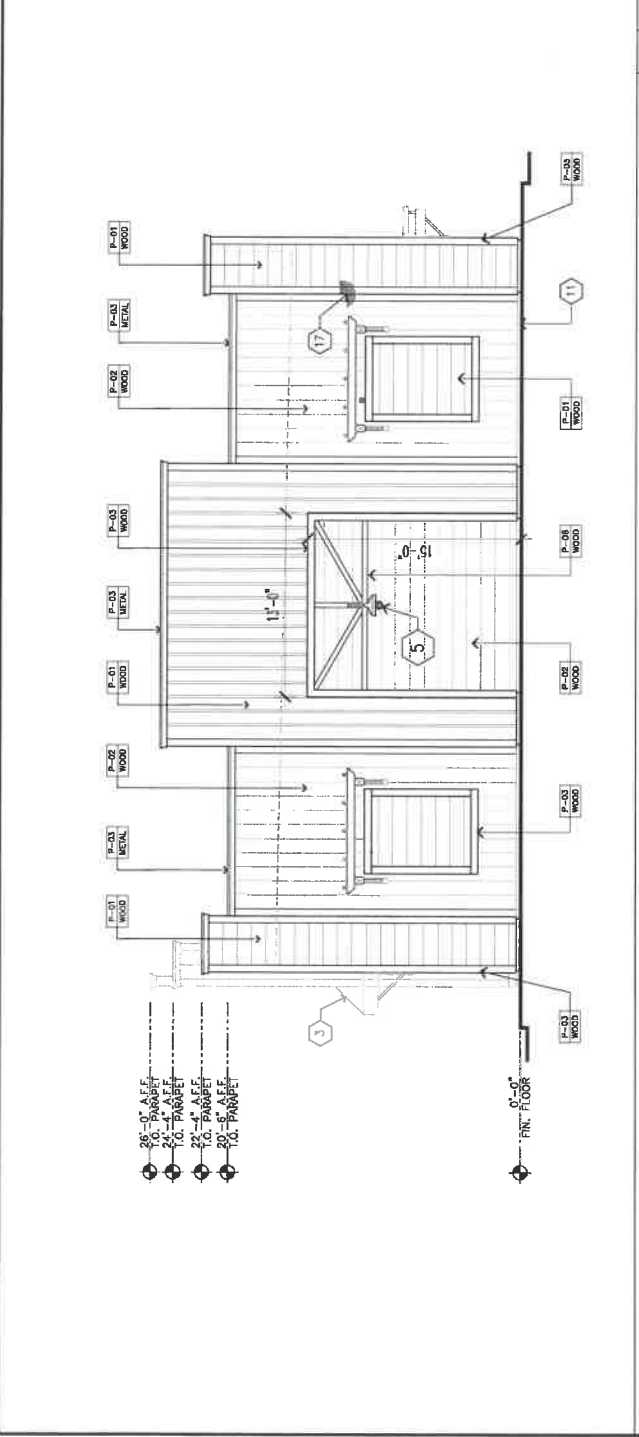
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**A2-7**

- GENERAL NOTES:**  
SPECIAL LOCATIONS IN CASES SYSTEM SHOWN ARE TO MATCH AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- KEYNOTES:**
- 1 BRASS
  - 2 ALUMINUM TRIM/ROSETTE
  - 3 METAL CHIMNEY
  - 4 INTERNALLY ILLUMINATED MOUNTED WALL SIGN
  - 5 EXTERIOR LIGHTS-REFER TO PHOTOGRAPHIC PLAN
  - 6 ROOF TOP MECHANICAL UNITS
  - 7 APPROXIMATE ROOF LINE
  - 8 METAL SIGN/RECOGNIZABLE SIGN/ART/RECOGNIZABLE SIGN
  - 9 METAL COPING
  - 10 FINISH SURFACE TO BE MATCHED TO THE BUILDING EXTERIOR FINISH
  - 11 4" METAL BASE
  - 12 CONCRETE CURB
  - 13 HORIZONTAL & VERTICAL ROOF SINGS
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**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

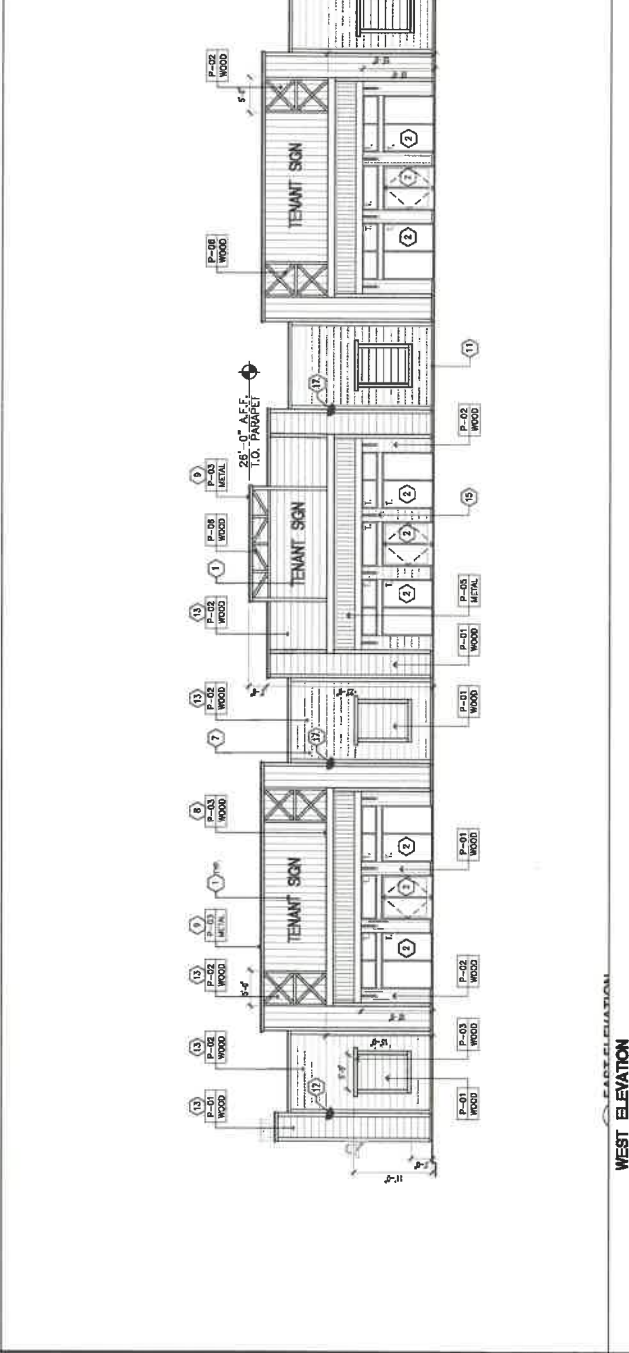
P-01 COLOR: SUPERIOR WILLIAMS DE BOSS "MILWAUKEE OIL"  
P-02 COLOR: SUPERIOR WILLIAMS DE BOSS "MILWAUKEE BRASS"  
P-03 COLOR: SUPERIOR WILLIAMS DE BOSS "MILWAUKEE BROWN"  
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P-100 COLOR: SUPERIOR WILLIAMS DE BOSS "MILWAUKEE BROWN"

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

139 RABBIT ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



**RETAL #**  
**EXTERIOR ELEVATIONS**  
CALALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE CA

DATE	08-21-18
SCALE	AS SHOWN
JOB NO	000.000
DRAWN BY	JDC
DATE	08-21-18
SCALE	AS SHOWN
JOB NO	000.000
DRAWN BY	JDC

DATE: 08-21-18  
SCALE: AS SHOWN  
JOB NO: 000.000  
DRAWN BY: JDC

DATE: 08-21-18  
SCALE: AS SHOWN  
JOB NO: 000.000  
DRAWN BY: JDC

**A2-8**



**NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD**

**RETAL #**  
**EXTERIOR ELEVATIONS**

**NORTH ELEVATION**



**EAST ELEVATION**

DATE	JOB NO
08-21-15	000.000
SCALE	DRAWN BY
AS SHOWN	JCH

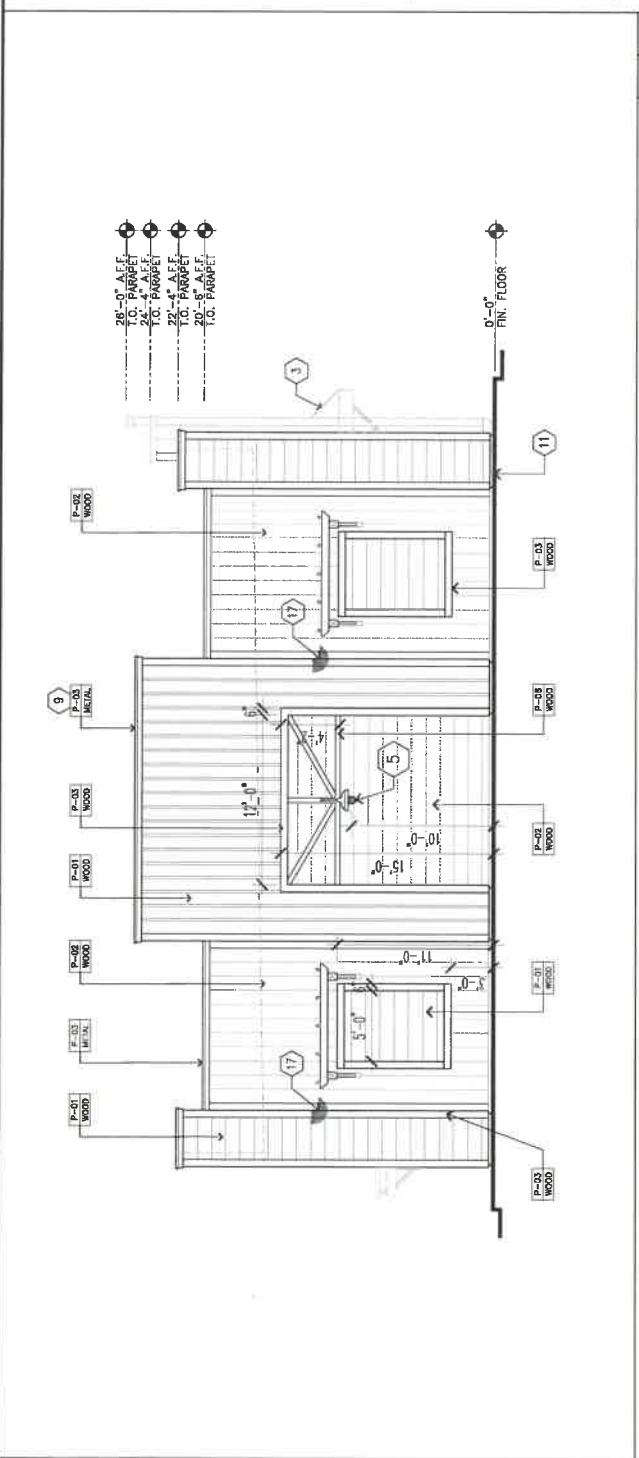
**GENERAL NOTES:**  
 GENERAL LOCATIONS & ELEVATION SYMBOLS SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**KEYNOTES:**

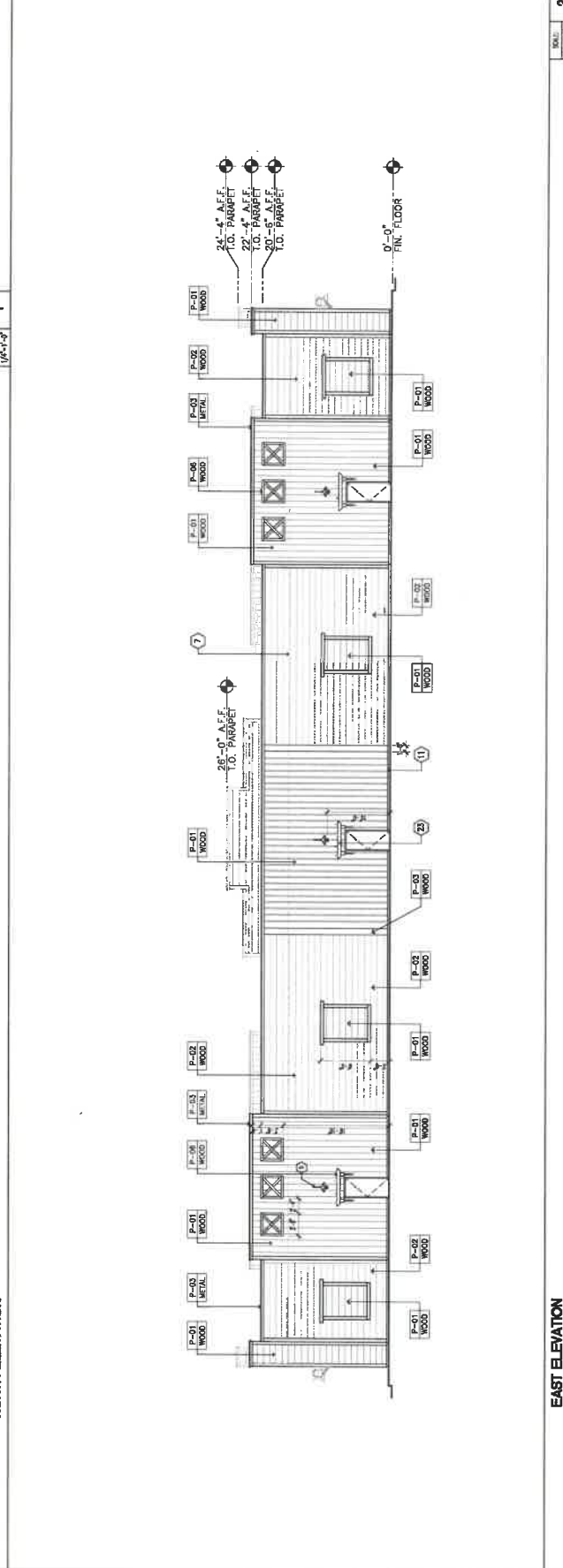
- 1) BRACK
- 2) ALUMINUM EXTERIOR
- 3) METAL CHIMNEY
- 4) EXTERIOR LIGHTS-SEE IS TO PARAPET
- 5) APPROXIMATE ROOF LINE
- 6) METAL CHIMNEY
- 7) APPROXIMATE ROOF LINE
- 8) METAL CHIMNEY
- 9) METAL CHIMNEY
- 10) APPROXIMATE ROOF LINE
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- 25) APPROXIMATE ROOF LINE

**EXTERIOR MATERIAL FINISHES AND PAINT COLOR LEGEND -**  
 SEE MATERIAL BOARD:  
 [P-01] COLOR: SHERWIN WILLIAMS SW 7004 "VANGUARD"  
 [P-02] COLOR: SHERWIN WILLIAMS SW 7004 "MUSSET BROWN"  
 [P-03] COLOR: SHERWIN WILLIAMS SW 7007 "WELL-HELD BROWN"  
 [P-04] COLOR: PANTONE 196C "ORANGE"  
 [P-05] COLOR: SHERWIN WILLIAMS SW 7004 "VANGUARD"  
 [P-06] COLOR: SHERWIN WILLIAMS SW 7004 "MUSSET BROWN"  
 [P-07] COLOR: SHERWIN WILLIAMS SW 7007 "WELL-HELD BROWN"  
 [P-08] COLOR: PANTONE 196C "ORANGE"  
 [P-09] COLOR: SHERWIN WILLIAMS SW 7004 "VANGUARD"  
 [P-10] COLOR: SHERWIN WILLIAMS SW 7004 "MUSSET BROWN"  
 [P-11] ALUMINUM COMPOSITE MATERIAL-PANTONE 196C "ORANGE" HIGH GLOSS  
 [P-12] TO BE DETERMINED BY ARCHITECT

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**NORTH ELEVATION**



**EAST ELEVATION**

DATE	JOB NO
08-21-15	000.000
SCALE	DRAWN BY
AS SHOWN	XRC



NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD

**SOUTH ELEVATION** SCALE: 1/8" = 1'-0" 1



**WEST ELEVATION** SCALE: 1/8" = 1'-0" 2



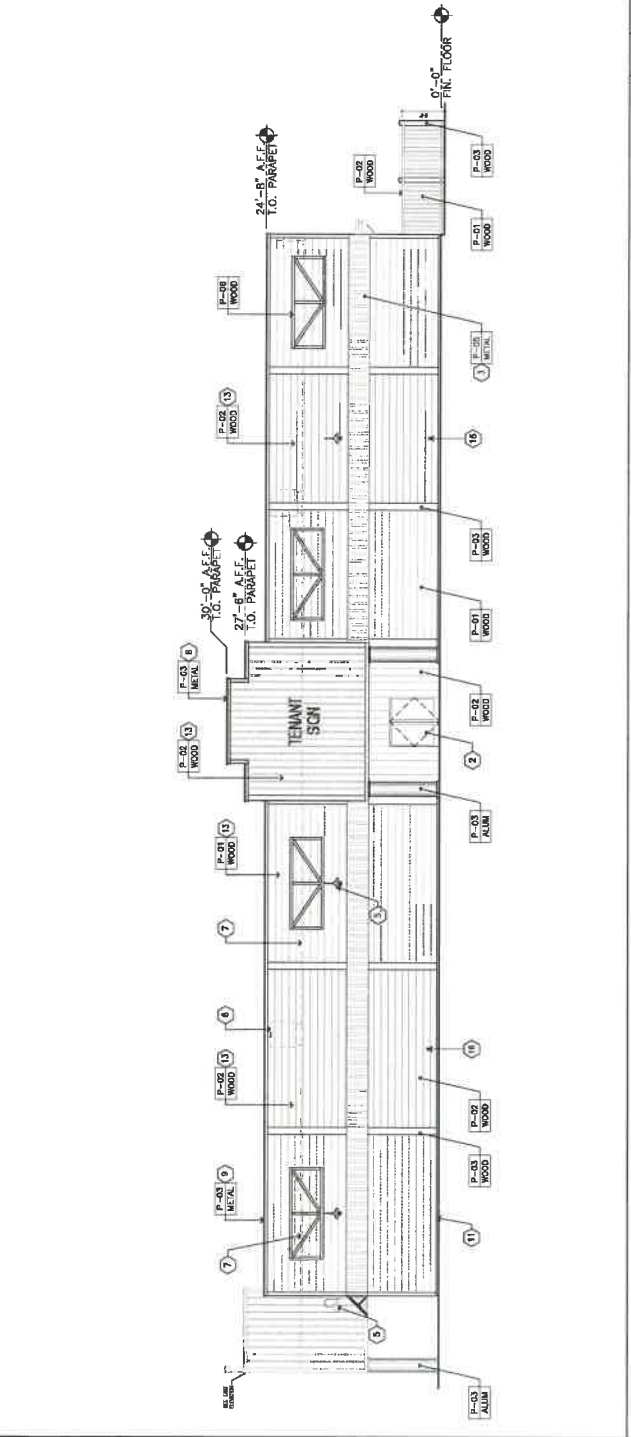
DATE	09-21-18
JOB NO.	000.000
SCALE	AS SHOWN
DESIGNED BY	JWH
DRAWN BY	JWH

- GENERAL NOTES:**  
REVEAL LOCATIONS IN FINISH SYSTEMS SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO EXTERIOR.
- KEYNOTES:**
- (1) SMOOTH
  - (2) ALUMINUM STRIP
  - (3) METAL CANTY
  - (4) INTERNALLY ILLUMINATED
  - (5) EXTERIOR LIGHTS-REFER TO
  - (6) PROTECTIVE FILM
  - (7) STAINLESS STEEL
  - (8) METAL CANTY
  - (9) METAL CANTY
  - (10) BUILDING DRAMA
  - (11) BUILDING DRAMA
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  - (30) BUILDING DRAMA

**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
**SEE MATERIAL BOARD:**

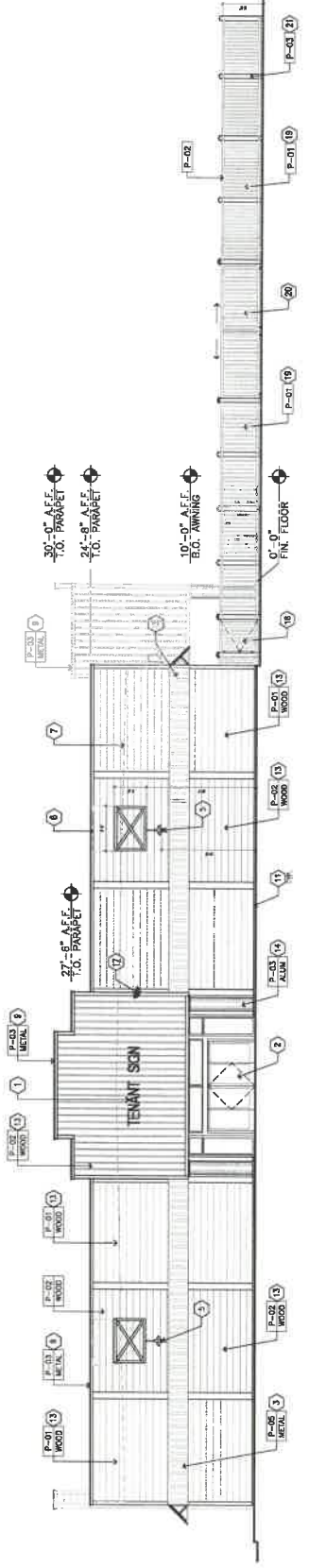
- [P-01] COLOR: SERRANA WILMANS SF 304 "VINCE GOLD"
- [P-02] COLOR: SERRANA WILMANS SF 304S "MUSKET BROWN"
- [P-03] COLOR: SERRANA WILMANS SF 7027 "WELL-BRED BROWN"
- [P-04] COLOR: PARKING 100% "ORANGE"
- [P-05] COLOR: DUNE GRANITE BY GSA "DUNING TO DIRT"
- [P-06] COLOR: SERRANA WILMANS SF 7021 "SIMPLE WHITE"
- [W001] BRICKS AND TILES
- [W002] ALUMINUM COMPOSITE MATERIAL-PANOTONE FHS 100% "DARKER HIGH GLOSS"
- [W003] 7/8" CONCRETE PLASTER INSTALLED PER M.F.D. SPECIFICATION
- [W004] 1/2" CONCRETE PER M.F.D. SPECIFICATION
- [W005] 1/2" CONCRETE PER M.F.D. SPECIFICATION

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**SOUTH ELEVATION**

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



**WEST ELEVATION**

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-2833  
FAX (951) 280-2832



**FUTURE RETAIL #2**  
**EXTERIOR ELEVATIONS**  
CALALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE CA

DATE	06-21-18
JOB NO	003.000
SCALE	AS SHOWN
DRAWN BY	XRC
CHECKED BY	XRC

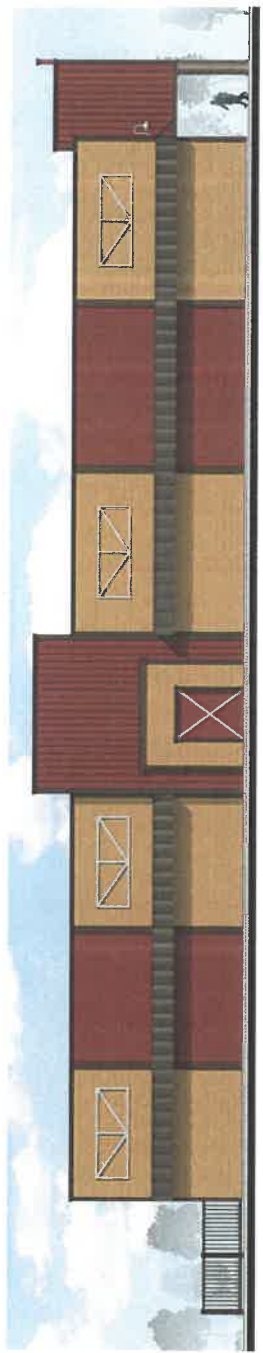
REVISION

SCALE

DRAWING NO.

**A2-10**

**NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD**



**NORTH ELEVATION** SCALE: 1/8" = 1'-0" **1**



**EAST ELEVATION** SCALE: 1/8" = 1'-0" **2**

**GENERAL NOTES:**  
REVEAL LOCATIONS IN FRESH SYSTEMS SHOWN ARE TO AVOID AS CLOSELY AS POSSIBLE TO ELEMENTS.

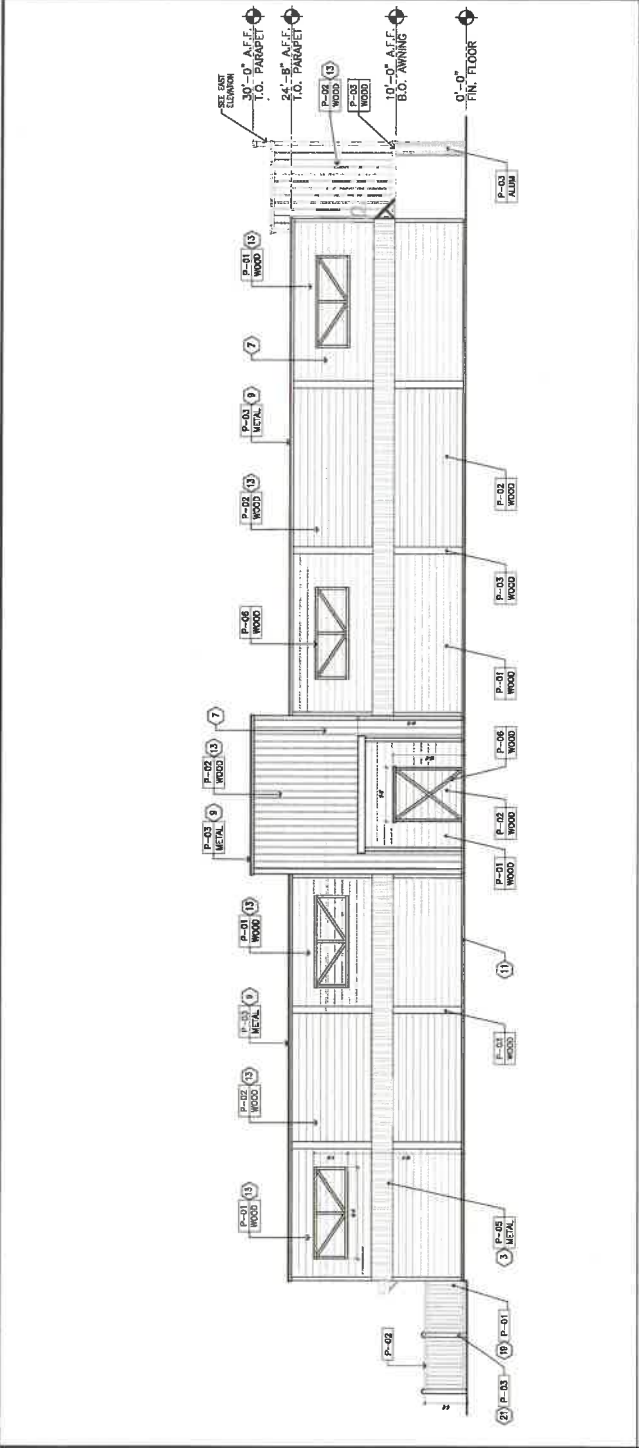
**KEY/NOTES:**

- (1) STRAKE
- (2) ALUMINUM COMPONENT
- (3) METAL CANOPY
- (4) INTERNALLY ILLUMINATED
- (5) EXTERIOR LIGHTS-REFER TO
- (6) RETROFIT TO ROOF PLAN
- (7) BUILDING RECESSED-DIMENSIONS
- (8) APPROXIMATE ROOF LINE
- (9) METAL DORMER
- (10) AWNING, SIGNAGE TO BE
- (11) HORIZONTAL & VERTICAL
- (12) 8" CONCRETE CURB
- (13) 4" METAL BASE
- (14) PAINTED MATCH TO THE BUILDING
- (15) ROOF TRUSS
- (16) RETURNING WALL
- (17) WALL FINISH
- (18) 30'-0" A.F.F. T.O. PARAPET
- (19) 24'-8" A.F.F. T.O. PARAPET
- (20) 10'-0" A.F.F. B.L.O. AWNING
- (21) 0'-0" FIN. FLOOR

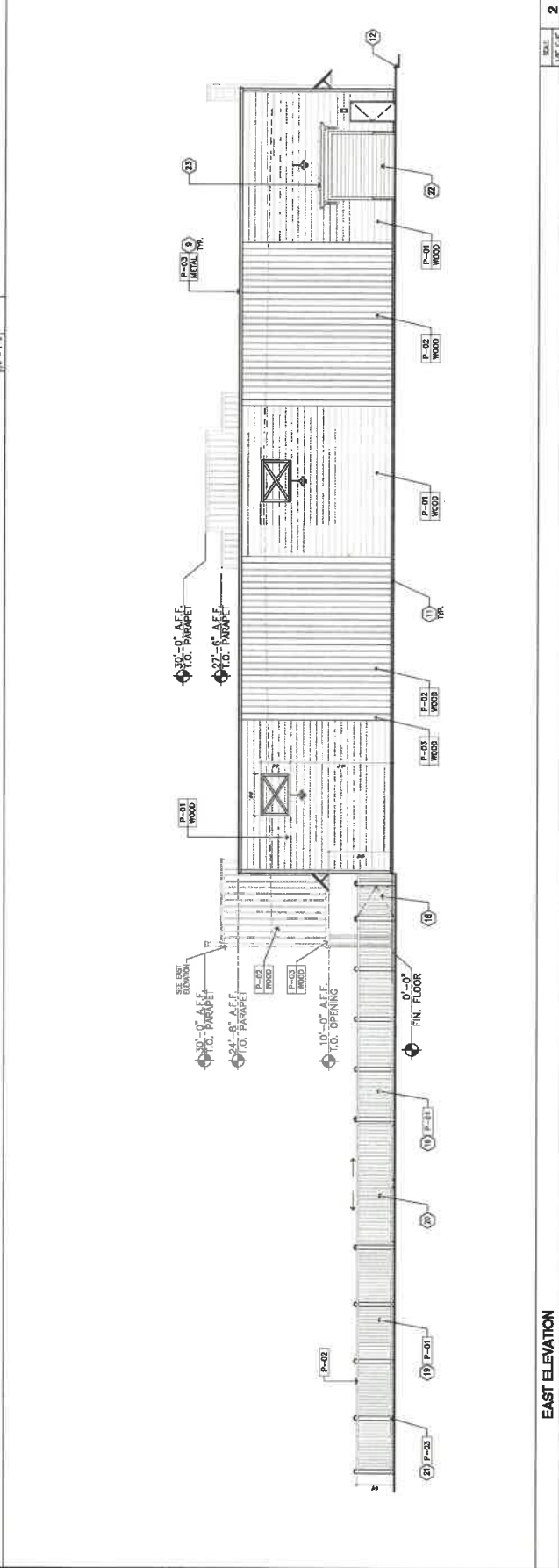
**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

- F-01 COLOR: SYSTEM WALLS BY SOVA "VINAGE GOLD"
- F-02 COLOR: SYSTEM WALLS BY SOVA "MUSSET BROWN"
- F-03 COLOR: SYSTEM WALLS BY SOVA "WELL-BRED BROWN"
- F-04 COLOR: PAINTING 160C "ONION"
- F-05 COLOR: CONCRETE FINISH SET BY "CONCRETE TO FINISH"
- F-06 COLOR: 5' CONCRETE WALLS BY T&L "SUNGLASS WHITE"
- F-07 SINKS AND TRIMS
- F-08 ALUMINUM COMPOSITE METAL-PANONE PING 160C "VINAGE RED GLOSS"
- F-09 7/8" CONCRETE PLASTER INSTALLED PER M&A SPECIFICATION
- F-10 TEXTURED FINE SAND FINISH

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



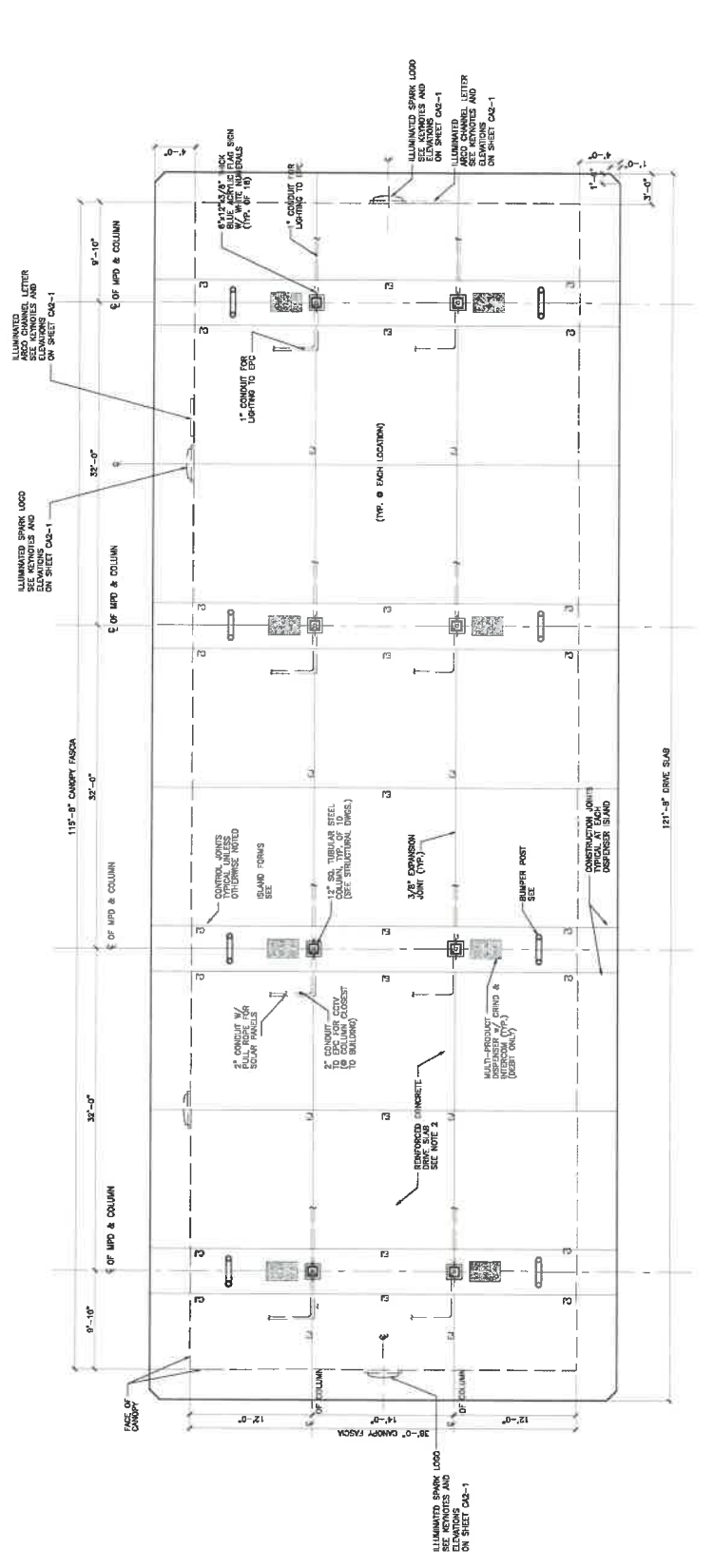
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



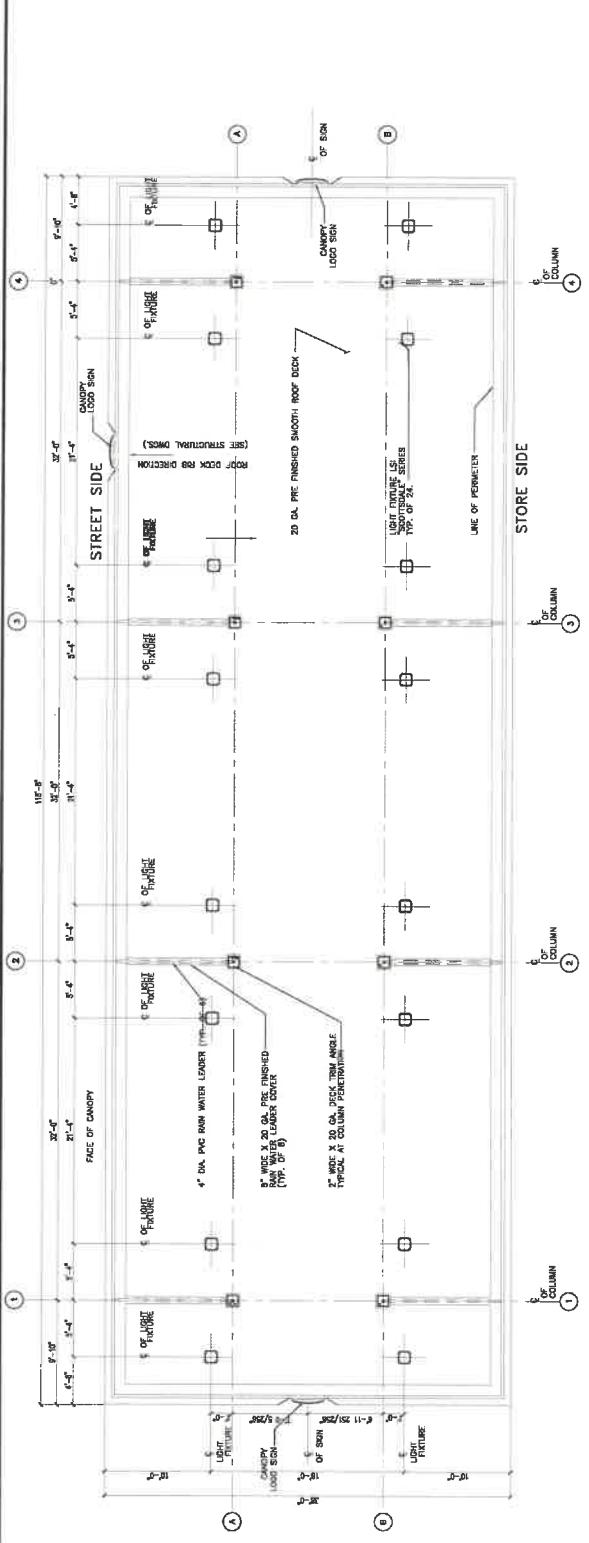
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SCALE	DRAWN BY
AS SHOWN	JRH
<b>CUP</b>	
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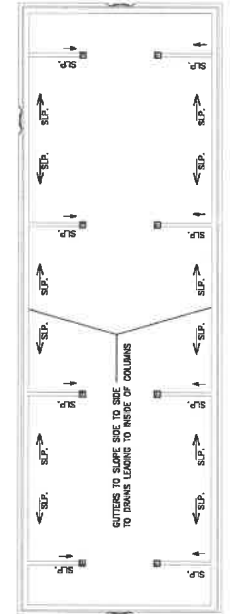
- Notes:**
- DOWNPOUTS ARE DESIGNED TO BE RETURNED TO THE STREETS UNDERGROUND STORM DRAINAGE SYSTEM.
  - DRIVE SLAB SHALL BE 6" THICK REINFORCED CONCRETE w/ #4 @ 18" O.C. EACH WAY OVER 4" POLYSTYRENE INSULATION. DOWNPOUTS SHALL BE 18" DIA. CONCRETE COLUMNS PERPENDICULAR TO SLAB LAYOUT w/ EXPANSION AND CONTROL JOINTS AS SHOWN.
  - CANOPY CONTRACTOR SHALL PROVIDE DOWNPOUTS AND CONDUITS FOR LIGHTING, SIGNS, CCTV, SOLAR AND SATELLITE IN COLUMNS WHERE SPECIFIED. COORDINATE WITH CONTRACTOR FOR EXACT LOCATION OF CONDUIT, AND HANG HOLES PRIOR TO FABRICATION.
  - EACH PAIR OF ISLANDS HEIGHTS SHALL BE THE SAME.
  - ISLAND FORMS SHALL BE PAINTED BLACK.
  - PAVEMENT ISLAND CASHER (I.L.C.) UNITS ARE BASED ON GEN III FRONT LOAD DOUBLE SIDED UNITS. USE APPROPRIATE UNITS ONLY.
  - CONCRETE SHALL BE PLACED IN 12" LIFTS. ELECTRICAL CONDUIT W/ BOLLARDS.
  - GRADE BROWNS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN RESPONSE OF CANOPY.

**8 MPD CANOPY SLAB PLAN**  
SCALE: 3/16"=1'-0"

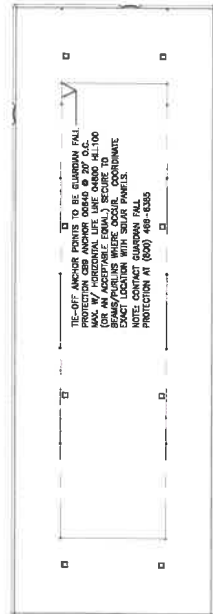




**Canopy Reflected Ceiling Plan**  
SCALE: 3/16" = 1'-0"



**ROOF PLAN**  
SCALE: 1/16" = 1'-0"



**Safety System Plan**  
SCALE: 1/16" = 1'-0"

**Schedule of In-Column Requirements by Canopy Mfr.:**

1-4	3" DOWNSPUT FOR SECURITY SYSTEM
2-4	1" CONDUIT FOR LIGHTING
3-4	3" DOWNSPUT FOR LIGHTING
4-4	1" CONDUIT FOR FUTURE SMCUTE
1-3	3" DOWNSPUT FOR LIGHTING
2-3	1" CONDUIT FOR LIGHTING
3-3	3" DOWNSPUT FOR FUTURE
4-3	1" CONDUIT FOR FUTURE
1-2	3" DOWNSPUT FOR LIGHTING
2-2	1" CONDUIT FOR LIGHTING
3-2	3" DOWNSPUT FOR FUTURE
4-2	1" CONDUIT FOR FUTURE
1-1	3" DOWNSPUT FOR LIGHTING
2-1	1" CONDUIT FOR LIGHTING
3-1	3" DOWNSPUT FOR FUTURE
4-1	1" CONDUIT FOR FUTURE

ALL COLUMNS TO BE INSTALLED BY THE CANOPY MANUFACTURER. THE MANUFACTURER SHALL PROVIDE THE FOLLOWING: ALL COLUMNS TO BE INSTALLED BY THE CANOPY MANUFACTURER. THE MANUFACTURER SHALL PROVIDE THE FOLLOWING: ALL COLUMNS TO BE INSTALLED BY THE CANOPY MANUFACTURER.

**Canopy Ceiling and General Notes**

- 1) ALL CEILING DECK SHALL BE 20 GA. ENHANCED AND RIBS AT 18" SPACES ALL PANELS SHALL BE TYPICAL 60" x 60" ALUMINUM. MANUFACTURER'S SPECIFICATIONS SHALL BE USED FOR MANUFACTURER'S REQUIREMENTS.
- 2) ALL DOWNSPUTS TO BE SURFACES UNDER CANOPY, DOWNSPUTS TO BE INSTALLED IN THE MIDDLE OF EACH PANEL. DOWNSPUTS TO BE 3" DIA. ALUMINUM. DOWNSPUTS TO BE 3" DIA. ALUMINUM. DOWNSPUTS TO BE 3" DIA. ALUMINUM.
- 3) CANOPY CONTRACTOR SHALL PROVIDE CHANNELS #4 DICK FOR LIGHT FIXTURES. CHANNELS SHALL BE TERMINATED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
- 4) FASCIA CHANNELS BACKING AND FLASHING SHALL BE PROVIDED BY CANOPY CONTRACTOR. FOR CHANNELS, 3/16" THICK BRASS SETBACK CHANNELS. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR.
- 5) CANOPY CONTRACTOR SHALL PROVIDE ALL CHANNELS AND DOWNSPUTS FOR CANOPY ROOF. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR.
- 6) THE CANOPY SHALL BE SPECIFIED IN TWO STAGES.
  - STAGE 1: CANOPY CONTRACTOR TO FINISH ANCHORS BOLTS AND TIEBACKS FOR GENERAL CONTRACTOR'S INSTALLATION. GENERAL CONTRACTOR SHALL PROVIDE CHANNELS AND DOWNSPUTS FOR CANOPY ROOF. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR. CHANNELS SHALL BE INSTALLED BY CANOPY CONTRACTOR.
  - STAGE 2: OTHER PARTS OF CANOPY SHALL BE INSTALLED BY CANOPY CONTRACTOR. OTHER PARTS OF CANOPY SHALL BE INSTALLED BY CANOPY CONTRACTOR. OTHER PARTS OF CANOPY SHALL BE INSTALLED BY CANOPY CONTRACTOR.
- 7) ALL CANOPY INSTALLED BY CANOPY CONTRACTOR SHALL HAVE FULL RECESSED AND SHALL BE ACCESSIBLE TO GENERAL CONTRACTOR FOR WIRE AND CABLE TRAY. ALL CANOPY INSTALLED BY CANOPY CONTRACTOR SHALL HAVE FULL RECESSED AND SHALL BE ACCESSIBLE TO GENERAL CONTRACTOR FOR WIRE AND CABLE TRAY.

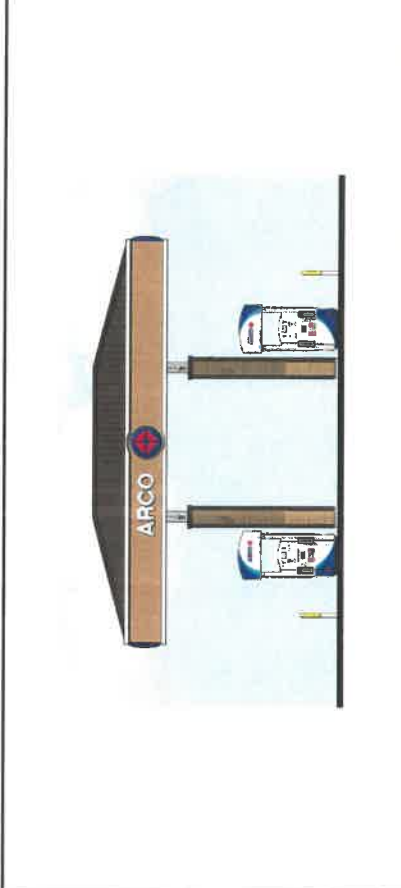
139 RADIO ROAD  
 COONA, CA 92879  
 P.O. BOX 1958  
 COONA, CA 92878-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3833



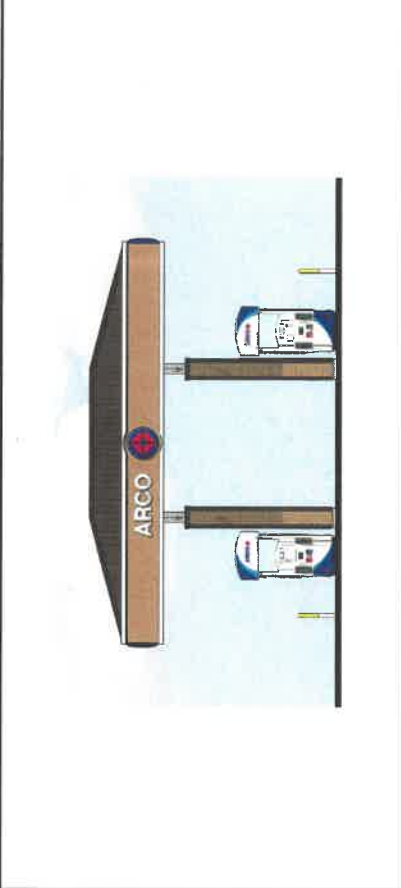
**8 MPD CANOPY  
 ELEVATIONS**  
 CAJALCO SQUARE LP  
 NEG CAJALCO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

DATE	09-21-16
SCALE	AS SHOWN
APR NO	000000
DRWN BY	XBC

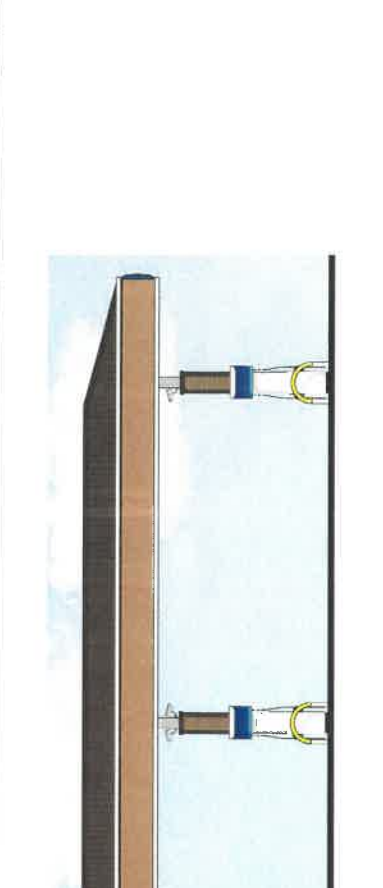
DESIGNER  
**CLP**  
 DRAWING NO.  
**CA2-1**



**SOUTH ELEVATION**



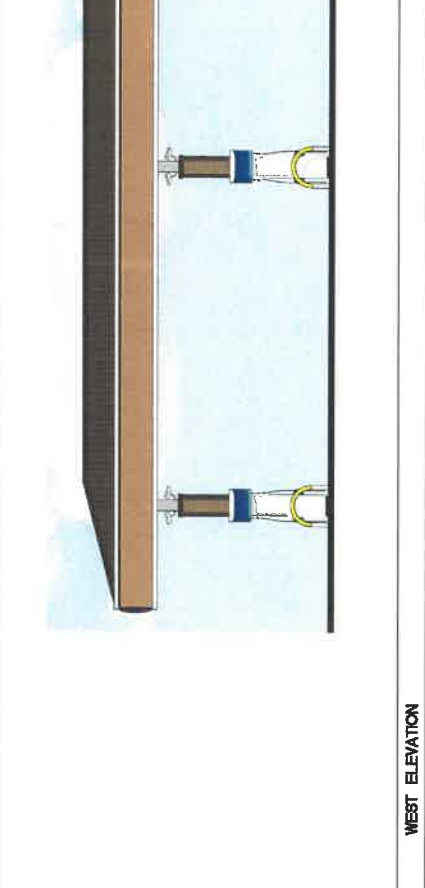
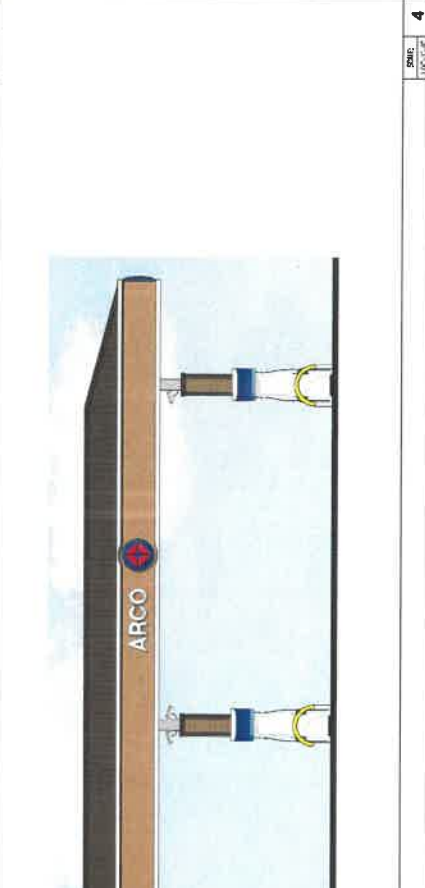
**NORTH ELEVATION**




**EAST ELEVATION**



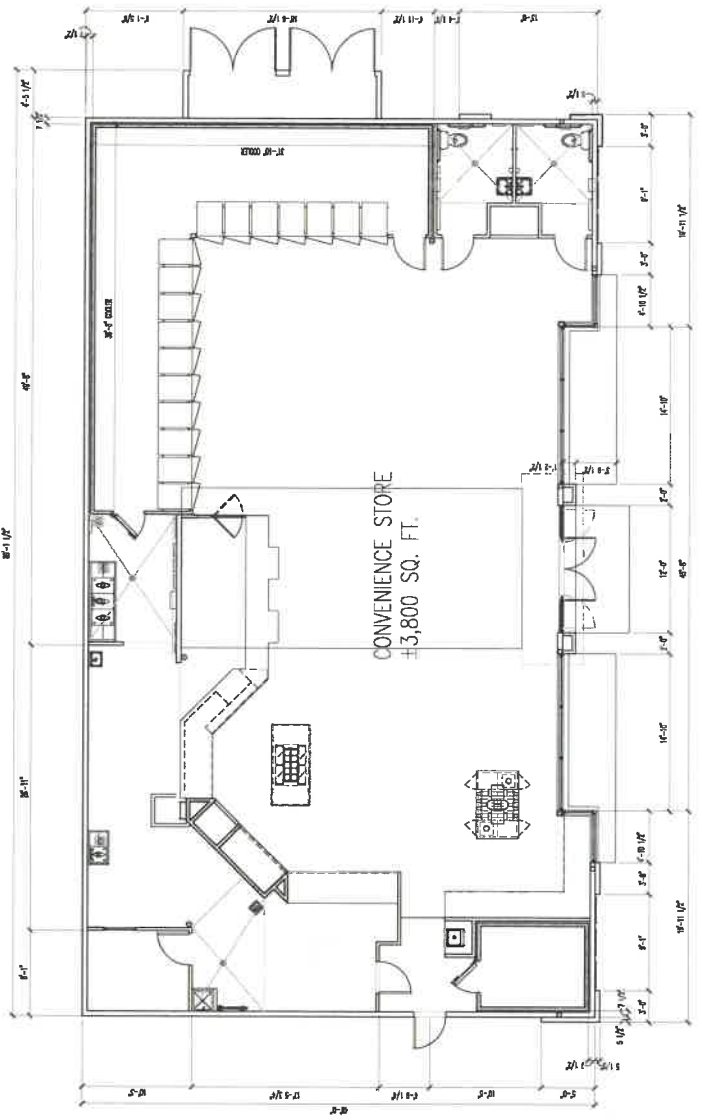
**WEST ELEVATION**



**SOUTH ELEVATION**      **NORTH ELEVATION**


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

**CASE: CUP03775**  
**EXHIBIT C: Project Site Floor**  
**PLANNER: T. Wheeler**  
**DATE: March 18, 2020**



FLOOR PLAN

DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JWH
DRAWING NO.	
A1-1	

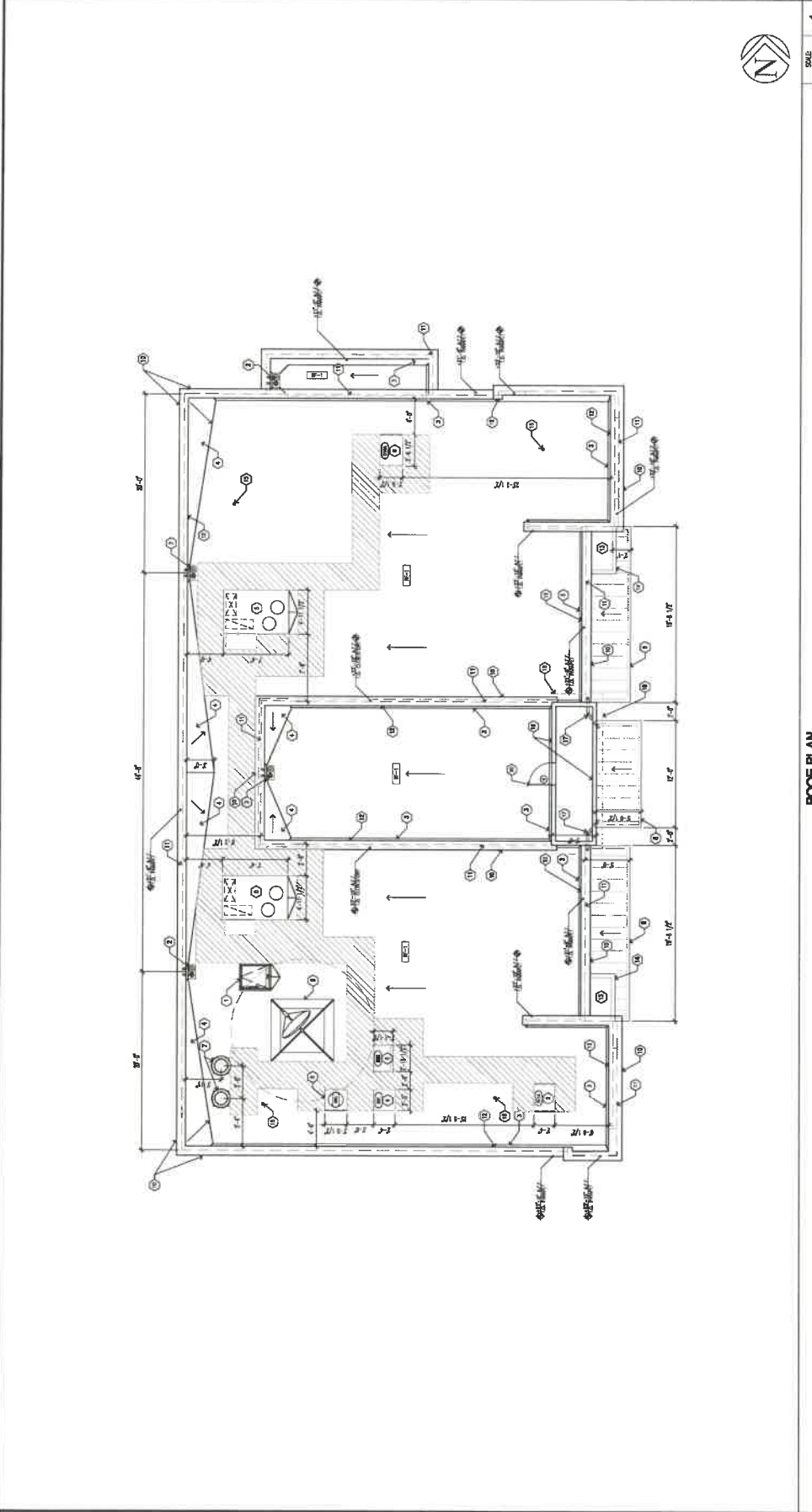
REVISION	NO.	DESCRIPTION

**CONVENIENCE STORE**  
**FLOOR PLAN**  
 CALICO SQUARE LP  
 MEC CALICO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA



138 RADIO ROAD  
 CORONA, CA 92779  
 P.O. BOX 1958  
 CORONA, CA 92778-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3833

REVISION	DATE	JOB NO
	08-21-18	000.000
	SCALE	DRIVEN BY
	AS SHOWN	JMT



**KEYED NOTES**

- ROOF HATCH. REFER TO DETAILS
- ROOF DRAIN AND OVER-FLOW. REFER TO DETAILS
- GANT STRIP. REFER TO DETAILS
- TAPERED INSULATION CURB
- ROOFTOP UNIT. REFER TO MECHANICAL PLANS.
- CONDENSER. REFER TO EQUIPMENT AND ELECTRICAL PLAN
- EXHAUST FAN. REFER TO MECHANICAL PLANS
- METAL GANTRY BELOW
- SATELLITE ON BALLASTED CURB
- SHOP FRONTED PRE-INSULATED METAL COPING. REFER TO DETAIL

**GENERAL NOTES**

- REFER TO SPECIFICATIONS 7.1.1 & 7.1.4 FOR ROOF SYSTEM INCLUDING CHARACTERISTICS, FLASHING, AND E.C.T.
- REFER TO SPECIFICATIONS 7.1.1 & 7.1.4 FOR ROOF SYSTEM DETAILS FOR RAINING SYSTEM INSTALLATION. CONSULTOR TO RECOMMEND ROOFING PACKAGE PER MANUFACTURERS
- ROOF ASSEMBLY SHALL COMPLY WITH U.L.L.-80 AND FM CLASS 70. REFER INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- STRUCTURAL WALLS APPROVED IN WRITING BY THE ARCHITECT.
- FOR EQUIPMENT COMPANIES & CONSULTANTS REFER TO EQUIPMENT PLAN ON SHEET 021 AND EQUIPMENT SCHEDULE ON SHEET 021.
- PERIMETER GUARANTEE TO COMPLY WITH CODE OF FEDERAL REGULATIONS.
- REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS.
- UNLESS NOTED OTHERWISE, ALL MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WITHIN 10 FEET OF ROOF EDGE.

**ROOFING**

RECOMMEND MECHANICALLY FASTENED .048" THICK PRODUCT. PRESTIGE UNDERBOARD DOWNLINE ROOFING INSULATION PROTECTION BOARD: 3/4" OSB, PLYWOOD, ROOF INSULATION: RIGID POLYISOCYANURATE WITH A MINIMUM R-VALUE AS NOTED IN THE ENERGY EFFICIENCY RATING REPORT. REFER TO MECHANICAL SHEET AT-4 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.

EQUIPMENT MAINTENANCE PATH

**KEYED NOTES**

- FACE OF EXTERIOR WALL BELOW
- FACE OF PARAPET WALL
- METAL L.D. FLASHING
- METAL GANTRY GUTTER
- ROOF JACK. REFER TO MECHANICAL PLANS.
- GAS WATER HEATER TUE. REFER TO MECHANICAL PLANS.
- GANTRY DOWNSPOUT
- LINE OF TOWER ROOF
- TOWER WALL
- 30" X 48" ACCESS DOOR

**ROOF PLAN**

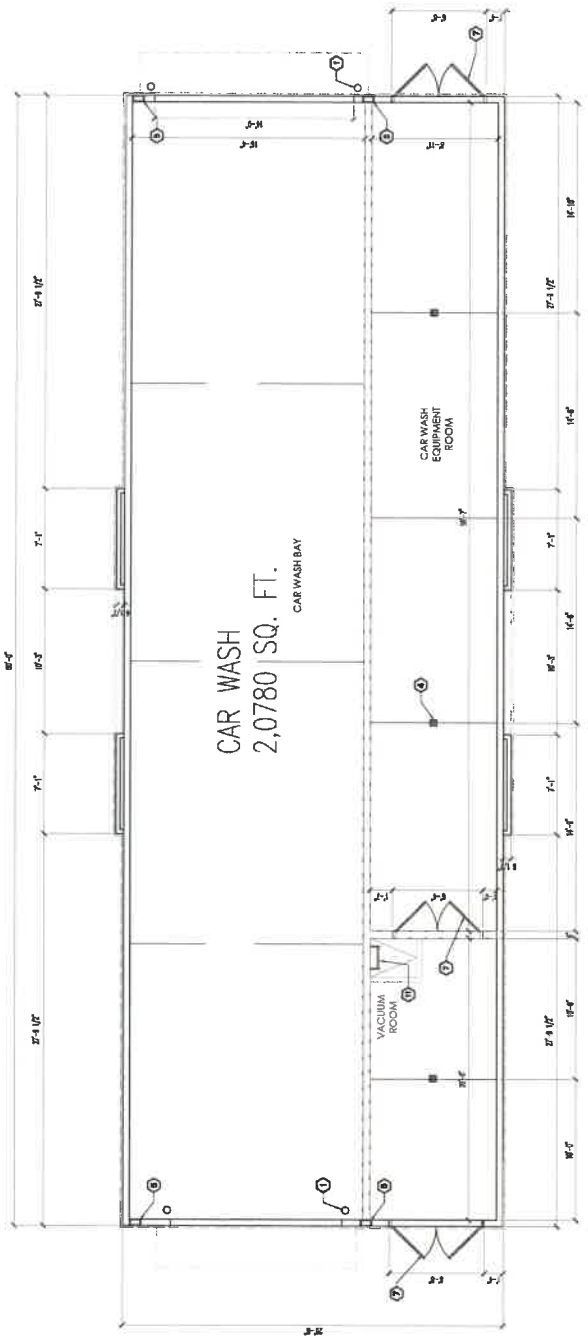
SCALE: 1/8" = 1'-0"

1

**KEYED NOTES:**

- ① 8" CONCRETE BOLLARD AT THIS LOCATION (TYP. OF 4)
- ② NOT USED
- ③ NOT USED
- ④ FLOOR DRAIN
- ⑤ COLUMN
- ⑥ NOT USED
- ⑦ 3070 LOWERED METAL DOUBLE DOORS

OWNER NOTED REVISION BY ORDERS PER ORD 119-2803  
 VISITORS ONLY TO BE USED FOR VISITORS ONLY  
 SEE GENERAL NOTES ON SITE PLAN SHEET AS-1  
 CHANGING WATER COUNT DOWN METER BY ORDERS - SEE ARCHITECTURE SHEET  
 ON SITE PLAN SHEET AS-1  
 ⑧ ROOF ACCESS HATCH AND LADDER SEE METAL  
 HATCH ON CLIMB LOCATION SEE SITE PLAN SHEET AS-1  
 HATCH ON CLIMB LOCATION SEE SITE PLAN SHEET AS-1



139 RADIO ROAD  
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 FAX (951) 260-3832



**FLOOR PLAN**  
**CAR WASH**  
 CATALCO SQUARE LP  
 NEC CATALCO ROAD & WOOD ROAD  
 CALICO COUNTY OF RIVERSIDE, CA

DATE	REV NO	DESCRIPTION
09-21-18	000,000	AS SHOWN

**CUP**  
 DRAWING NO.  
 DRAWN BY  
 AS SHOWN

**A1-3**  
 DRAWING NO.

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1358  
CORONA, CA 92878-1358  
DIRECT (951) 280-2833  
FAX (951) 280-3832



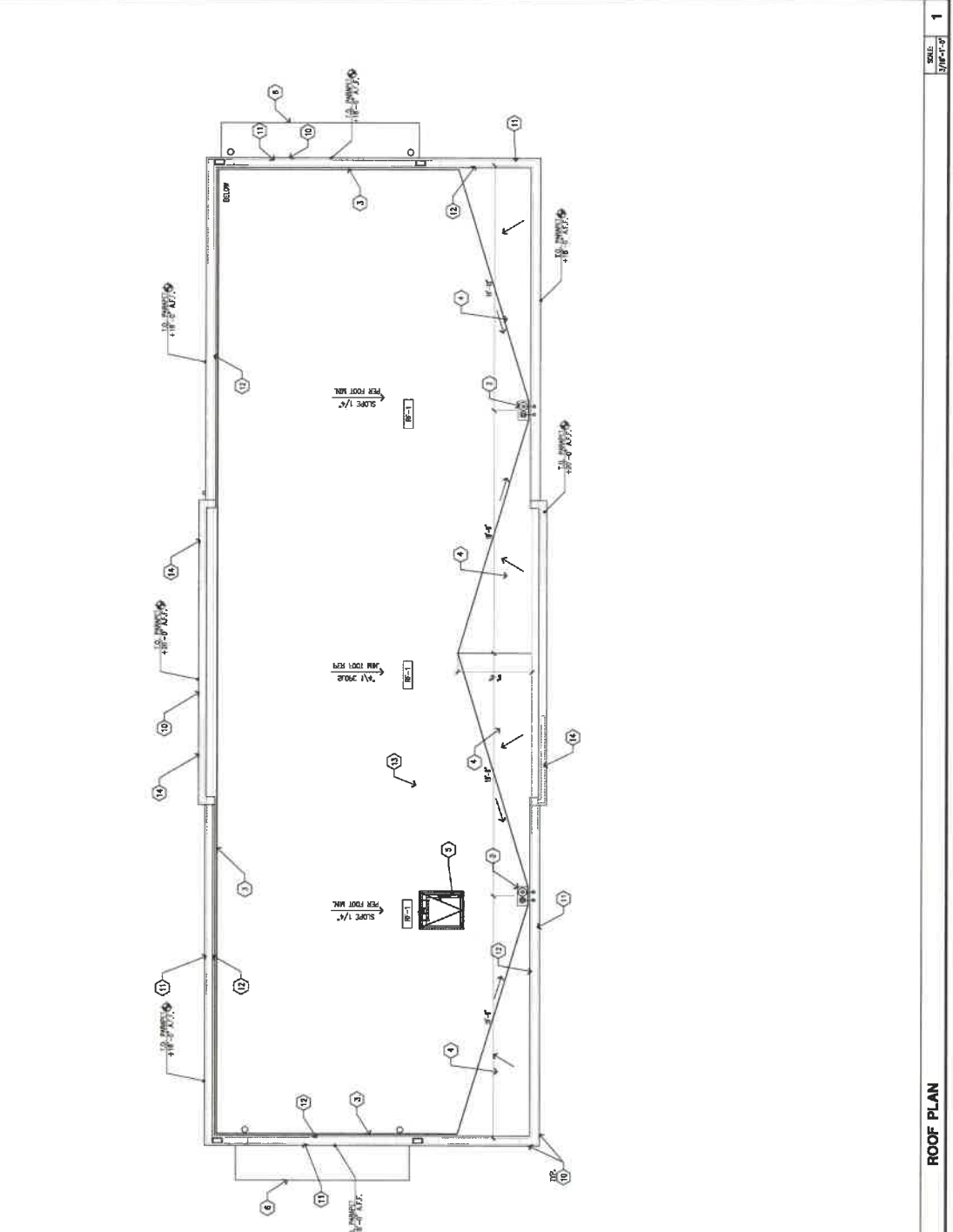
**CAR WASH  
ROOF PLAN**  
NEC CAJALCO ROAD & WOOD ROAD  
CALICO SQUARE LP  
COUNTY OF RIVERSIDE, CA

NO.	DESCRIPTION	DATE

SCALE  
DATE: 08/21/00  
DRAWN BY: AS/SJK/AN  
CUP  
DRAWING NO. A1-4

- KEYED NOTES:**
- ① ROOF ACCESS HATCH AND LAMBER
  - ② ROOF DRAIN AND OVERFLOW
  - ③ DIRT STRIP PER DETAIL
  - ④ SPREAD INSULATION ORIENT
  - ⑤ ROOF HATCH, PROVIDE 2x4 SMOOTH SURROUNDING ROOF ACCESS
  - ⑥ ROOF HATCH, PROVIDE 2x4 SMOOTH AND SMOOTH FINISH ALL OVER DETAIL
  - ⑦ NOT USED
  - ⑧ NOT USED
  - ⑨ NOT USED
  - ⑩ SHIP FORMED PRE-FINISHED METAL CORNER, REFER TO
  - ⑪ FACE OF FRAMER EXTERIOR WALL
  - ⑫ WALL BELOW
  - ⑬ POP-UP WALL BELOW

**ROOFING**  
[E-1] REINFORCED MECHANICALLY FASTENED .045" THICK  
PRODUCT: RESISTIVE REVERSEWARD SLOPES ROOFING  
INSULATION PROTECTION BOARD; 7/8" OSB, PLYWOOD, OR  
ROOF INSULATION: RED POLYISOCYANURATE WITH A  
MINIMUM R-VALUE AS NOTED IN THE DETAIL  
ADDITIONAL COMPLIANCE REQUIREMENTS.



**ROOF PLAN**

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

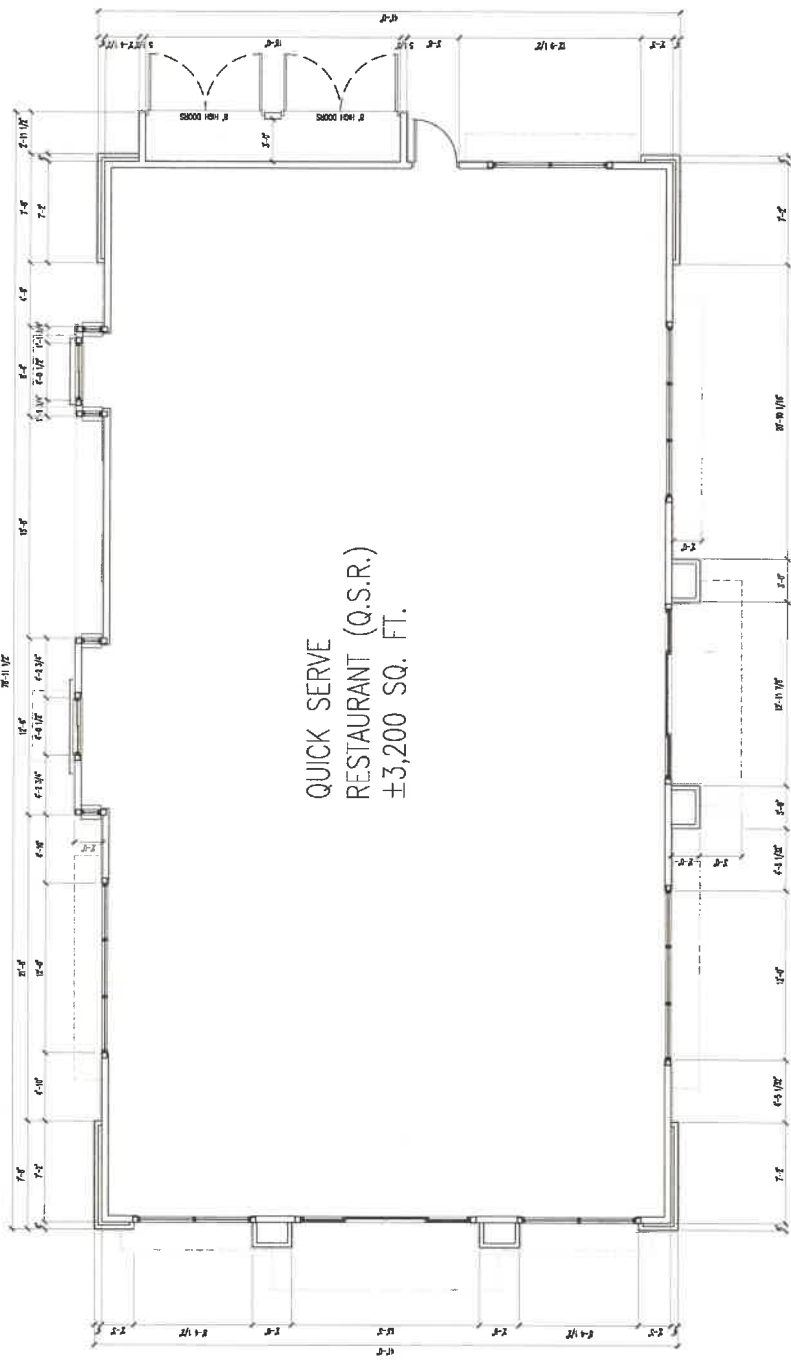
NO.	REVISION

DATE	09-21-18	DRAWN BY	JAH
SCALE	AS SHOWN	CHECKED BY	

DRAWING NO. **A1-5**




SHEET 1 OF 1



FLOOR PLAN

NO.	REVISION

DATE	09-21-18	AREA NO	000.000
SCALE	AS SHOWN	DRAWN BY	JAH
		DRAWING NO	

**A1-6**



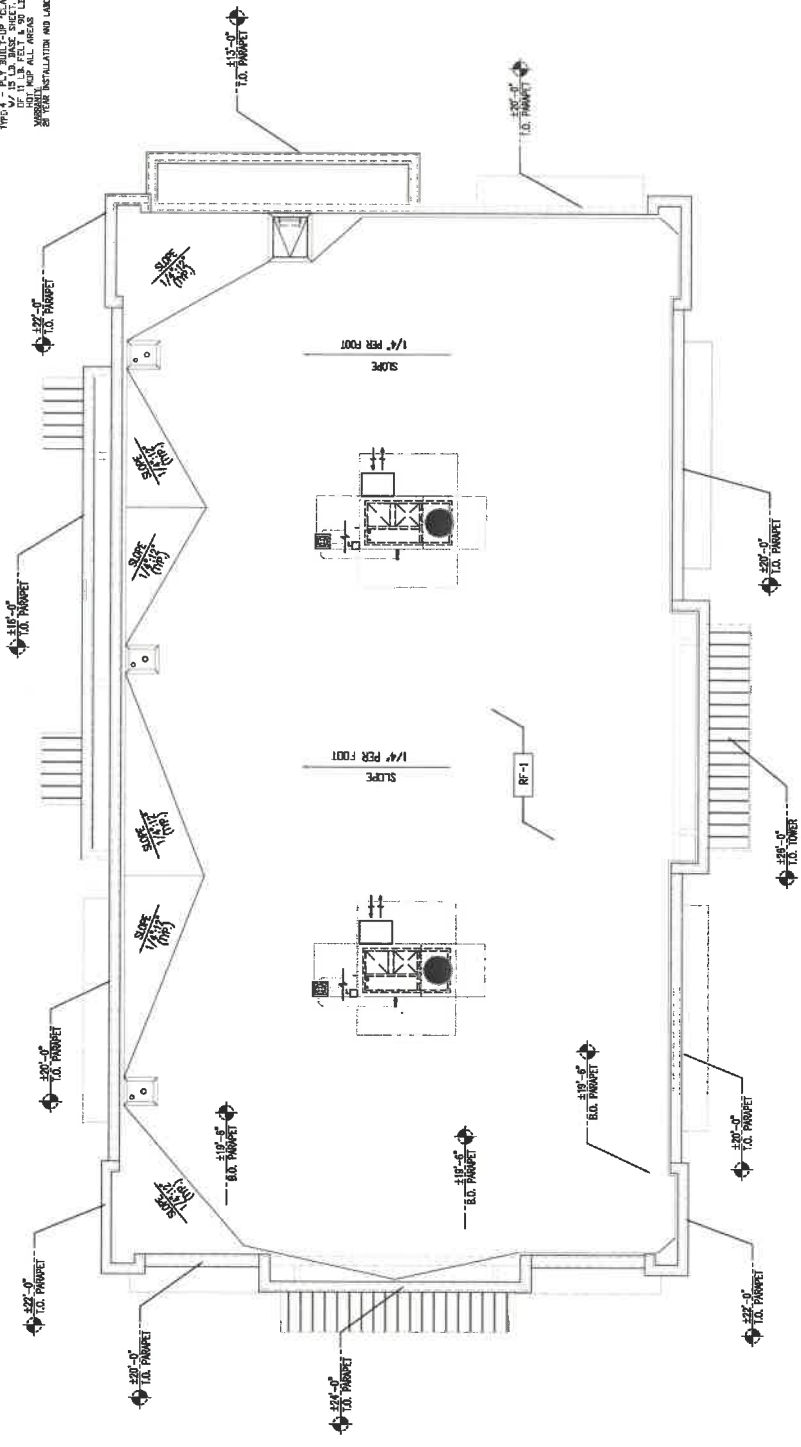
SCALE: 1/4" = 1'-0"

**KEYED NOTES:**

1. PLUMBING VENT, TO BE DETERMINED
2. EXPRESSED AREA & ROOF FINISH
3. LINES REPRESENT VENT & CHECKETS FORMED BY TYPICAL ROOF INSULATION
4. LINE OF BUILDING BELOW
5. ROOF DRAIN AND OVERFLOW.
6. OVERFLOW DOWNSPOUT NEEDED.
7. FOR ROOF SLOPE REFER TO STRUCTURAL DRAWINGS 1/4" FOR 24" MIN.
8. METAL FLASHING
9. METAL FLASHING
10. ROOF ACCESS DOORING
11. METAL CANOPY
12. NOT USED
13. WOOD TRUSSES

**ROOFING**

TYPE 4 - F-1 BUILT-UP CLASS A ROOFING  
1/2" 15# FLSH & 1/2" 15# FLSH LAYERS  
1/2" 15# FLSH & 1/2" 15# FLSH SUBSTRATE  
INSTALL AND LABEL.



ROOF PLAN





1

FLOOR PLAN

DATE	JOB NO	COLLOD
05-21-18	00000	
SCALE	DRAWN BY	
AS SHOWN	JUN	

DRAWING NO.  
**A1-7**

REVISION	NO.	DATE	BY

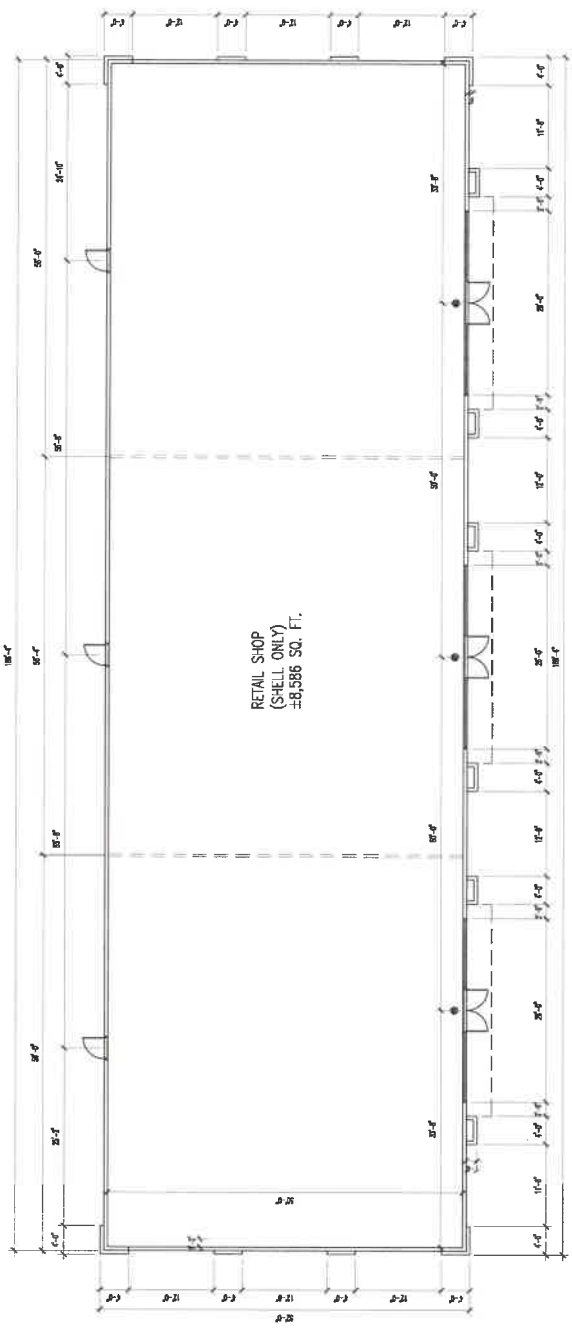
RETAL #  
**FLOOR PLAN**

CALAL CO SQUARE LP  
NEC CALAL CO ROAD + WOOD ROAD  
COUNTY OF INVERSIDE, CA

139 RADIO ROAD  
CORONA, CA 92879

P.O. BOX 1958  
CORONA, CA 92878-1958

DIRECT (951) 280-3833  
FAX (951) 280-3832

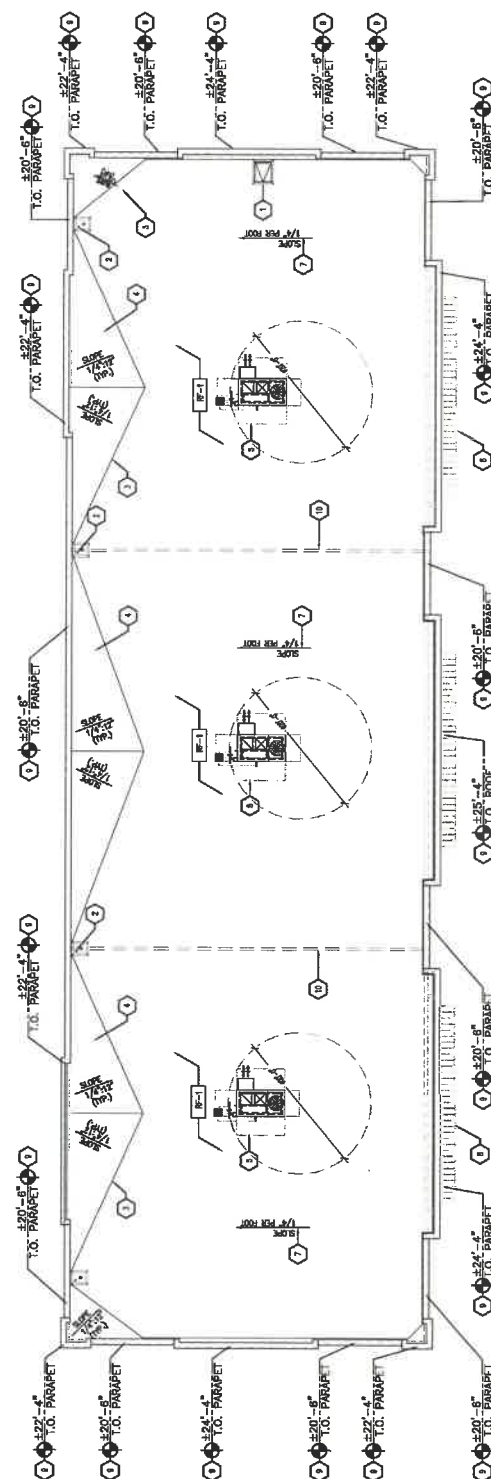


**KEYED NOTES**

- 1 ROOF HATCH AND OVERLAP
- 2 ROOF BOARD AND OVERLAP
- 3 GIRT STOP
- 4 INSULATED INSULATION PRODUCT
- 5 ROOF GIRT
- 6 ROOF SLOPE
- 7 STEEL CANOPY BELOW
- 8 METAL COILING
- 9 FUTURE DOUBLING WALL

**ROOFING**

1. REINFORCED MECHANICALLY FASTENED .040" THICK SHINGLE-FIN EPDM MEMBRANE SYSTEM OF APPROVED MANUFACTURER WITH INSULATION PROTECTION BOARD: 7/8" OSG. P. WOOD. ROOF INSULATION: RIGID POLYISOCYANURATE WITH A MINIMUM R-VALUE OF 10.0 PER SECTION A7-4 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.



139 RADIO ROAD  
CORONA, CA 92879  
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CORONA, CA 92878-1958  
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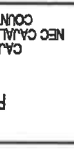
**CAULCADO SQUARE LP**  
COUNTY OF RIVERSIDE, CA

**RETAIL #**  
**ROOF PLAN**

NO.	REVISION

DATE: 08-21-18  
JOB NO: 000.000  
SCALE: AS SHOWN  
DRAWN BY: JMI

DRAWING NO: **A1-8**



1  
1/8" = 1'-0"

**FLOOR PLAN**



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-2832  
FAX (951) 280-2832



**FUTURE RETAIL #2  
ROOF PLAN**  
CALVALCO SQUARE LP  
NEC CALVALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JWS:MO
09-21-18	000.000
SCALE	AS SHOWN
DRAWN BY	JWH

DRAWING NO.  
**A1-10**



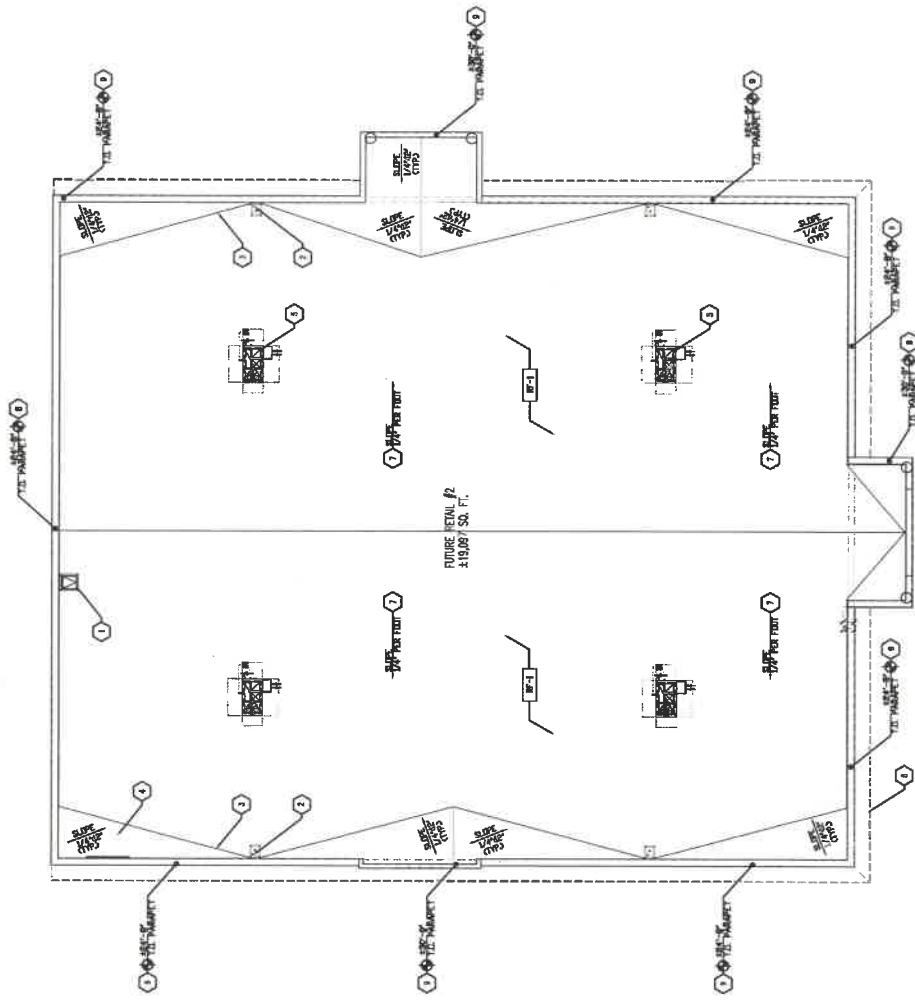
SCALE  
1" = 12'-0"

- KEYED NOTES**
- 1 ROOF HATCH
  - 2 ROOF BRANK AND OVERTURN
  - 3 GUTTER
  - 4 GUTTER STRIP
  - 5 TAPERED INSULATION CHECKOUT
  - 6 ROOFTOP UNIT
  - 7 NOT USED
  - 8 ROOF SLOPE
  - 9 METAL CANOPY BELOW
  - 10 METAL COPING

**ROOFING**

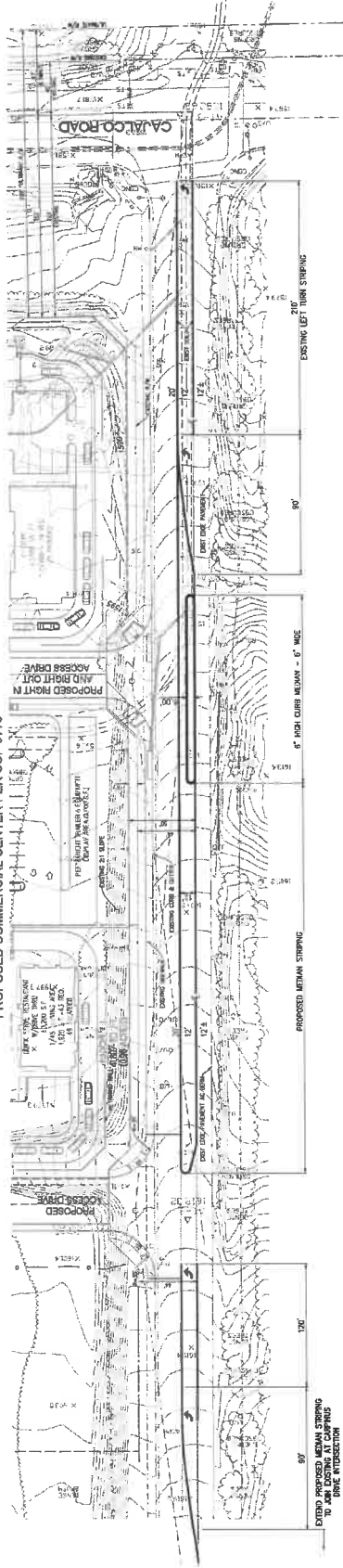
SECTION 05100 MECHANICALLY FASTENED 3/4" THICK SINGLE-PLY EPDM MEMBRANE SYSTEM ON APPROXIMATE SUBGRADE. COORDINATE ROOFING SYSTEM WITH ALL OTHER TRADES.

ROOF INSULATION: 2" RIGID POLYISOCYANURATE WITH A MINIMUM R-VALUE OF 10.0. CALCULATE R-VALUE TO SPECIFICATION SHEET AT-4 FOR ADDITIONAL COMPUNIQUE REQUIREMENTS.

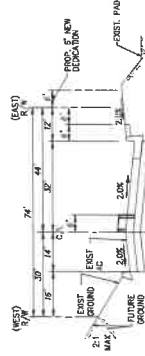


**ROOF PLAN**

PROPOSED COMMERCIAL CENTER PER CUP 3775



# WOOD ROAD

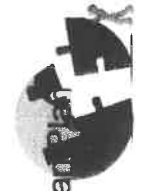


AS-BUILT PER AS SHOWN, 2008, BY BOLLARD SPRINGS  
 WITH PROPOSED 6' WIDE RAISED MEDIAN



**KVA**  
 ENGINEERING  
 AND PLANNING  
 SURVEYING

327 N. BIRCHMOUNT AVENUE  
 SUITE 117  
 WARRIOR, ALABAMA 35290  
 TEL: (205) 776-1000  
 FAX: (205) 776-1006

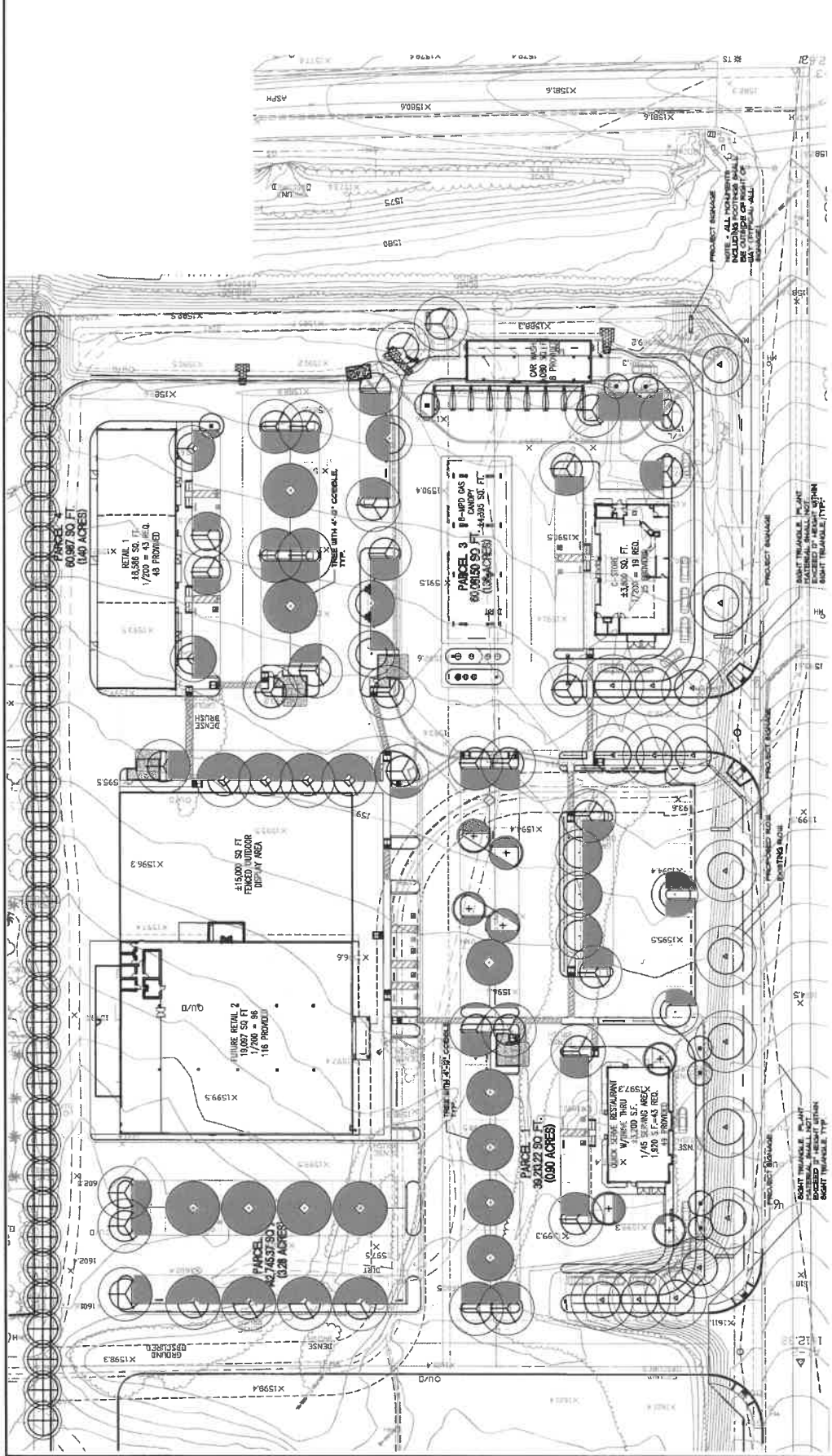


**CASE: CUP03775**  
**EXHIBIT F: Conceptual Media Plan**  
**PLANNER: T. Wheeler**  
**DATE: March 18, 2020**

**CUP 3775**  
**PROPOSED COMMERCIAL CENTER**  
**WOOD ROAD - CONCEPTUAL MEDIAN**  
**STRIPING**







**SHADING STUDY**

PARCEL	NO. OF PARKING SPACES	NO. OF PARKING AREA
TOTAL PARKING	250 SPACES	45,142 SF.
SHADING REQUIRED		22,671 SF. 50%
SHADING PROVIDED		22,671 SF. 50.3%

**PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE	REGION 4	15 YEAR CANOPY
○	FRAX LANCEA	AMERICAN BIRCH	3/4" BOX	STANDARD	LOW		50'-0"
●	LAGERSTROMIA MARGOLAI	GRAPE VITRILE	3/4" BOX	STANDARD	MODERATE		14'-0"
○	FRAX MALTIFORMIS	ALBICO PINE	3/4" BOX	NATURAL	LOW		20'-0"
○	PLATANUS ACERIFOLIA	YARWOOD PLANE TREE	3/4" BOX	STANDARD	MODERATE		30'-0"
○	PTERIS GALLIERTANA	BRAGGARD PEAR	3/4" BOX	STANDARD	MODERATE		22'-0"
○	QUERCUS LEX	HOLLY OAK	4/8" BOX	STANDARD	LOW		48'-0"

**PARKING LOT  
SHADING STUDY**  
GRAPHIC SCALE: 1" = 30'-0"



# MATERIAL BOARD

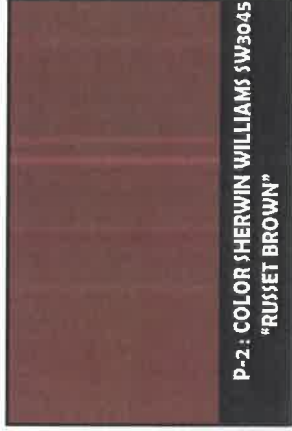
**NEC CAJALCO ROAD & WOOD ROAD**  
**COUNTY OF RIVERSIDE, CA**

CASE: CUP03775

EXHIBIT M: Project Color & Material Board

PLANNER: T. Wheeler

DATE: March 18, 2020



**CAJALCO**

**WOOD ROAD**



139 RADIO ROAD  
CORONA, CA 92876  
P.O. BOX 1988  
CORONA, CA 92876-1988  
DIRECT (951) 260-3833  
FAX (951) 260-3832

DATE: 06-21-19  
SCALE: AS SHOWN

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DATE: 06-21-19  
SCALE: AS SHOWN

DATE: 06-21-19  
SCALE: AS SHOWN

CARWASH AND VACUUM AREA PERSPECTIVE



**CARWASH VACUUM CANOPY  
PERSPECTIVE**  
 CALALCO SQUARE LP  
 NEG CALALCO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92879-1958  
 DIRECT (951) 280-2833  
 FAX (951) 280-2832



DRAWING NO.  
**PERS**

CASE: CUP03775

EXHIBIT S: Project Signage Plan

PLANNER: T. Wheeler

DATE: March 18, 2020



**H SIGN-I: TENANT MONUMENT SIGN**  
3/8" x 1'-0"



**J SIGN-J: TENANT WALL SIGN**  
3/8" x 1'-0"



**F SIGN-F: MONUMENT PRICE GAS STATION SIGN**  
1/2" x 1'-0"



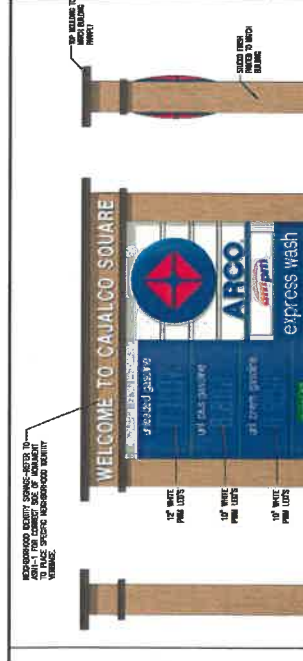
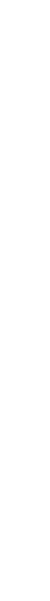
**G SIGN-G: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-0"



**D SIGN-D: CAR WASH ENTER WALL SIGN**  
3/8" x 1'-0"



**E SIGN-E: CAR WASH EXIT WALL SIGN**  
3/8" x 1'-0"



**F SIGN-F: MONUMENT PRICE GAS STATION SIGN**  
1/2" x 1'-0"



**D SIGN-D: CAR WASH ENTER WALL SIGN**  
3/8" x 1'-0"



**E SIGN-E: CAR WASH EXIT WALL SIGN**  
3/8" x 1'-0"



**A SIGN-A: ARCO SPARK AND CHANNEL LETTERS**  
1/2" x 1'-0"



**B SIGN-B: AM/PM CHANNEL LETTERS**  
1/2" x 1'-0"



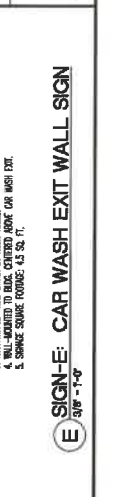
**C SIGN-C: CAR WASH WALL SIGN**  
3/8" x 1'-0"



**D SIGN-D: CAR WASH ENTER WALL SIGN**  
3/8" x 1'-0"



**E SIGN-E: CAR WASH EXIT WALL SIGN**  
3/8" x 1'-0"



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



CAJALCO SQUARE LP  
COUNTY OF RIVERSIDE, CA

PERSON

DATE	JOB NO
09-21-18	000000
SCALE	DRAWN BY
AS SHOWN	

SIGN  
DRAWING NO.

ASN1-2

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1956  
CORONA, CA 92879-1956  
DIRECT FAX (951) 280-3823



CAVALCO SQUARE LP  
COUNTY OF RIVERSIDE, CA

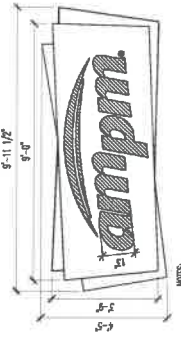


DATE	09-21-19
JOB NO	000.000
SCALE	AS SHOWN
DRAWN BY	AS SHOWN

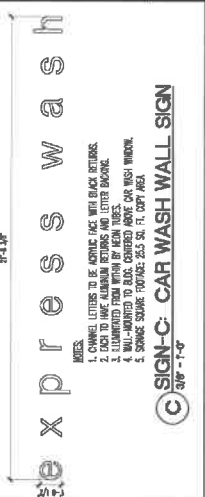
ASNI-2  
DRAWING NO.



- NOTES:
1. SIGN TO BE PLASTIC, ILLUMINATED FROM WITHIN WITH LIGHT RETINGING DEVICES.
  2. SURFACE MOUNTED TO CONCRETE FACE.
  3. NUMBER OF SPARKS: THREE (3).
  4. CHANNEL LETTERS: 1/2" HIGH, 1" DEEP, 1" SPACING (1) SP. FT. CA.
  5. CHANNEL LETTERS: 1/2" HIGH, 1" DEEP, 1" SPACING (1) SP. FT. CA.
  6. FRONT CHANNEL COLORED CHANNEL LETTERS & ARCO SPARK: 17 SQ. FT.



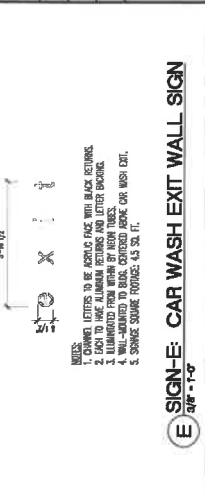
- NOTES:
1. SIGN TO BE PLASTIC, IN METAL CABINET WITH BLACK RETURN.
  2. SURFACE MOUNTED TO BUILDING ABOVE ENTRY AND REAR FACADE OF BUILDING.
  3. NUMBER OF SPARKS: TWO (2).
  4. COPY AREA SQUARE FOOTAGE: 25.5 SQ. FT. (2000)



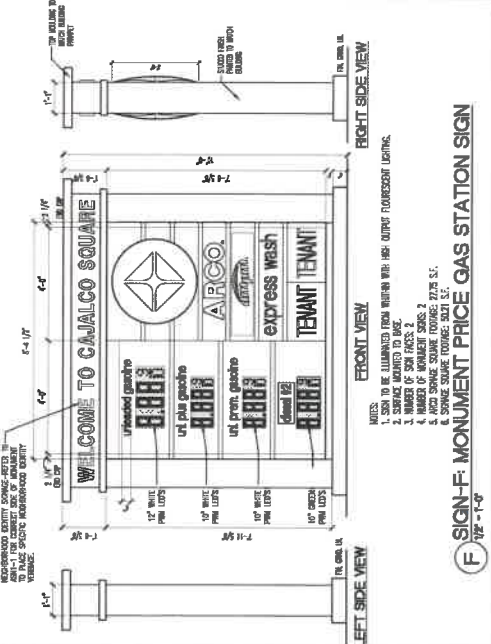
- NOTES:
1. CHANNEL LETTERS TO BE ALUMINUM FACE WITH BLACK RETURN.
  2. SURFACE MOUNTED TO BUILDING ABOVE ENTRY.
  3. ILLUMINATED FROM WITHIN BY REAR THREES.
  4. WALL-MOUNTED TO BLACK COLORED ABOVE CAR WASH WINDOW.
  5. SQUARE SIGNAGE FOOTAGE: 25.5 SQ. FT. COPY AREA.



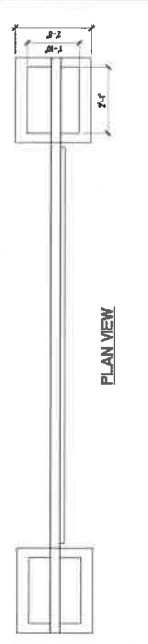
- NOTES:
1. CHANNEL LETTERS TO BE ALUMINUM FACE WITH BLACK RETURN.
  2. SIGN TO HAVE ALUMINUM THREES AND LETTER BRACKETS.
  3. ILLUMINATED FROM WITHIN BY REAR THREES.
  4. WALL-MOUNTED TO BLACK COLORED ABOVE CAR WASH ENTR.
  5. SQUARE SIGNAGE FOOTAGE: 4.5 SQ. FT.



- NOTES:
1. CHANNEL LETTERS TO BE ALUMINUM THREES WITH BLACK RETURN.
  2. SIGN TO HAVE ALUMINUM THREES AND LETTER BRACKETS.
  3. ILLUMINATED FROM WITHIN BY REAR THREES.
  4. WALL-MOUNTED TO BLACK COLORED ABOVE CAR WASH ENTR.
  5. SQUARE SIGNAGE FOOTAGE: 45 SQ. FT.



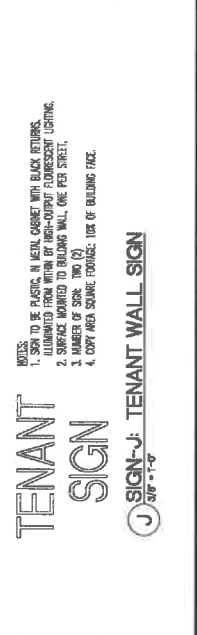
- NOTES:
1. SIGN TO BE ILLUMINATED FROM WITHIN WITH HIGH OUTPUT FLUORESCENT LIGHTING.
  2. SURFACE MOUNTED TO BASE.
  3. NUMBER OF SPARKS: THREE (3).
  4. COPY AREA SQUARE FOOTAGE: 27.75 SQ. FT.
  5. ARCO SIGNAGE FOOTAGE: 25.5 SQ. FT.
  6. SQUARE SIGNAGE FOOTAGE: 36.75 SQ. FT.



- NOTES:
1. SIGN TO BE ILLUMINATED FROM WITHIN BY HIGH OUTPUT FLUORESCENT LIGHTING.
  2. SQUARE SIGNAGE FOOTAGE: 14 SQ. FT.



- NOTES:
1. SIGN TO BE PLASTIC, IN METAL CABINET WITH BLACK RETURN.
  2. TO BE ILLUMINATED WITHIN BY HIGH-OUTPUT FLUORESCENT LIGHTING.
  3. GRAPHICS AT FRONT ONLY.
  4. SQUARE COPY AREA: 45 SQ. FT.



- NOTES:
1. SIGN TO BE PLASTIC, IN METAL CABINET WITH BLACK RETURN.
  2. TO BE ILLUMINATED WITHIN BY HIGH-OUTPUT FLUORESCENT LIGHTING.
  3. NUMBER OF SPARK: TWO (2).
  4. COPY AREA SQUARE FOOTAGE: 106 SQ. FT. OF BUILDING FACE.



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**CONVENIENCE STORE**  
**SIGNAGE**  
CALCALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

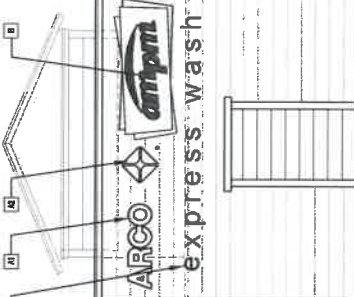
DATE	09-21-18
JOB NO	000.000
SCALE	AS SHOWN
DRAWN BY	AS SHOWN

REVISION

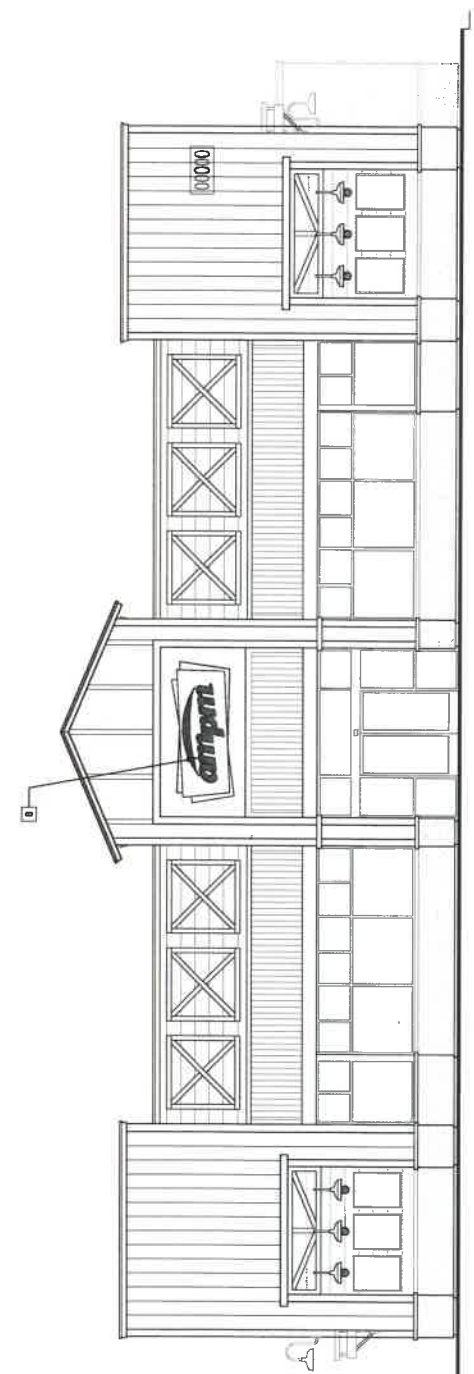
NO.	DESCRIPTION
1	
2	

**SIGNAGE KEYNOTES**

- A1 ILLUMINATED AERO CHANNEL LETTERS (24 SQ. FT.)
- A2 ILLUMINATED AERO CHANNEL LETTERS (24 SQ. FT.)
- B AMPM CHANNEL LETTERS (24.24 SQ. FT. COPY AREA)
- C AMPM CHANNEL LETTERS (24.24 SQ. FT. COPY AREA)
- D 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- E 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- F 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- G 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- H 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- I 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- J 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- K 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- L 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- M 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- N 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- O 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- P 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- Q 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- R 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- S 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- T 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- U 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- V 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- W 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- X 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- Y 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)
- Z 18" HIGH CHINA WALL SIGN (64.5 SQ. FT. AREA)



**WEST ELEVATION**



**EAST ELEVATION**



**SIGNAGE KEYNOTES**

- 11 ILLUMINATED AREA CHAMEL LETTERS (16.00 SQ. FT.)
- 12 ILLUMINATED CHAMEL SPARK LOGO (7.00 SQ. FT.)
- 13 AREA CHAMEL LETTERS (24.00 SQ. FT. COPY AREA)
- 14 CHAMBER WALL SIGN (24.00 SQ. FT. COPY AREA)
- 15 CHAMBER CHAMBER WALL SIGN (24.00 SQ. FT. AREA)
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- 99 CHAMBER CHAMBER WALL SIGN (24.00 SQ. FT. AREA)
- 100 CHAMBER CHAMBER WALL SIGN (24.00 SQ. FT. AREA)

WEST ELEVATION

EAST ELEVATION

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

1

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

2

139 RADIO ROAD  
CORONA, CA 92879

P.O. BOX 1958  
CORONA, CA 92878-1958

DIRECT (951) 280-3833  
FAX (951) 280-3832



CONVENIENCE STORE  
SIGNAGE

361 CALICO SQUARE LP  
NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	ZAC
AS SHOWN	ZAC

DRAWING NO.  
**ASN2-1**



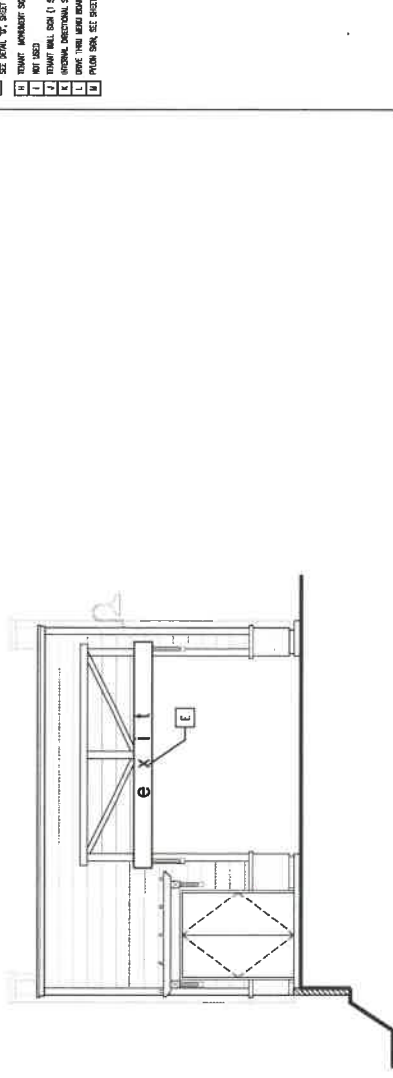
DATE: 08-21-18  
 JOB NO: 000.00  
 SCALE: AS SHOWN  
 DRAWN BY:

**AS/N2-2**  
 DRAWING NO.  
**SIGN**

- SIGNAGE KEYNOTES**
- A) ILLUMINATED ARched CHANNEL LETTERS (AS SH. F1)
  - AE) ILLUMINATED ARched CHANNEL LETTERS (AS SH. F2)
  - B) ARched CHANNEL LETTERS (AS SH. F1)
  - BA) ARched CHANNEL LETTERS (AS SH. F2)
  - C) 1/2" HIGH WALL SIGN (AS SH. F1, COPY AREA)
  - CA) 1/2" HIGH WALL SIGN (AS SH. F2, COPY AREA)
  - D) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - DA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - E) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - EA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - F) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - FA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - G) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - GA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - H) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - HA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - I) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - IA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - J) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - JA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - K) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - KA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - L) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - LA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)
  - M) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F1, WALL)
  - MA) 1/2" HIGH CHANNEL LETTER SIGN (AS SH. F2, WALL)

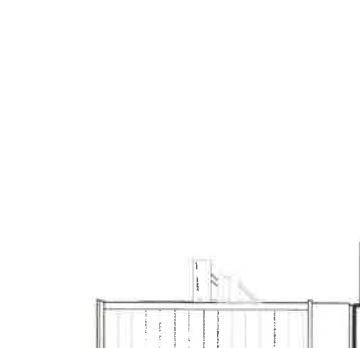
NOT USED:  
 WALL SIGN (AS SH. F1, WALL)  
 WALL SIGN (AS SH. F2, WALL)  
 WALL SIGN (AS SH. F1, WALL)  
 WALL SIGN (AS SH. F2, WALL)  
 WALL SIGN (AS SH. F1, WALL)  
 WALL SIGN (AS SH. F2, WALL)  
 WALL SIGN (AS SH. F1, WALL)  
 WALL SIGN (AS SH. F2, WALL)  
 WALL SIGN (AS SH. F1, WALL)  
 WALL SIGN (AS SH. F2, WALL)

**EAST ELEVATION**



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

1



**NORTH ELEVATION**

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

2



DATE	JOB NO
09-21-18	001000
PROJECT	DRAWN BY
AS-2018-001	MS
SIGN	
DRAWING NO.	

**ASN2-2**

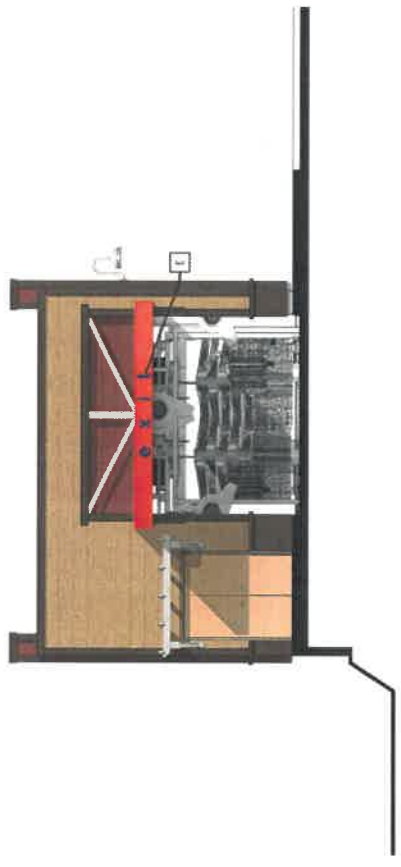
**CARWASH SIGNAGE**  
 CALALCO SQUARE LP  
 N2C CALALCO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA



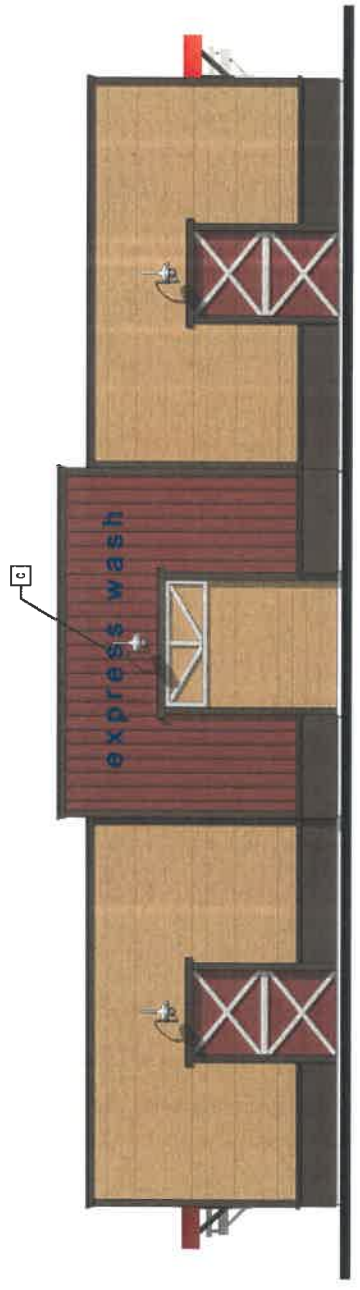
139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92878-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3832

- SIGNAGE KEYNOTES**
- 1) ILLUMINATED AND CHAMEL LETTERS (10 SQ. FT.)
  - 2) ILLUMINATED CHAMEL SIGNAGE (17 SQ. FT.)
  - 3) AMPH CHAMEL LETTERS (BLACK SQ. FT. COPY AREA)
  - 4) ONE SIDE WALL SIGN (65.5 SQ. FT. COPY AREA)
  - 5) ONE SIDE CHAMEL WALL SIGN (65.5 SQ. FT. COPY AREA)
  - 6) ONE SIDE WALL SIGN (65.5 SQ. FT. COPY AREA)
  - 7) ONE SIDE CHAMEL WALL SIGN (65.5 SQ. FT. COPY AREA)
  - 8) ONE SIDE CHAMEL SIGN (17.5 SQ. FT. COPY AREA)
  - 9) ONE SIDE WALL SIGN (17.5 SQ. FT. COPY AREA)
  - 10) TYPICAL WALLMOUNT SIGN (ONE SQ. FT. PRICE PER SIGN NOT LISTED IN SQ. FT.)
  - 11) NOT LISTED
  - 12) TYPICAL WALL SIGN (1' BY 8' BY 10' WALL - 100 SQ. FT. WALL)
  - 13) TYPICAL WALL SIGN (4' BY 8' BY 10' WALL)
  - 14) TYPICAL WALL SIGN (10' BY 10' WALL)
  - 15) TYPICAL WALL SIGN (10' BY 10' WALL)
  - 16) TYPICAL WALL SIGN (10' BY 10' WALL)

1



**EAST ELEVATION**



**NORTH ELEVATION**

2

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DIRECT (951) 280-3833  
FAX (951) 280-3832



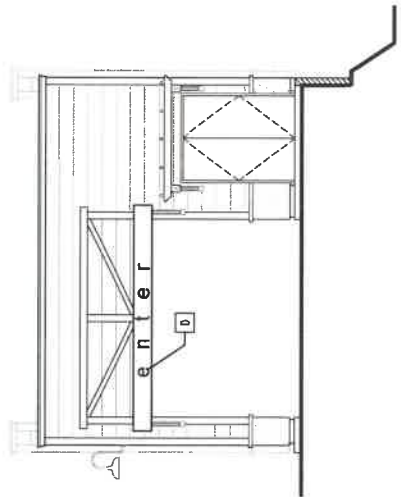
CARMASH SIGNAGE  
CALICO SQUARE LP  
NEO CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



DATE: 08-21-18  
JOB NO: 000.000  
DRAWN BY: JS SHUMI  
SIGN

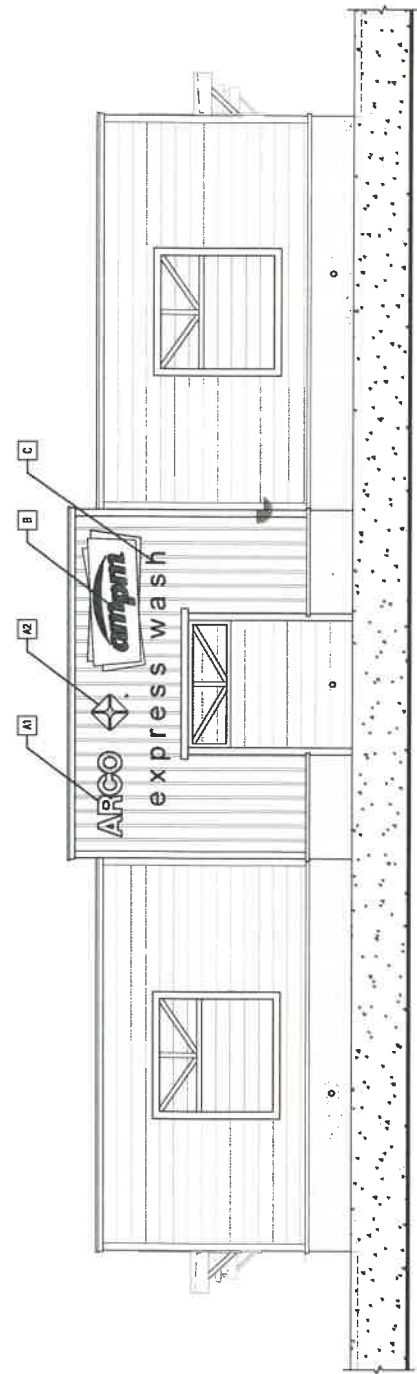
DRAWING NO:  
**ASN2-3**

- SIGNAGE KEYNOTES**
- A1 LUMINATED ARCO CHANNEL LETTERS (48 SQ. FT.)
  - A2 LUMINATED AMPM CHANNEL LETTERS (2 SQ. FT.)
  - B AMPM CHANNEL LETTERS (24.54 SQ. FT. COPY AREA)
  - C CORN BEAM WALL SIGN (24.5 SQ. FT. COPY AREA)
  - D CORN BEAM WALL SIGN (48 SQ. FT. WALL)
  - E SIGNMOUNT FRAME AND SIGN (24 SQ. FT.)
  - F SIGNMOUNT FRAME AND SIGN (48 SQ. FT. COPY AREA)
  - G SIGNMOUNT FRAME AND SIGN (24 SQ. FT. COPY AREA)
  - H SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - I SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - J SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - K SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - L SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - M SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - N SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - O SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - P SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - Q SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)
  - R SIGNMOUNT FRAME AND SIGN (48 SQ. FT. WALL)



WEST ELEVATION

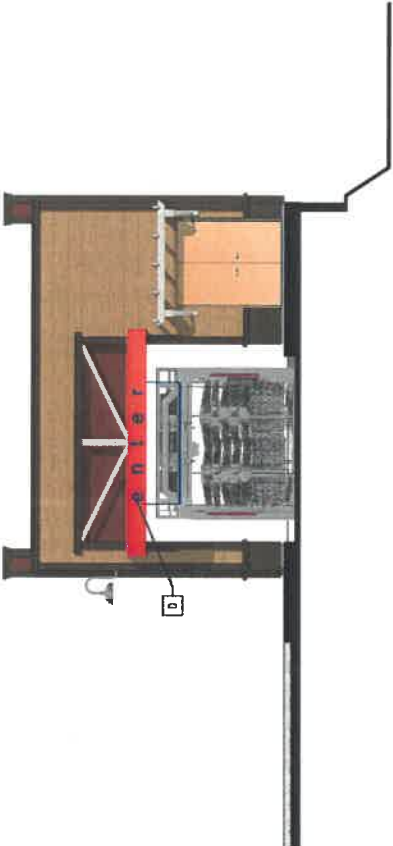
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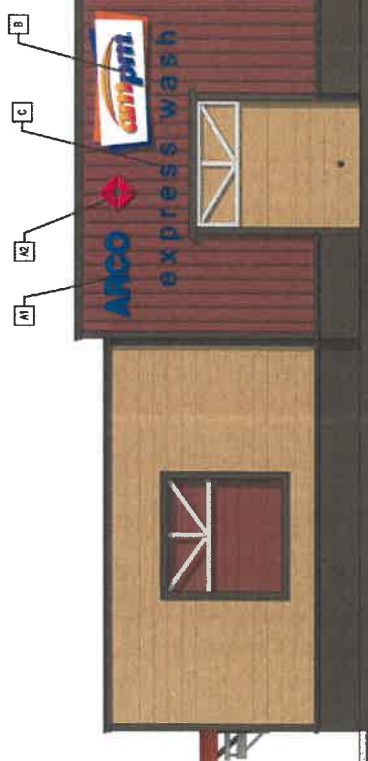
SOUTH ELEVATION

SHEET: 2

**SIGNAGE KEYNOTES**  
 A1 ILLUMINATED ANCO CHANNEL LETTERS (7 SQ. FT.)  
 A2 ILLUMINATED AMPM CHANNEL LETTERS (7 SQ. FT.)  
 B AMPM CHANNEL LETTERS (24.5 SQ. FT. COPY AREA)  
 C ONE HOUR WALL SIGN (24.5 SQ. FT. COPY AREA)  
 D ONE HOUR CHUTE WALL SIGN (24.5 SQ. FT. MISC)  
 E ONE HOUR CHUTE WALL SIGN (4.5 SQ. FT. MISC)  
 F WASHNET FRESH AIR SIGN (24.5 SQ. FT. MISC)  
 G WASHNET FRESH AIR SIGN (4.5 SQ. FT. COPY AREA)  
 H "WASHNET" SIGN (24.5 SQ. FT., PRICE PORTION NOT COVERED SQ. FT.)  
 I NOT USED  
 J "WASHNET" WALL SIGN (1' 9" AREA OF WALL - 156 SQ. FT. MISC)  
 K INTERNAL DIRECTIONAL SIGN (4.5 SQ. FT. MISC)  
 L SIGNAGE THAT MIGHT BECOME (24 SQ. FT.)  
 M OTHER SIGN, SEE SHEET SIGN-1



WEST ELEVATION



SOUTH ELEVATION

DIRECTOR  
 139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92879-1958  
 FAX (951) 280-3832



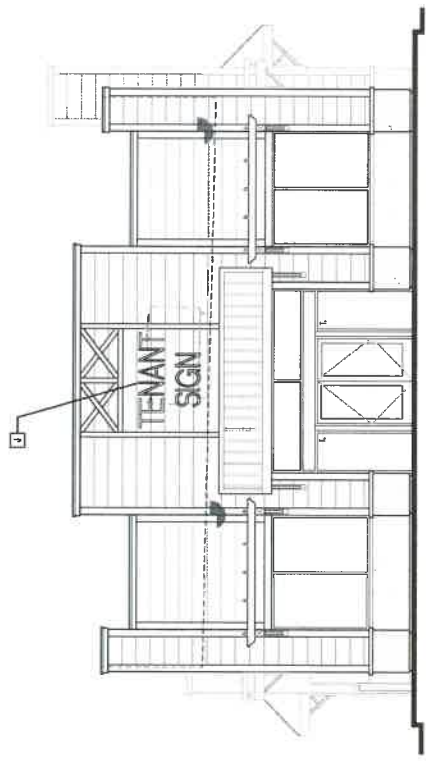
**CARMASH SIGNAGE**  
 CALICO SQUARE LP  
 MEC CALICO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

DATE	JOB NO.
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JAC

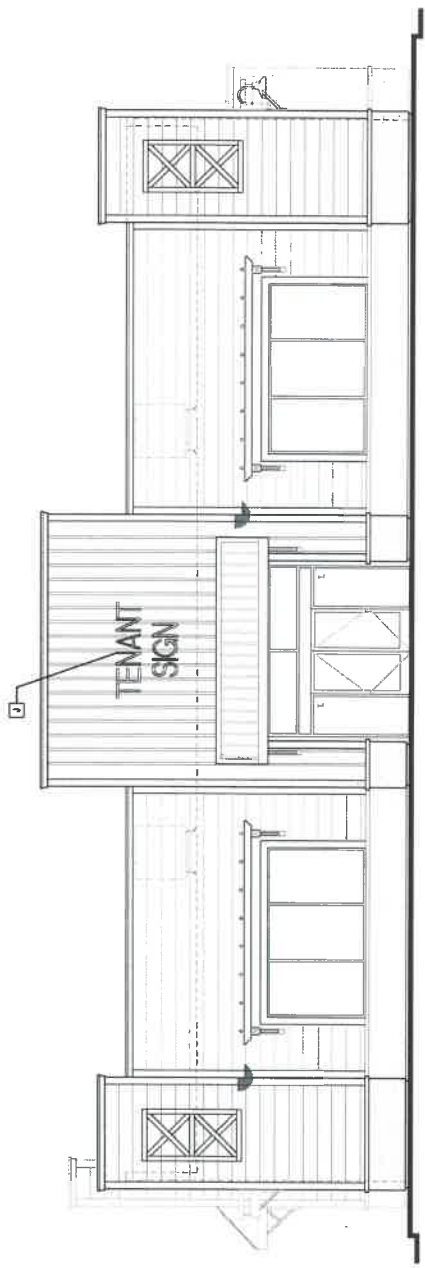
DRAWING NO.  
**ASN2-3**

**SIGNAGE KEYNOTES**

- A1 ILLUMINATED ARCHED CHANNEL LETTERS (10 SQ. FT.)
- A2 ILLUMINATED CHANNEL SIGN LIGHTS (7 SQ. FT.)
- A3 ARCHED CHANNEL LETTERS (25 SQ. FT. COPY AREA)
- B1 CAN BEAD WALL SIGN (25 SQ. FT. COPY AREA)
- B2 CAN BEAD WALL SIGN (10 SQ. FT. COPY AREA)
- B3 CAN BEAD WALL SIGN (5 SQ. FT. COPY AREA)
- B4 CAN BEAD WALL SIGN (2.5 SQ. FT. COPY AREA)
- C1 CAN BEAD SIGNAGE SIGN (25 SQ. FT. COPY AREA)
- C2 CAN BEAD SIGNAGE SIGN (10 SQ. FT. COPY AREA)
- C3 CAN BEAD SIGNAGE SIGN (5 SQ. FT. COPY AREA)
- C4 CAN BEAD SIGNAGE SIGN (2.5 SQ. FT. COPY AREA)
- D1 TENANT MANAGEMENT SIGN (10 SQ. FT., FINISH PORTION NOT EXCEEDED 36 SQ. FT.)
- D2 NOT USED
- D3 TENANT WALL SIGN (1" SP. PER 1" OF HEIGHT - 100 SQ. FT. MAX)
- D4 FINISHING DETENTION SIGN (10 SQ. FT. MAX)
- D5 SIGN: 100% BEAD BOARD (36 SQ. FT.)
- D6 FROM SIGN, SEE SHEET SIGN-3



**SOUTH ELEVATION**



**EAST ELEVATION**

139 RADTO ROAD  
CORONA, CA 92979  
700 BOX 1558  
CORONA, CA 92979-1558  
DIRECT (951) 260-3833  
FAX (951) 260-3832

**O.S.R. WITH DRIVE-THRU SIGNAGE**  
CALVAL CO SIGNAGE LP  
NEC CALVAL CO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE CA



DATE	NO. REV.
09-21-11	01
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09-21-11	98
09-21-11	99
09-21-11	100

**ASN2-4**  
DRAWING NO.

139 RADIO ROAD  
CORONA, CA 92679  
P.O. BOX 1958  
CORONA, CA 92679-1958

DIRECT (951) 280-3833  
FAX (951) 280-3832

O.S.R. WITH DRIVE-THRU  
SIGNAGE  
CALALCO SQUARE LP  
NEO CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

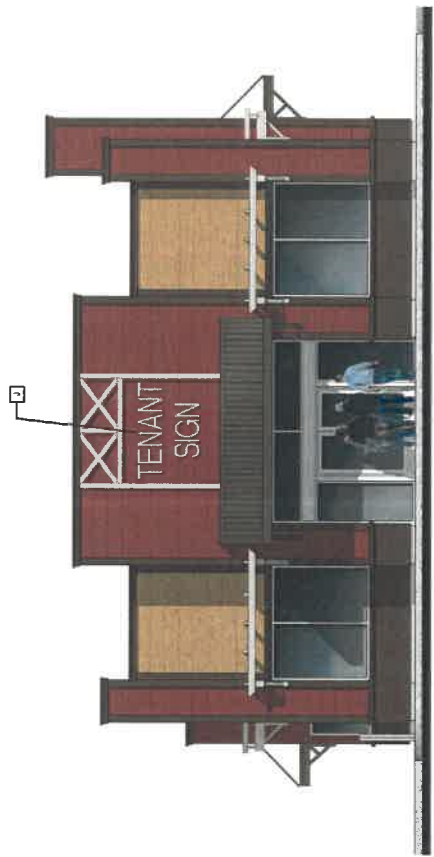
REVISION	

DATE: 09-21-18  
JOB NO: 000000  
SCALE: AS SHOWN  
DRAWN BY: JAC

DRAWING NO:  
**ASN2-4**

**SIGNAGE KEYNOTES**

- 11 ILLUMINATED AERO CHIMNEY LETTERS (80 SQ. FT.)
- 12 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)
- 13 AERO CHIMNEY LETTERS (242.54 SQ. FT. COPY AREA)
- 14 COPY SIGN WALL SIGN (264 SQ. FT. COPY AREA)
- 15 COPY SIGN LETTER WALL SIGN (264 SQ. FT. MAX)
- 16 ILLUMINATED CHIMNEY LETTERS (80 SQ. FT.)
- 17 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)
- 18 ILLUMINATED AERO CHIMNEY LETTERS (80 SQ. FT.)
- 19 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)
- 20 ILLUMINATED AERO CHIMNEY LETTERS (80 SQ. FT.)
- 21 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)
- 22 ILLUMINATED AERO CHIMNEY LETTERS (80 SQ. FT.)
- 23 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)
- 24 ILLUMINATED AERO CHIMNEY LETTERS (80 SQ. FT.)
- 25 ILLUMINATED CHIMNEY SHANK LOGO (7 SQ. FT.)



**SOUTH ELEVATION**



**EAST ELEVATION**

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



**139 RADIO ROAD**  
**CORONA, CA 92719**  
**P.O. BOX 1958**  
**CORONA, CA 92678-1958**  
**DIRECT (951) 260-3833**  
**FAX (951) 260-3832**



**CAVALCO SQUARE LP**  
**MEC CAVALCO ROAD + WOOD ROAD**  
**COUNTY OF RIVERSIDE, CA**

**RETAIL #1 SIGNAGE**

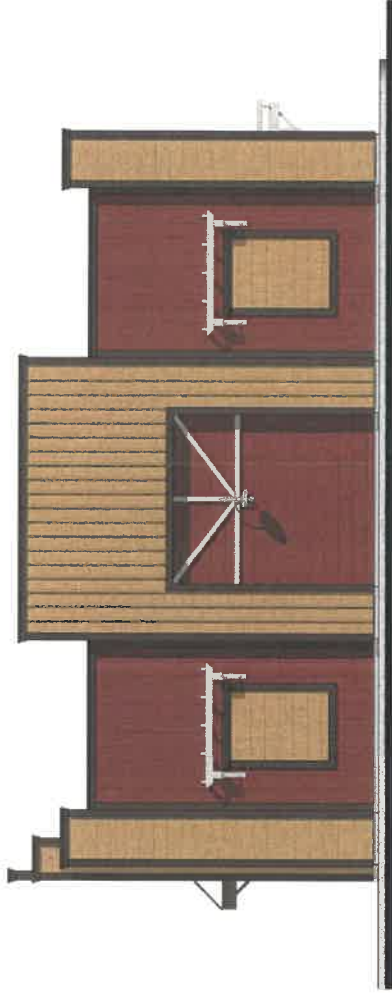
DATE	09-21-18
SCALE	AS SHOWN
DRIVEN BY	JAC
AS SHOWN	

**NOVUS**  
**DRAWING NO.**

**ASN2-5**

**2**

- SIGNAGE KEYNOTES**
- 1 ILLUMINATED AERO CHANNEL LETTERS (48 SQ. FT.)
  - 2 ILLUMINATED CHERRY SPARK LOGO (7 SQ. FT.)
  - 3 AERO CHANNEL LETTERS (24254 SQ. FT. COPY AREA)
  - 4 ONE WASH WALL SIGN (24254 SQ. FT. COPY AREA)
  - 5 ONE WASH LETTER WALL SIGN (43 SQ. FT. WASH)
  - 6 ONE WASH COPY WALL SIGN (43 SQ. FT. WASH)
  - 7 SIGNAGE PRICE TAG STATION SIGN (24 SQ. FT.)
  - 8 SIGNAGE PRICE TAG STATION SIGN (24 SQ. FT. COPY AREA)
  - 9 TENANT MOUNTAIN SIGN (442 SQ. FT. PRICE PORTION NOT LISTED AS SQ. FT.)
  - 10 ONE LOGO
  - 11 TENANT WALL SIGN (1' BY 10' PER 1' BY 10' WALL= 100 SQ. FT. WASH)
  - 12 INTERNAL DIRECTIONAL SIGN (442 SQ. FT. WASH)
  - 13 ONE THREE WASH BOARD (24 SQ. FT.)
  - 14 PICTURE SIGN, SEE SHEET ASN-3



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

**SIDE / NORTH ELEVATION**



**FRONT / EAST ELEVATION**

135 RADIO ROAD  
CORONA, CA 92709  
P.O. BOX 1959  
CORONA, CA 92728-1958  
DIRECT (951) 280-3632  
FAX (951) 280-3632



**FUTURE RETAIL #2  
SIGNAGE**  
CALALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



DATE: 09-21-18  
JOB NO: 000.000  
SCALE: AS SHOWN  
DRAWN BY: AS SHOWN

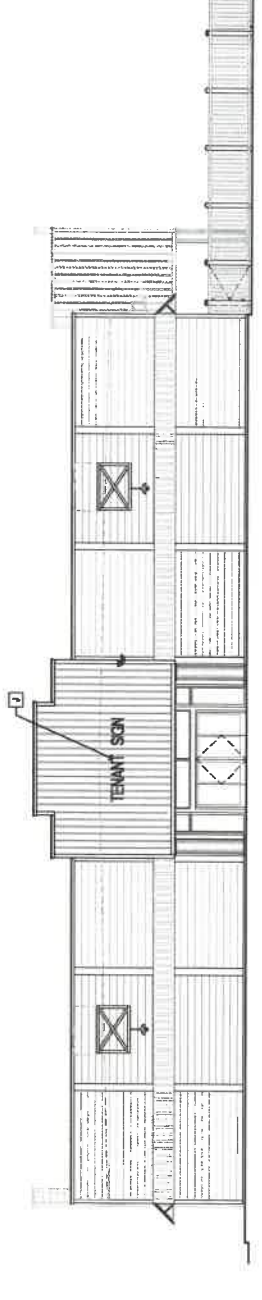
DRAWING NO.  
**ASN2-6**

SHEET  
2

- SIGNAGE KEYNOTES**
- 1) ILLUMINATED AND CHANNEL LETTERS (18 SQ. FT.)
  - 2) ILLUMINATED CANOPY SIGN (50 SQ. FT.)
  - 3) ANTI COLLISION LETTERS (50.0 SQ. FT. COPY AREA)
  - 4) CAN WALL SIGN (24.0 SQ. FT. COPY AREA)
  - 5) CAN WALL WITH WALL SIGN (4.0 SQ. FT. SIGN)
  - 6) CAN WITH LITHO WALL SIGN (4.0 SQ. FT. SIGN)
  - 7) CAN WITH SIGN WALL SIGN (4.0 SQ. FT. SIGN)
  - 8) ILLUMINATED CANOPY SIGN (50.0 SQ. FT. SIGN)
  - 9) CANOPY SIGN (50.0 SQ. FT. SIGN)
  - 10) CANOPY SIGN (50.0 SQ. FT. SIGN)
  - 11) SIGN AREA "1" (24.0 SQ. FT. COPY AREA)
  - 12) SIGN AREA "2" (24.0 SQ. FT. COPY AREA)
  - 13) TENANT MOUNTING SIGN (24.0 SQ. FT. PHOTO SIGNAGE NOT LISTED IN SQ. FT.)
  - 14) NOT LISTED
  - 15) TENANT WALL SIGN (1' BY 1' PER LY OF WALL - 100 SQ. FT. SIGN)
  - 16) INTERNAL DIRECTIONAL SIGN (4.0 SQ. FT. SIGN)
  - 17) SIGN OVER WALKWAY (20 SQ. FT.)
  - 18) SIGN OVER WALKWAY (20 SQ. FT.)



**SOUTH ELEVATION**



**WEST ELEVATION**



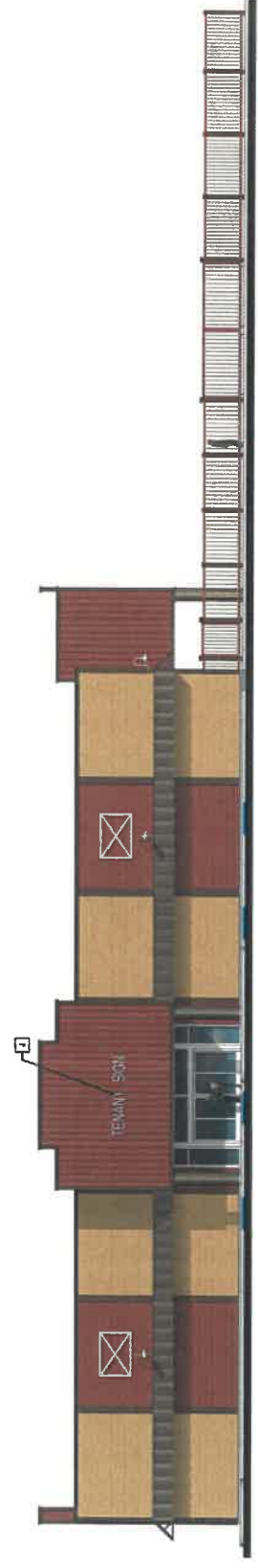
REVISION	NO.	DATE	DESCRIPTION

FUTURES RETAIL #2  
 SIGNAGE  
 CALICO SQUARE LP  
 900 CALICO ROAD + WOOD ROAD  
 COUNTY OF INVERSIDE CA

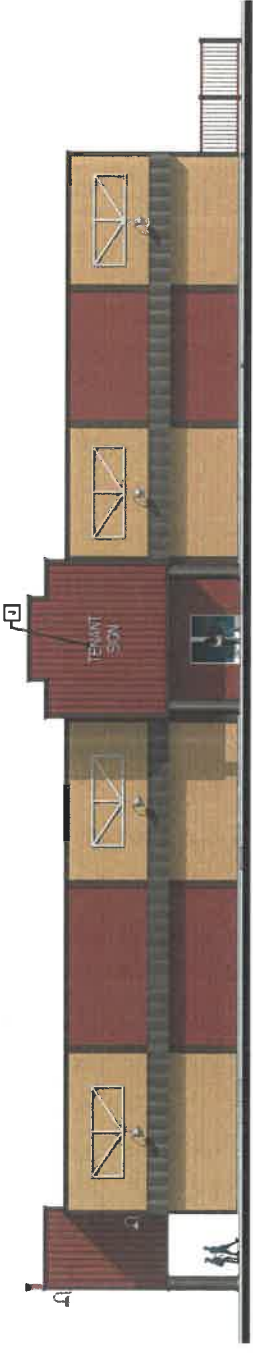
125 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1938  
 CORONA, CA 92879-1938  
 DIRECT (951) 280-3833  
 FAX (951) 280-3832



SHEET 2



EAST ELEVATION



NORTH ELEVATION

- SIGNAGE KEYNOTES**
- 1 ILLUMINATED AND CHANNEL LETTERS (18 SQ. FT.)
  - 2 ILLUMINATED CHANNEL SIGNAGE (7 SQ. FT.)
  - 3 ANGLE CHANNEL LETTERS (24 SQ. FT. COPY AREA)
  - 4 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 5 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 6 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 7 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 8 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 9 ONE WALL SIGN (24 SQ. FT. COPY AREA)
  - 10 TENANT MOUNTAIN SIGN (24 SQ. FT. PRICE PORTION NOT EXCEEDS 30 SQ. FT.)
  - 11 ANY USED
  - 12 TENANT WALL SIGN (1 SF PRICE UP TO 150 SQ. FT. MAX)
  - 13 BROADCASTING SIGN (40 SQ. FT. MAX)
  - 14 ONE WALL SIGN (24 SQ. FT.)
  - 15 FROM SIGN SET SHEET ASN2-1

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



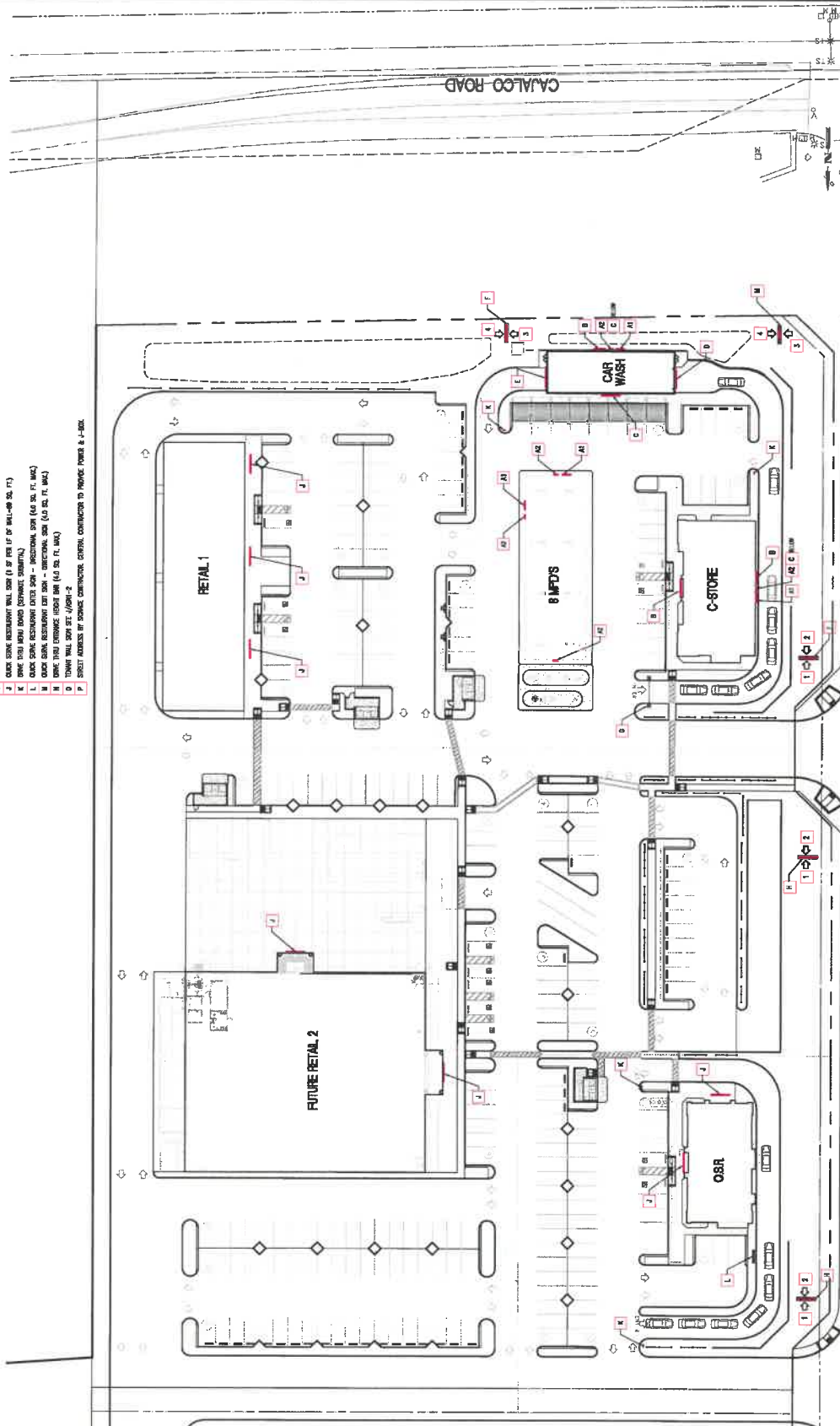


**NEIGHBORHOOD IDENTITY  
SIGNAGE KEYNOTES**

- 1 THIS SIDE OF MONUMENT TO INDICATE "WELCOME TO CALICO SQUARE" (WOOD SIGNAGE)
- 2 THIS SIDE OF MONUMENT TO INDICATE "WELCOME TO WOODSIDE" (WOOD SIGNAGE)
- 3 THIS SIDE OF MONUMENT TO INDICATE "WELCOME TO ALLEN VALLEY" (WOOD SIGNAGE)
- 4 THIS SIDE OF MONUMENT TO INDICATE "WELCOME TO ALLEN WOODS" (WOOD SIGNAGE)

**SIGNAGE KEYNOTES**

- A1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- A2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- A3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- A4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- B1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- B2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- B3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- B4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- C1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- C2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- C3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- C4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- D1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- D2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- D3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- D4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- E1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- E2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- E3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- E4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- F1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- F2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- F3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- F4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- G1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- G2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- G3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- G4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- H1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- H2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- H3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- H4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- I1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- I2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- I3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- I4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- J1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- J2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- J3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- J4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- K1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- K2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- K3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- K4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- L1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
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- L3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- L4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- M1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
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- M3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- M4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
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- N3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- N4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
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- O3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- O4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4
- P1 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-1
- P2 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-2
- P3 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-3
- P4 WOOD SIGNAGE LETTERS (NO SIGN) SEE /ASH-4



**MASTER SITE SIGNAGE PLAN**

GRAPHIC SCALE: 1"=30'-0"

WOOD ROAD

CALICO ROAD

**MASTER SITE  
SIGNAGE PLAN**

CALICO SQUARE LP  
MEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 260-3833  
FAX (951) 260-3832



DATE: 08-21-18  
JOB NO: 000.000  
DRAWN BY: JAS STONIN

DRAWING NO. **ASNI-1**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## FIRST ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 255 (Specific Plan No. 229, Amendment No. 1)

Project/Case Number: TPM37537 / CUP03775 / EA43037

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 Initial Study, Advisory Notification Document, and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: January 23, 2020

Applicant/Project Sponsor: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: March 18, 2020

The First Addendum to Environmental Impact Report No. 255 (Specific Plan No. 229, Amendment No. 1) 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43037 ZCFG06410

**FOR COUNTY CLERK'S USE ONLY**

**Project Information**  
**Cajalco and Wood Commercial Project**  
**County of Riverside**

**Prepared for:**  
County of Riverside  
Community Development Department

**Prepared By:**  
Environmental & Regulatory Specialists, Inc.  
223 62<sup>nd</sup> Street  
Newport Beach California 92663

January 2020

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Project Description.....	11
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Copies of the following documents and the Project Application are on file with the County of Riverside Community development Department

- A. Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., August 2018.
- B. Step I Habitat Assessment, Step II Part A Focused Burrow Survey for Burrowing Owls and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation, July 14, 2017
- C. Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- D. Phase I Environmental Site Assessment prepared by ADR Environmental Group, 2017 (ADR 2017)
- E. Drainage Report, Cajalco and Wood Commercial Project prepared by K&A Engineering, Inc., February 2018
- F. Project Specific Water Quality Management Plan, Cajalco and Wood Commercial Project, prepared by K& A Engineering, Inc., February 2018
- G. Cajalco + Wood Project Noise Impact Analysis prepared by Ganddini Group, Inc., September 17.
- H. Cajalco + Wood Project Traffic Impact Analysis (revised) prepared by Kunzman Associates, Inc., July 17, 2019 (2019 TIA).
- I. Western Municipal Water District “Will Serve” letter dated March 8, 2018



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## Project Information

**Environmental Assessment (E.A.) Number:** EA43037

**Project Case Type (s) and Number(s):** TPM37537 and CUP3775

**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951 955-6060

**Applicant's Name:** Cajalco Square, LP  
**Applicant Address:** 139 Radio Road, Corona, CA 92879

**Project Title:** Cajalco and Wood Commercial Project

**Project Location:** Northeast corner of the Wood Road and Cajalco Road  
 Unincorporated Riverside County, CA  
 Regional and Vicinity maps are shown on Figures 1 and 2.

The Project is also located within the Southern portion of Planning Area 1 within the Boulder Springs Specific Plan (SP229). The Boulder Springs Specific Plan Land Use Exhibit is shown on Figure 3

**Assessor's Parcel No(s):** 321-130-053, 054, 055 & 060

**General Plan Land Use Designation(s):** Commercial Retail (0.20 - 0.35 FAR)

**Zoning Designation:** Specific Plan 229, Amendment No.1 (SP229A1) – Boulder Springs Planning Area I, Commercial (defers to the C-P-S-Z Zone of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

**General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

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

**Policy Areas:** Cajalco-Wood Policy Area  
 March Joint Air Reserve Base Influence Area,  
 Mt. Palomar Night Time Lighting Policy Area - Zone B

Figure 1 - Regional Location Map

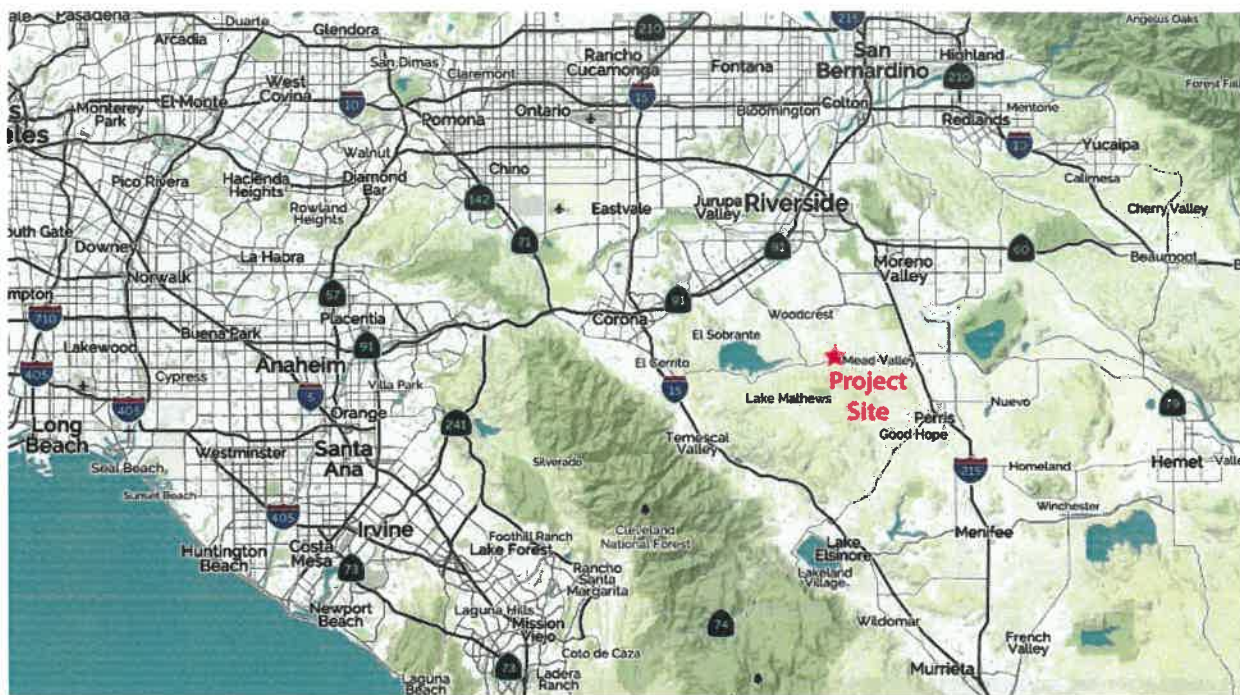


Figure 2 - Vicinity Map

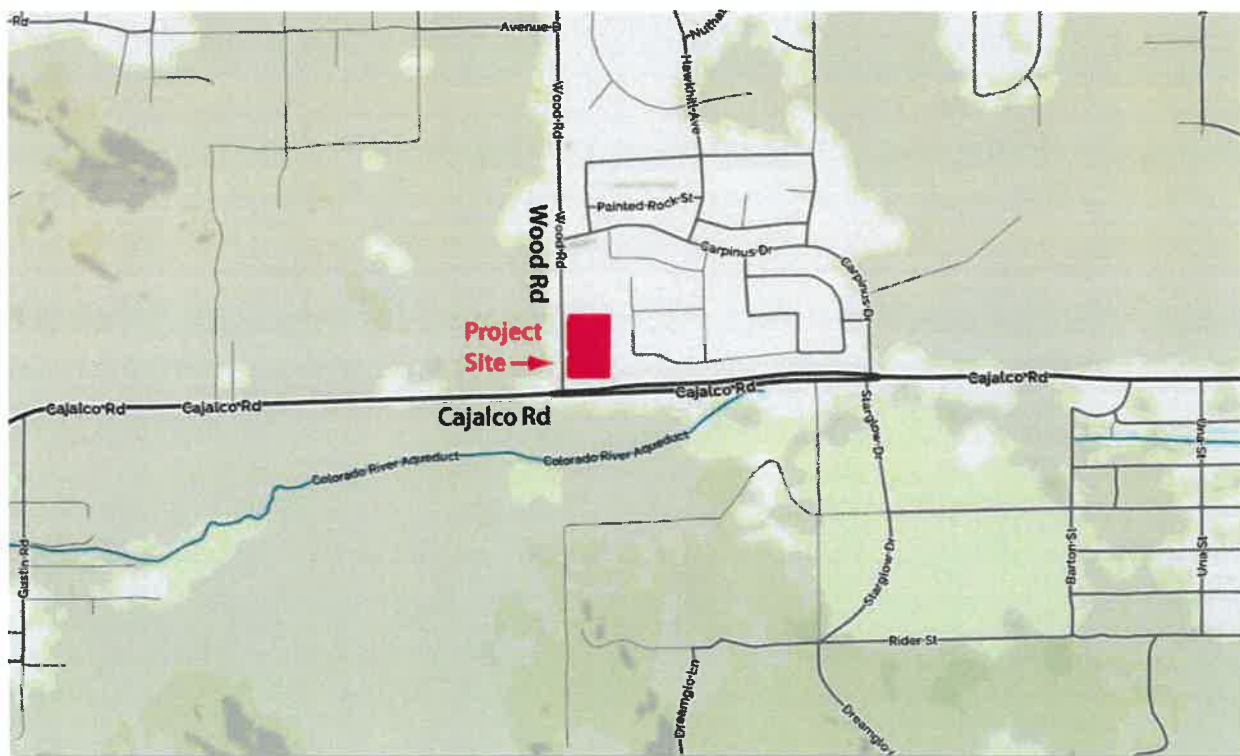
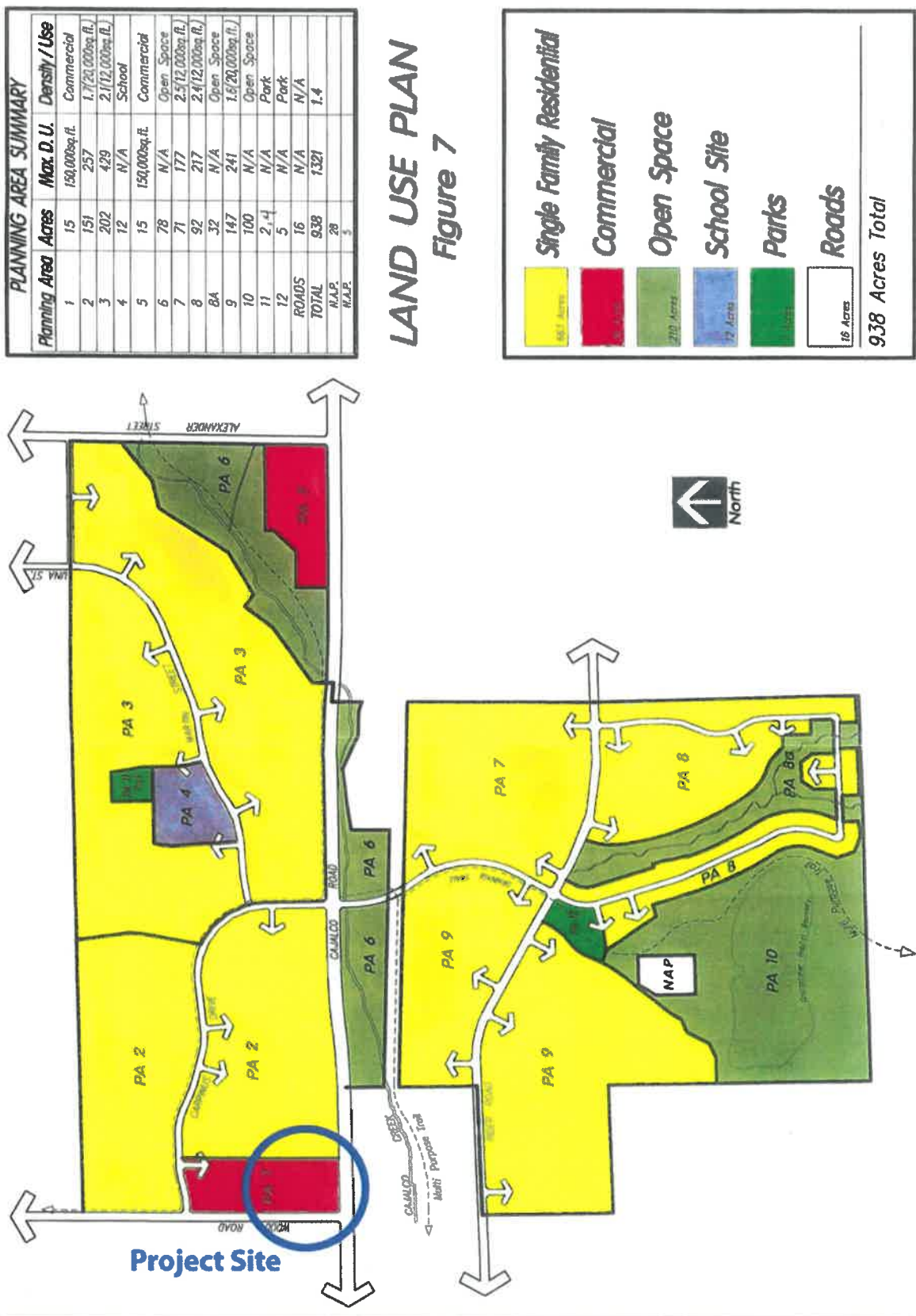


Figure 3 - Boulder Springs Specific Plan - Land Use Plan



**Entitlement Request:**

Tentative Parcel Map: Tentative Parcel Map No. 37537 proposes to subdivide the existing 7.18 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.40 acres gross; Parcel 3 will be 1.42 acres gross; and Parcel 4 will be 1.38 acres gross. TPM37537 proposes changes to Parcel Map No. 36124 to adjust the internal boundaries of the parcels to accommodate the land uses proposed by a Conditional Use Permit (CUP 3775). Proposed Tentative Parcel Map 37537 is provided on Figure 4.

Conditional Use Permit: Conditional Use Permit No. 3775 will encompass all four (4) Parcels for a shopping center (“the Project”) which will include the following:

- Parcel 1 will consist of a 3,200 sq. ft. Drive-Thru restaurant.
- Parcel 2 will consist of a 19,097 sq. ft. retail store with a fenced in outdoor area.
- Parcel 3 will consist of a self-service gas station and 4,395 sq. ft. canopy with a convenience store and carwash. The 3,800 sq. ft. convenience store will include the sale of beer and wine for off-site consumption. The 2,080 sq. ft. carwash is separate from the convenience store with a canopy for vacuuming vehicles.
- Parcel 4 will consist of an 8,586 sq. ft. single-three (3) suite retail shell building. The shopping center complex will provide overall 249 parking spaces; including 7 ADA spaces and 6 electric vehicle spaces.
- The shopping center also provides two (2) bio-retention/infiltration basins. Additionally, the Conditional Use Permit will include signage consisting of one (1) pylon sign, two (2) monument signs, and two (2) gas price monument signs.

A Master Site Plan is shown on Figure 5. An Illustrative Site Plan is shown on Figure 6.

### Figure 4 - Tentative Parcel Pap 37537

LOTS 1, 2, 3 AND 8 OF PARCEL MAP NO. 36124 AS SHOWN ON A MAP THEREOF FILED IN BOOK 233, PAGES 30 THROUGH 35, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, S.B.M.

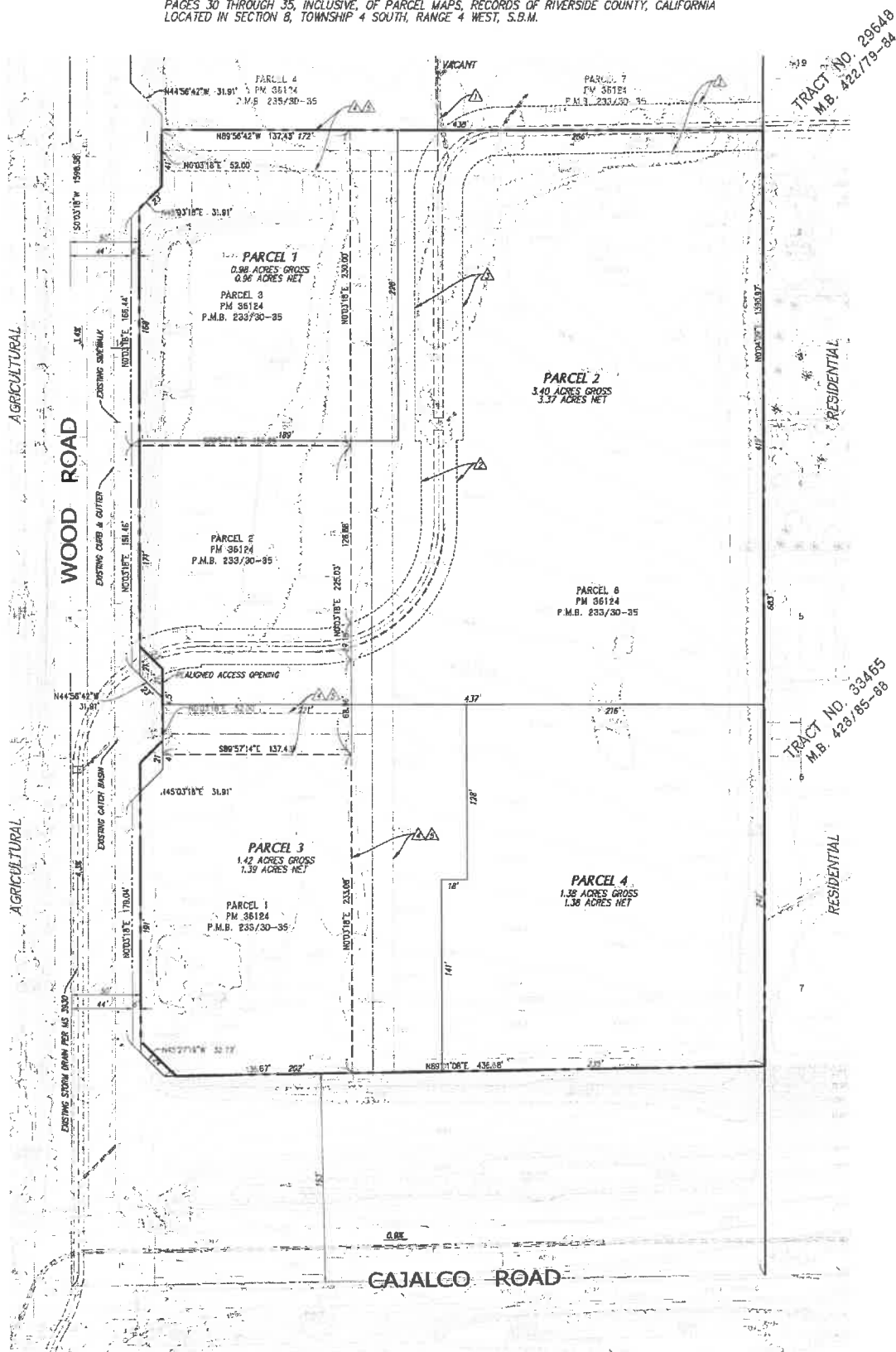


Figure 5 – Master Site Plan

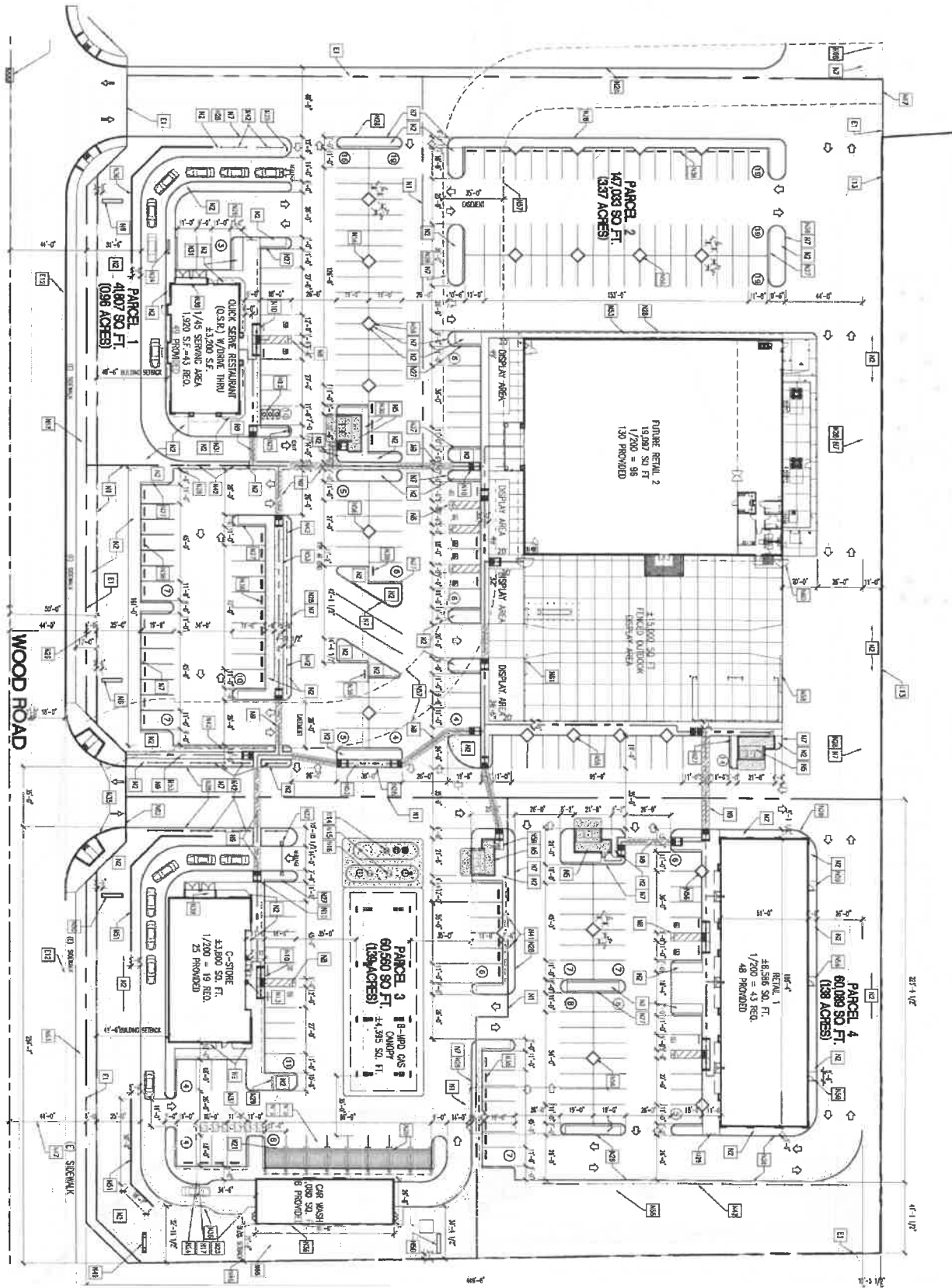
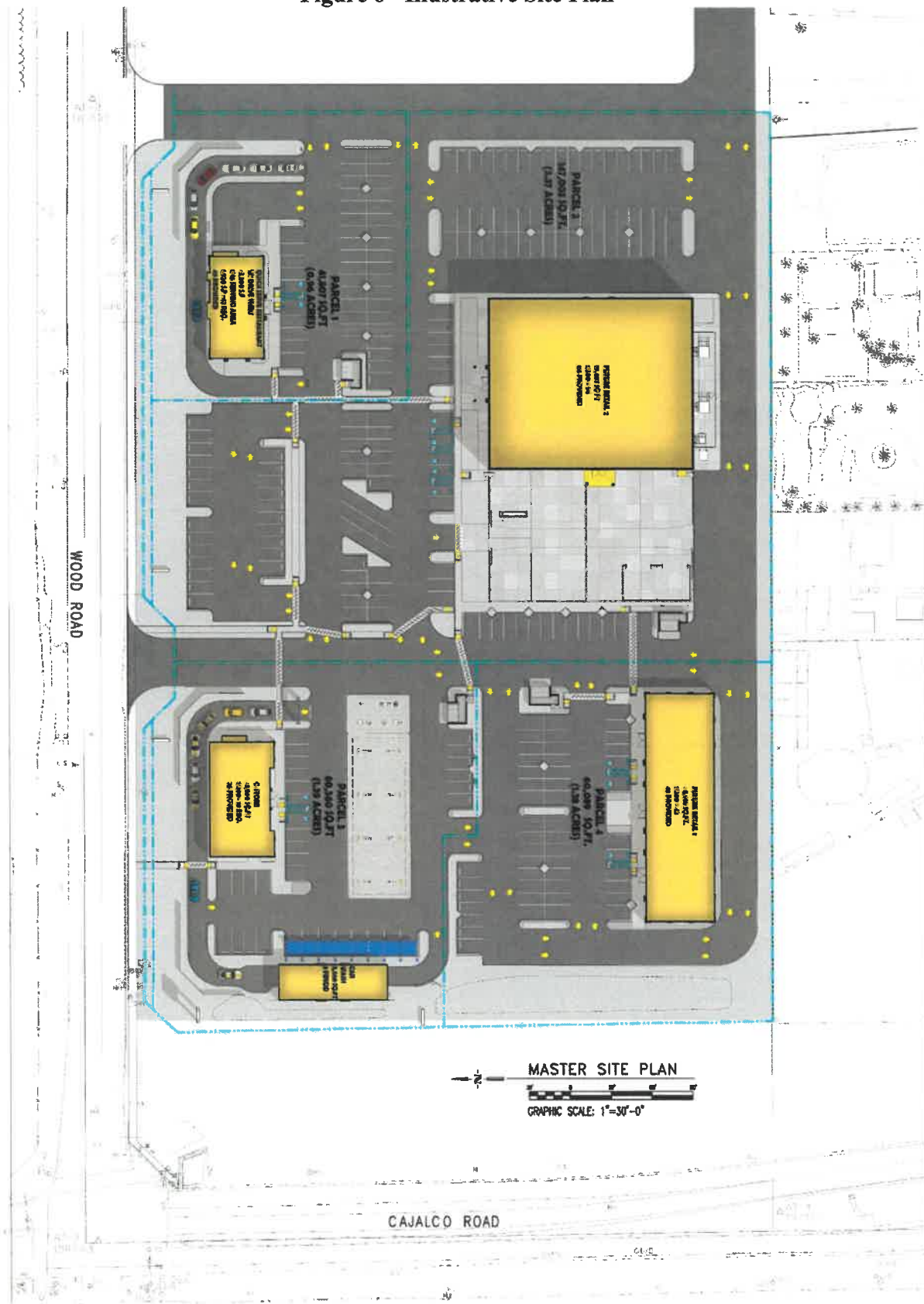


Figure 6 - Illustrative Site Plan





## **PROJECT DESCRIPTION**

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### **PROPOSED DEVELOPMENT**

New construction of:

- 1) A detached 3,800 sq. ft. Convenience Store selling groceries, snack items and beverages, including beer and wine for off-premises consumption with a detached 2,080 sq. ft. Carwash and a detached 4,395 sq. ft. Canopy for self-service gasoline sales.
- 2) A detached 3,200 sq. ft. Quick Serve restaurant w/ drive thru.
- 3) A detached 19,097 sq. ft. Retail Store.
- 4) A detached 8,586 sq. ft. Retail Store.

Total building area is 41,158 sq. ft. Maximum building height is 30'. Proposed Building Elevations are shown on Figures 6 thru 8.

- Parking: Total required: 201 stalls. Total provided: 249 stalls.  
The shopping center complex will provide overall 249 parking spaces; including 7 ADA spaces and 6 electric vehicle spaces.

Project Phasing: Project construction is anticipated to be in four phases beginning in 2020 and completed by 2021. The Project is anticipated to be operational in 2021. Construction will be restricted from 7 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.

#### Hours of Operation:

- Convenience Store: 24 hours/day, 7 days/week  
Liquor sales: 6 am - 2 am  
Fueling Station: 24 hours/day, 7 days/week  
Carwash: 7 am - 10 pm, 7 days/week
- Quick Serve Restaurant with Drive Thru: 24 hours/day, 7 days/week
- Retail #1: 6 am - 10 pm
- Retail #2: 7 am - 10 pm

#### Project Grading

The Site has been previously mass graded to a relatively flat pad. Site grading will require approximately 8,500 cubic yards of cut and 8,500 cubic yards of fill. During final engineering the grades will be adjusted to compensate for other factors: clearing and grubbing, footings, tanks, pipes, etc. All grading will be balanced on-site. No import or export of earth material is proposed.

### Figure 7 - Building Elevations #1

#### Convenience Store



East Elevation



North Elevation



West Elevation



South Elevation

#### Car Wash



South Elevation



West Elevation



North Elevation

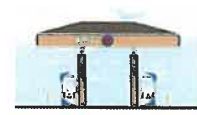


East Elevation

#### Gasoline Dispenser Canopy



East Elevation



South Elevation



West Elevation



North Elevation

**Figure 8 - Building Elevations #2**

**Quick Serve Restaurant**



**East Elevation**



**South Elevation**



**West Elevation**



**North Elevation**

**Retail (Three Units)**



**West Elevation**



**East Elevation**



**South Elevation**



**North Elevation**

**Figure 9 - Building Elevations #3**

**Large Retail (One Unit)**



**West Elevation**



**East Elevation**



**South Elevation**



**North Elevation**

**Signage**



**Main Entrance**



**Car Wash Entrance**



**Gas Station Sign**



**Tenant Monument Sign**

## **Project Design Elements**

### Air Quality

The Project design has and will continue to incorporate energy saving design features throughout to reduce the projects Air Quality and Greenhouse Gas Emissions. Features include use of drought tolerant vegetation, energy efficient lighting and appliances. The Project will install low flow kitchen and bathroom faucets, toilets and fixtures and demand (tankless or instantaneous) water heater systems. As a result, the Project will comply with the minimum building energy efficiency of 15% and indoor water use reductions per CalGreen Code requirements.

- The construction area will be kept sufficiently dampened to control dust caused by grading and hauling in compliance with SCAQMD Rule 403. At all times, measures will be taken to provide reasonable control of dust caused by wind. All clearing, earth moving or excavation activities will be discontinued during periods of high winds (greater than 15 mph) to prevent excessive dust.
- General contractors will maintain and operate construction equipment so as to minimize exhaust emissions.
- The Project will use only low- and non-VOC-containing paints, sealants, adhesives and solvents during construction.

### Drainage/Soil Erosion

The Project will comply with all standard County Building and Safety provisions and County Ordinances. Compliance with County standard provisions and Ordinances will minimize the potential drainage and soil erosion impacts on the environment.

Prior to approval of final engineering plans, the Project will be required to obtain approval of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP identifies potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the construction site. The SWPPP describes practices to be used to reduce pollutants in storm water discharges from the construction site and helps assure compliance with the terms and conditions of the permit.

The Project design includes a drainage plan that will convey runoff into two (2) Bio-infiltration Detention basins located along the southern property line. These Bio-infiltration Detention basins minimize soil erosion, filter and retain/detain runoff and allow infiltration or discharge of filtered runoff into a storm drain.

### Energy Efficiency

The Project will be constructed in compliance with the applicable California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings which includes compliance with Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402 and all county codes and ordinances.

The Project will meet or exceed Title 24 California Building Standards Code requirements. Title 24 California Building Standards Code is a broad set of requirements for “energy conservation, green design, construction and maintenance, fire and life safety, and accessibility” that apply to the

“structural, mechanical, electrical, and plumbing systems” in a building. Title 24 was published by the California Building Standards Commission and applies to all buildings in California, not just state-owned buildings.

Compliance will affect many aspects of Project design, many of which have not been determined at this time. Energy efficient feature will be identified throughout the planning and building permit process. Examples of how the Project has been designed in to meet or exceed applicable energy standards include:

- **Site Grading:** Mass grading for the Specific Plan was designed to balance site grading within the Specific Plan boundary to eliminate export of earth material. By balancing grading on-site, the Specific Plan minimizes heavy truck trips on local streets, reduces total vehicle miles traveled, reduces fuel consumption, noise, air quality and greenhouse gas emissions during the grading phase.
- **Architectural Design:** Examples: Fenestration shall comply with Title 24 requirements including; dual pane tempered windows and doors with high performance glazing. Locating windows and use of flooring to capture solar heating, Cool roof (a light-colored roof designed to reflect and emits the sun’s heat back to the sky instead of transferring it to the building below.). Display windows and front door are covered with 5’ width overhang from metal canopy. Heating, cooling, and lighting loads will be reduced through climate responsive design and conservation practices.
- **Outdoor Lighting:** Emergency efficient outdoor light fixtures, incorporation of motion detectors where applicable, use of smart controllers, sensors, timer, etc.
- **Indoor lighting:** LED lighting throughout with lighting control system (exceeds title 24 requirements). The Project is designed to optimize energy use. Detailed building plans apply a comprehensive, integrated approach to reduce heat and lighting demand through passive strategies such climate-responsive design, daylighting, sensor, timer, energy efficient lighting and conservation practices. Optimize system control strategies by using occupancy sensors, (electric lighting controls).
- **Construction Materials:** Wall, ceiling, and attic insulation per Title 24 requirements, double pane windows.
- **Appliances:** Energy certified appliances, Tank-less water heaters, roof mounted solar assisted hot water (exceeds title 24 requirements). Use of sealed combustion or ducted system to introduce combustion air strategically into the building enclosure for mechanical equipment.
- **All faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards. Water-efficient irrigation systems will be used on-site per County requirements.**
- **Recycling programs shall be used to reduce waste to landfills by a minimum of 75 percent (per AB 341).**

## Grading

The Project will comply with all standard County Building and Safety provisions and County Ordinances. Compliance with County standard provisions and Ordinances will minimize the impacts on the environment from site grading.

- The Project has been designed to balance all grading on-site.
- Excavation and finish grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes will be constructed to channel runoff around the site. Channels will be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiled, excavated and exposed soil will be covered with secured tarps, plastic sheeting, erosion control fabrics or treated with a biodegradable soil stabilizer.
- Appropriate erosion control and drainage devices will be provided to the satisfaction of the County and Regional Water Quality Control Board.

## Landscape Plan

- The Landscape design is a combination of beauty, function and environmental sustainability. The plant palette incorporates Mediterranean species, suitable for dry, hot summers and mild winters. The plant palette and irrigation system comply with the County of Riverside Landscape Water Use Calculations. This calculation is achieved with the selection of drought tolerant plant material. All shrubs and more than half the trees are in the low water consumption category per the Water Use Classification of Landscape Species 4<sup>th</sup> edition (WUCOLS IV) water use plant classification.
- An evergreen hedge of trees is located along the project site's eastern boundary to screen the existing block wall along the adjacent residential neighborhood, as well as provide dark green backdrop from Wood Road. The parking lot trees are selected to provide shade consistent with the County of Riverside Parking Lot Shading Ordinance. Accent shrubs and drought tolerant hedges complete the landscape design.
- Two Bio-retention Detention basins are located along the southern boundary of the project site. These basins are designed to capture low-flow surface run-off, while filtering sediment and allowing infiltration and evaporation rates to maintain the existing runoff and groundwater recharge rates during low-flow conditions. The grasses specified within these basins have extensive fibrous root systems suitable for absorbing nutrients and pollutants. These grasses also provide erosion control and facilitate a more controlled infiltration.
- All planting areas are to be irrigated utilizing low volume drip irrigation and deep watering systems for the trees. Irrigation lines are connected to automatic remote-control valves that are connected to a central automatic ET (Evapotranspiration Sensor) based irrigation controller. Advanced irrigation equipment such as master valve, flow sensors and an ET controller will insure maximum conservation of water.

### Lighting Plan

Outdoor lighting will be designed and installed with shielding such that the light source will be minimized from adjacent residential properties.

### Light and Glare

The Project includes glare resistant surfaces, awnings over windows, landscaping (trees to provide mass and providing shading) and shielded light fixtures. Building placement is designed to reduce day and nighttime light and glare affecting adjacent residential areas.

### Noise

- During excavation and grading, construction contractors will equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards.
- The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Site.
- Equipment shall be shut off and not left idling when not in use.
- The contractor will locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the Site during project construction.
- Jackhammers, pneumatic equipment and other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

### Water Quality/Drainage

The Project design includes a drainage plan that will convey runoff into two (2) Bio-infiltration Detention basins located along the southern property line. These Bio-infiltration Detention basins will filter and retain/detain runoff and allow infiltration or discharge of filtered runoff into a storm drain.

### Fire Protection

The Project design minimizes the risks from on-site generated fires, as well as the risk from fires originating off-site which could threaten the Site and its occupants. The Project is being designed in compliance with Riverside County Fire Department technical policies and standards which summarize and clarify County and State Codes to facilitate fire safety and life safety solutions. Fire protection features include:

- Reporting: All fires, regardless of size shall be reported immediately via the 9-1-1 system to the Fire Department.
- Landscaping design: The landscape design shall provide defensible space around all structures. A safety zone will be maintained between structures and combustible vegetation. Fire-resistant



ground cover, shrubs and trees will be used throughout. Roof and gutters will be regularly cleaned and maintained.

- Trees and vegetation shall be trimmed to maintain five feet of vertical clearance between roof surfaces and portions of overhanging trees.
- Roof surfaces shall be maintained free of substantial accumulation of leaves, needles, twigs and any other combustible matter. Gutters will be regularly cleaned and maintained.
- An automatic irrigation system will be installed.
- Access: The Project has been designed to extend Fire Dept. access onto the site. Structures will be designed to enable firefighters to quickly locate various features such as fire department connection (FDC's), fire command center, fire alarm control equipment, fire pump room, hose valves, annunciators, key boxes etc. The Site Plan is designed to accommodate fire apparatus into and around the site.
- Exterior surfaces: Fire-resistant or non-combustible materials will be used on roofs and exterior surfaces. Vents, louver, and other openings will be covered with wire mesh to prevent embers and framing debris from entering.
- Structures: Structures will be constructed having one-hour fire rated exterior materials (i.e., 7/8" cement stucco). Proposed exterior walls will be constructed with combination of stucco and hardwood panel per manufacturer specifications.
- Structures will have sealed eaves and attic ventilation. Metal coping and metal roofing will be used.
- Emergency power: Emergency power, lighting and exit signage shall address survivability of system; electrical safety.

## EXISTING SITE CONDITIONS

The Site occupies the southern half of Planning Area 1 of the Boulder Springs Specific Plan #229. The Site is rectangular, devoid of structures and relatively flat having previously been mass graded in anticipation of commercial/retail development.

The Site is bordered on the north by undeveloped land (the northern half of Planning Area 1), which has been mass graded in anticipation of commercial/retail development. Further northward is Carpinus Drive and single-family residential homes. The Site is bordered on the west by single-family homes. The Site is bordered on the south by mass graded relative flat undeveloped land (reserved for potential widening of Cajalco Road). Continuing south is Cajalco Road and agricultural uses. The Site is bordered on the west by Wood Road and agricultural uses. An aerial photo is shown on Figure 9. A photo location map including both the northern and southern halves of the Planning Area is shown on Figure 10. Site photos appear on Figures 11-14.

Aesthetic Resources: The Site is totally disturbed and contains no scenic/aesthetic resources. The Site is not adjacent to any designated aesthetic/scenic resources.

Air Quality/Greenhouse Gas: Most of the Site is devoid of vegetation. The Site generates little to no air emissions.

Biological Resources: The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development consistent with the Boulder Springs Specific Plan. Therefore, vegetation onsite is generally limited to weedy species. Dominant vegetative species include Russian thistle, short-pod mustard, wall barley and stinknet. Other species present include common sunflower, pigweed, sow thistle, red brome and prickly lettuce.

In June 2017, an updated biological assessment was conducted to determine if 1) suitable Burrowing Owl habitat was present on-site and 2) if any burrows onsite were potentially utilized by the Burrowing Owl. Due to the presence of somewhat suitable habitat a Step II Part A, a Focused Burrowing Survey was conducted to determine if any potentially suitable burrows were present on-site. The Assessment concluded that potentially suitable burrows were absent on-site. No individual Burrowing Owls or evidence of utilization of the Site was detected on or near the Site during this Assessment.

Additionally, the Assessment evaluated the Site to determine if (MSHCP Section 6.1.2) riparian riverine and vernal pool areas were present onsite. The Assessment concluded that while incipient ponding areas and a detention basin were observed on-site, these were human-made and not created for the purpose of providing wetland habitat and that no riparian/riverine or vernal pool resources were present on-site.

Cultural/Historical Resources: The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. There are no cultural/historical resources on-site.

Drainage: The Site drains from north to south. During mass grading a temporary retention basin was installed at the southwest corner of the Site.

Geology and Soils: The Site is in a seismically active region. No active or potentially active fault is known to exist at this Site nor is the Site situated within an "Alquist-Priolo" Earthquake Fault Zone. The County of Riverside has designated the Site area as "not in a fault zone", "not in a fault line," having a "low" to "moderate" potential for liquefaction and as "susceptible" to subsidence.

Topography: Topography of the Site varies from approximately 1,610 feet above mean sea level atop the existing slope at the northwest corner of the Site adjacent to Wood Road to approximately 1,585 feet at the southwest corner. The change in elevation is roughly 25 feet. The graded pad area varies from approximately 1,600 feet on the northern boundary to 1,590' on the southern boundary. The change in elevation of the graded pad area is roughly 10 feet.

Liquefaction: The County of Riverside has designated the Site as having a "low" to "moderate" liquefaction potential. Liquefaction is not considered to be a hazard at the Site due to the depth of engineered fill below the Site and underlying dense material.

Hazards/Hazardous Materials: No Recognized Environmental Conditions have been identified on the Site. The Site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area. Zone E does not restrict non-residential intensity. The Site is not located within a Fire Hazard Severity Zone. The Lake Mathews/Woodcrest Area Plan Figure 10 (Flood Hazards) shows that the Site is not located within a dam inundation area.

Mineral Resources: The County General Plan Multipurpose Open Space Element designates the Site within the MRZ-3 Zone (Significance of mineral deposits undetermined). The Site lies within the boundary of the Lake Mathews/Woodcrest Area Plan. There are no “Mineral Resource Areas identified within the Lake Mathews/Woodcrest Area Plan.

Noise: Ambient noise level on-site are approximately 41.3 dBA Leq. The dominant noise source is noise from offsite vehicular traffic volumes.

Paleontological Resources: No paleontological resources have been identified on-site.

Population and Housing: The Site is vacant uninhabited land.

Public Services: The Site requires no public services. However, public services are available if needed.

Recreation/Recreational Trails: The Site is vacant private land. There are no trails on-site.

Transportation/Traffic: The Site is vacant private land with no public roads. The Site generates no traffic.

Tribal/Cultural Resources: The Site is vacant private land. No tribal/cultural resources have been identified on-site.

Utility and Service Systems: The Site uses no utility or service systems. Utility and service system connections exist adjacent to the Site. The Site generates no solid waste, uses no electricity, water, natural gas, telephone services, etc. An underground storm drain main has been constructed on-site.

**Figure 10 - Aerial Site Photo**



Figure 11 - Site Photo Location Map



**Figure 12 - Site Photos 1 & 2**



**Figure 13 - Site Photos 3 & 4**



**Figure 14 - Site Photos 5 & 6**





**Figure 15 - Site Photos 7 & 8**



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

**Environmental Assessment (E.A.) Number:** EA43037  
**Project Case Type (s) and Number(s):** TPM37537 and CUP3775  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 915-955-6060  
**Applicant's Name:** Cajalco Square, LP  
**Applicant's Address:** 139 Radio Road, Corona, CA 92879

**I. PROJECT INFORMATION**

**A. Project Description:**

The proposed Project (CUP3775/PM37537) is a continuation of the development of Planning Area 1 within Specific Plan 229A1. The proposed Project requests the following land use entitlements:

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. TPM37537 proposes changes to Parcel Map No. 36124 to adjust the internal boundaries of the parcels to accommodate the land uses proposed by a Conditional Use Permit (CUP3775).

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

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

**C. Project Area:**

<b>Residential Acres:</b>	<b>Lots:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b> 7.18 net	<b>Lots:</b> 4	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>		

**D. Assessor's Parcel No(s):** 321-130-053, 054, 055 & 060

**Street References:** Northeast corner of Cajalco Road & Wood Road.

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Northwestern portion of Section 8 of Township 4 South, Range 4 West.

**F. Brief description of the existing environmental setting of the Project Site and its surroundings:** The Project site occupies the southern portion of Planning Area 1 (PA1) of the Boulder Springs Specific Plan No. 229, Amendment No. 1 (SP229A1). The Site is rectangular, devoid of structures and relatively flat having previously been mass graded in anticipation of commercial/retail development.

The Project site is bordered on the north by undeveloped land (the northern half of PA1), which has been mass graded in anticipation of commercial/retail development. Further north is Carpinus Drive and single-family residential homes. The Project site is bordered on the west by single family homes. The Project site is bordered on the south by mass graded relative flat undeveloped land (reserved for potential widening of Cajalco Road). Continuing south is Cajalco Road and agricultural uses. The Site is bordered on the west by Wood Road and agricultural uses. See attached Environmental Setting for more information.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The Project site has a General Plan land use designation of Commercial Retail (CR) in SP229A1, PA1. The proposed Project will meet all applicable land use policies of the General Plan and zoning regulations.
2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. SP229A1 depicts Cajalco Road as an Urban Arterial (138' ROW) and Wood Road as a Secondary (88' ROW). The Lake Mathews/Woodcrest Area Plan depicts Cajalco Road as an Expressway with a ROW that varies from 128' to 220' and Wood Road as a Secondary (100' ROW). The Riverside County Transportation Department Cajalco Rd Widening Project depicts Cajalco Rd with a ROW that varies from 94' to 142' (98' in the vicinity of Wood Road). Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project would develop a commercial/retail center on a site designated for commercial use. No multi-purpose or natural open space land was required to be preserved within the boundaries of this Project Site. The proposed Project meets all other applicable Multipurpose Open Space Element policies
4. **Safety:** The proposed Project is within an area with low to moderate susceptibility to liquefaction and has soil subsidence potential. The proposed Project is not located within a high fire hazard, fault hazard, or flood hazard area/zone. The Site does not have steep slopes or subject to landslides or rockfalls. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The Noise Element requires projects to minimize noise spillover onto adjoining residential or other noise-sensitive areas or uses.
6. **Housing:** The proposed Project does not include housing and no impacts to housing are applicable to the Housing Element policies.
7. **Air Quality:** The Project site is within the South Coast Air Basin, which is within the jurisdiction of the South Coast Air Quality Management District. 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.

**Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

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

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR)

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

**F. Policy Area(s), if any:** Cajalco-Wood Policy Area, March Joint Air Reserve Base Airport Influence Area, Mt. Palomar Night Time Lighting Policy Area - Zone B.

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews/Woodcrest Area Plan

2. **Foundation Component(s):** Community Development and Rural Community

3. **Land Use Designation(s):** Areas to the north are designated for Community Development: Commercial Retail (CD: CR) in SP229A1. To the east the designation is Rural Community: Low Density Residential (RC: LDR) in SP229A1. Area to the west is designated for Community Development: Very Low Density Residential (CD: VLDR). Finally area to the south is designated for Community Development: Commercial Retail and Public Facilities (CD: CR & CD: PF)

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

5. **Policy Area(s), if any:** Cajalco-Wood Policy Area, March Joint Air Reserve Base Airport Influence Area, Mt. Palomar Night Time Lighting Policy Area - Zone B

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Boulder Springs - Specific Plan No. 229, Amendment No. 1 (Formerly the HB Ranches - Specific Plan No. 229).

2. **Specific Plan Planning Area, and Policies, if any:** Southern portion of Planning Area 1 (PA1).

**I. Existing Zoning:** SP229A1 (Boulder Springs, PA1) is a commercial zone (defers to the Scenic Highway Commercial, C-P-S zone, of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Surrounding the Project site to the north and east is SP229A1. To the west is Rural Agricultural, ½ Acre Minimum (R-A ½). Finally to the south is R-A ½ and Open Space Combining Zone-Residential Developments (R-5).

### III. PROJECT BACKGROUND AND CEQA COMPLIANCE

The Subject Property lies within Planning Area 1 of Specific Plan #229A1 which is designated for commercial land use.

In 1988 a Draft Environmental Impact Report (EIR 255) was prepared for the H.B. Ranches Specific Plan. EIR 255 evaluated the environmental impacts anticipated from the ultimate build-out of the Specific Plan at a programmatic level. The specific mix of commercial uses allowed by the Specific Plan for Planning Area 1 was not known at that time. However, design criteria contained in the Specific Plan along with modeling of the anticipated environmental effects from build-out of the Specific Plan were evaluated by EIR 255. It is intended that as build-out of the Specific Plan proceeds each project will be re-evaluated by the County to determine the adequacy of EIR 255 for that project. EIR 255 was found to adequately comply with the California Environmental Quality Act (CEQA) and certified by the County on October 3, 1988. Final EIR 255 concluded the build-out of Specific Plan #229 would result in the following potentially significant unavoidable adverse impacts.

#### Specific Plan EIR 255 Potentially Significant Unavoidable Adverse Impacts

- Topography
- Soils
- Biology
- Air Quality
- Archaeology
- Traffic
- Noise
- Schools

Mitigation measures were identified in Final EIR 225 and have been or are being implemented as the build-out of the Specific Plan progresses. Mitigation measures requiring detailed studies or payment of fees prior to site grading were completed for all of the potentially significant impacts within the categories listed above.

On October 4, 1988 the HB Ranches Specific Plan (SP229) was found consistent with the General Plan and approved by Resolution 88-476 following certification of the Final Environmental Impact Report.

In 2003, an amendment to the HB Ranches Specific Plan was proposed (SP229A1). At that time the Specific Plan was renamed the Boulder Springs Specific Plan. The proposed changes included the reconfiguration of Planning Area 1. Planning Area 1 in the original Specific Plan fronted on and took access from Cajalco Road. The proposed amendments to the Specific Plan reconfigured Planning Area 1 to front on and take access from Wood Road.

In compliance with CEQA an Initial Study was prepared for SP229A1. In accordance with CEQA Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration") the Initial Study concluded that none of the circumstances identified in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR had occurred and proceeded with the preparation of an Addendum to FEIR 255. The Addendum to FEIR 255 was found to adequately comply with CEQA and was certified by the County on May 3, 2004.

In December 2018 the California Natural Resources Agency approved Updated CEQA Guidelines. Following the release of the State's updated CEQA Guidelines, the County of Riverside then updated its CEQA Guidelines. This Initial Study/Addendum has been prepared pursuant to the 2019 Riverside County CEQA Guidelines.

The proposed Project (CUP3775/PM37537) is proposing a project which is consistent with the commercial land uses designated by the Specific Plan for Planning Area 1. The proposed Project

includes a fueling station and carwash which are permitted by the Specific Plan subject to approval of a Conditional Use Permit. The proposed Project is not proposing a change to the Specific Plan.

Final EIR 255 did not evaluate specific commercial uses such as a fueling station with a carwash in its analysis. This level of detail was not known at that time. Therefore, this Initial Study analyzes the environmental effects of the proposed Project to determine its potential environmental effects and to determine what type of CEQA documentation is required for the proposed Project. The following guidance is provided by the CEQA Guidelines.

CEQA Guidelines § 15164. Addendum to an EIR or Negative Declaration

*(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

*(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

*(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*

*(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

*(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

This Initial Study evaluates the proposed Project to determine if any of the conditions described in Section 1562 have occurred. CEQA Guidelines Section 15162 states:

CEQA Guidelines § 15162. Subsequent EIRs and Negative Declarations

*(a) When an EIR has been certified or a negative declaration adopted for a Project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

*(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 occur 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 of 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;*

*(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 measure or alternative; or*

*(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*

*(b) If changes to a Project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*

*(c) Once a Project has been approved, the lead agency's role in Project approval is completed, unless further discretionary approval on that Project is required. Information appearing after an approval does not require reopening of that approval. If after the Project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the Project, if any. In this situation no other responsible agency shall grant an approval for the Project until the subsequent EIR has been certified or subsequent negative declaration adopted.*

*(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

This Initial Study concluded since the certification of EIR 255 and its CEQA Addendum for SPA 29A1:

1. There have been no substantial changes in the Project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There have been no substantial changes with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no 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 of the following:
  - (A) The Project will have one or more significant effects not discussed in the previous EIR;*
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
  - (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 measure or alternative; or*
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*

Explanation of Finding #3 above: Changes in circumstances have occurred since the adoption of Final EIR 255 and its Addendum. These changes in circumstances include the requirement to evaluate:

- Greenhouse Gas (GHG) emissions as a separate category in a CEQA Initial Study;
- Energy as a separate category in a CEQA Initial Study;
- Wildfire as a separate category in CEQA Initial Study; and
- State Assembly Bill 52 “Native Americans” (AB 52) which was passed in 2014. AB 52 requires the County to consult with Native American tribes when preparing CEQA documents.

These and other changes in circumstances that have occurred since the certification of EIR 255 were evaluated in this Initial Study for conditions described in CEQA Guidelines Section 15162 (above) to determine the type of CEQA document to prepare for the proposed Project. This evaluation included the following:

#### Green House Gas

Prior Analysis - Air Quality emission were evaluated in Final EIR 255 for build-out of Specific Plan 229. The Air Quality analysis analyzed the constituent emissions that make up greenhouse gases. A specific analysis of greenhouse gas emissions from the proposed Project and their impact on the environment was not performed, as it was not required at that time, nor had a specific design for the Planning Area 1 been developed, and GHG emissions modeling software was not available to perform this task. Since that time, programs and regulations have been adopted to analyze greenhouse gas emissions. The Air Quality analysis in Final EIR 255 did not analyze a fueling station with a car wash within Planning Area 1 even though it is a permitted use subject to approval of a Conditional Use Permit.

Current Analysis - This Initial Study evaluated the proposed Projects impact on Greenhouse Gas emissions in Section 20 and concluded that the proposed Project would result in less than significant impacts.

#### Energy

Prior Analysis - Energy usage was evaluated in Final EIR 255 for build-out of Specific Plan 229. The Air quality analysis contained estimates of energy usage. Utility purveyors were contacted to determine if adequate supplies were available to serve the future needs of the Specific Plan upon buildout. Adequate supplies are available.

A specific analysis of energy usage for the proposed Project and its impact on the environment was not performed, as it was not required at that time, nor had a specific design for the Planning Area 1 been developed. It was assumed energy usage for the Specific Plan would be equal to the average energy use for similar land uses in the region. Since that time, programs and regulations have been adopted to require energy efficiency.

Current Analysis – Energy was re-evaluated in this Initial Study as a separate topic (Section 10). It was determined that the continued buildout of the Specific Plan and the proposed Project would not increase the use of energy beyond that previously evaluated in EIR 255A1. Compliance with new regulations will reduce energy usage. This Initial Study concluded the proposed Project would result in less than significant impact.

#### Wildfire



Prior Analysis – Fire risk was evaluated in Final EIR 255 for the phased build-out of Specific Plan 229. The Public Services analysis involved communications with emergency responders (County Fire & Sheriff Departments) and inter-departmental County review to determine adequate site design, infrastructure needed, Project compliance with design standards and to ensure emergency response times were within acceptable time limits during the phased buildout of the Specific Plan. Specific analysis of Wildfire as an individual topic in EIR 255 was not required. However, the threat of wildfire was an important consideration in the evaluation of fire safety which was part of the interdepartmental County and emergency responder’s evaluation. The Specific Plan received approval from County departments and emergency responders. EIR 255 concluded the Specific Plan would have a less than significant impact to public services. In December 2018 the State updated the CEQA Guidelines which recommend Wildfire be treated as a separate topic. The 2019 County CEQA Guideline include Wildfire as a separate topic.

Current Analysis – Wildfire was re-evaluated in this Initial Study as a separate topic (Section 44). It was determined that the continued buildout of the Specific Plan and the proposed Project would not increase the wildfire risk beyond that previously evaluated in EIR 255A1. Compliance with new regulations will reduce the risks to wildfire. The proposed Project will result in less than significant impacts.

#### Assembly Bill 52 Native Americans

Prior Analysis - Potential impacts to Cultural and Historical Resources were evaluated in Final EIR 255. The evaluation of Cultural and Historical Resources included Impacts to Native Americans. Mitigation measures were adopted to minimize the impact to Cultural and Historical Resources (Native Americans). These mitigation measures have been satisfied prior to and during mass grading of Planning Area 1.

Current Analysis - This Initial Study evaluated the proposed Projects impact on Tribal Cultural Resources in Section 45. AB 52 requires:

“a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed Projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. ....”

In compliance with Assembly Bill 52, notices regarding the Proposed Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. In consultation with these Tribes, no Tribal Cultural Resources were identified by the tribes.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Therefore, in making finding #3 above, the Initial Study concluded after review of all CEQA topics that none of the conditions described in CEQA Guidelines Section 15162, 3,(A-D) calling for preparation of a subsequent EIR have occurred.

#### CEQA Conclusion

This Initial Study re-evaluated all CEQA topics for conditions described in Section 15162 and concludes that some changes or additions are necessary to Final EIR 255 due to changes in circumstances that have occurred since the certification of EIR 255 and its Addendum, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred and that an Addendum to Final EIR 255 is the appropriate document for the proposed Project in compliance with the California Environmental Quality Act.

Pursuant to California Code of Regulations Section 15152 the County is using the CEQA tiering concept. This Addendum is being tiered with Final EIR 255. Final EIR 255 remains the master environmental document for development of all phases of Specific Plan #229A1. Final EIR 255 is available for public review at the following location:

County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

### **Existing Plans, Programs, or Policies (PPPs)**

The intent of including existing Plans, Programs and Policies in this Initial Study is to identify the role existing regulations play in insuring a project's potential impacts on the environment are minimized and or avoided.

All projects must comply with existing Plans, Programs and Policies. Existing Plans, Programs and Policies are not project specific. Compliance with existing Plans, Programs and Policies can be more aptly characterized as an integral part of the overall project (and therefore not "mitigation"). For clarity, the term "mitigation" as defined by CEQA is used for measures that are to reduce an impact that has been determined to be significant. Measures used to avoid or minimize impacts which have NOT been determined to be significant should not be considered or labeled "mitigation".

## **IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

## V. 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 Environmental Impact Report (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

Tim Wheeler  
*Urban Regional Planner*  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
January 23, 2020

Date

\_\_\_\_\_  
For: Charissa Leach, P.E.  
*Assistant TLMA Director*

## VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Sources:

- Final Environmental Impact Report (FEIR 255)
- Riverside County General Plan Figure C-8 "Scenic Highways"
- Lake Mathews/Woodcrest Area Plan, Figure 9
- California Department of Transportation, State Scenic Highways website:  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

### Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** There are no designated US (federal), Interstate or State Scenic Highways in the Project vicinity. The nearest scenic highway is Interstate Route 215 located 4.55 miles to the east of the Project site. The nearest state scenic highway is Highway 74 located 6.56 miles to the southeast of the Project site. The Project site is visible from Cajalco Road, a designated Expressway (220' ROW). Cajalco Road lies adjacent to the Project site on the south and is not a designated scenic highway. The Projects potentially significant impacts to scenic highways were adequately addressed in FEIR 255. The Project is being developed consistent with the County General Plan and SP229A1. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the Project will not have a substantial effect upon a scenic highway/corridor. There will be no impacts.

**b) No Impact.** The Project site is rectangular, devoid of structures, relatively flat having previously been mass graded in anticipation of retail commercial development as part of the prior approvals. Views of the Project site as evaluated in FEIR 255 do not include scenic resources. The Project is being developed consistent with the County General Plan and SP229A1. Therefore, the Project will not have the potential to damage scenic resources or result in the creation of an aesthetically offensive site open to public view. There will be no impacts.

**c) No Impact.** The Project site is located in a rural area planned for urban development. The Project is being developed consistent with the County General Plan and SP229A1 for commercial use. The Projects potentially significant impacts to visual resources were adequately addressed in FEIR 255. Therefore, the Project will not have the potential to degrade the existing visual character or quality of public views of the site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality. There will be no impacts.

Existing Plans, Programs or Policies: There are no PPPs related to scenic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Ord. No. 655 (Regulating Light Pollution)
- Lake Mathews/Woodcrest Area Plan Mt. Palomar Night Time Lighting Policy Area, Figure 6
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** The Project site is more than 42 miles northwest of the Mt. Palomar Observatory within Zone B of the Mt. Palomar Night Time Lighting Policy Area. Zone B includes areas between 15 and 45 miles from the observatory. As codified by Riverside County Ordinance No. 655, areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets required standards, the proposed Project is required to submit lighting plans for approval as part of the Project permitting process. Thus, through the County’s development review process, as included by PPP AES-1, the proposed Project would be required to comply with Riverside County Ordinance No. 655 and potential Project interference with nighttime use of the Mt. Palomar Observatory. Impacts will be less than significant.

Existing Plans, Programs, or Policies: Plans, Programs and Policies are adopted to insure that a project’s potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP AES-1:** Lighting Plans - All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County comprehensive General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County Ord. No. 655 (Regulating Light Pollution)
- FEIR 255

### Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less Than significant Impact.** The Project site is undeveloped and there is no source of onsite nighttime lighting. However, areas near the Project site provide sources of nighttime lighting including street lighting, security and parking lot lighting from developed parcels, illumination from vehicle headlights along Cajalco Road and Wood Road and offsite interior illumination from nearby residential uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists and pedestrians.

Build-out of Specific Plan 229 will result in new sources of light and glare. The Specific Plan incorporates site design features to protect sensitive resources. These measures included requirements for walls, landscaping, building setbacks and compliance with the County Municipal Code. FEIR 255 did not address light and glare at the project specific level.

The proposed Project includes installation of new lighting sources on the Project site including exterior lighting for security in the parking lot and from signage for the Project site; along with building exteriors and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the Project site and would comply with the County's lighting ordinance and Building and Safety standards as required by County Ordinance No. 655 and included as PPP AES-1. On site signage will be illuminated from within the pylon and/or monument signs by fluorescent lighting. In addition, as described above, the proposed Project would be required to submit lighting plans for approval as part of the Project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the Project would not result in a substantial new source of lighting.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed commercial buildings will not be developed with reflective surfaces. Energy efficient windows made from glare reducing materials will be used. Non-reflective surfaces combined with glare reducing windows, landscaping perimeter fencing combined with building placement and mass will contribute to a reduction in glare. Therefore, the proposed Project would not generate substantial sources of glare. Impacts will be less than significant.

**b) No Impact.** As described above, existing low-density residential uses are located east of the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded and angled to focus on the Project site and away from residential uses. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per PPP AES-1 and Ordinance No. 655 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light and impacts related to unacceptable levels of light would not occur. There will be no impacts.



Existing Plans, Programs, or Policies: **PPP AES-1:** Listed previously in Section 2.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- On-site inspection
- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no agricultural resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project is relatively flat having previously been mass graded in anticipation of commercial/retail development. Development of the site will not convert Farmlands, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There will be no impacts.

**b) No Impact.** The Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.

**c) No Impact.** The Project site occupies the southern portion of PA1 within the approved Boulder Springs Specific Plan (SP229A1). The proposed Project is consistent with the approved land use permitted for the Project site by SP229A1. The Project will not change land uses, causing development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”). The proposed gas station and retail uses (including a detached 8,586 sq. ft. Retail Store anticipated to be occupied by a tractor supply tenant) will support existing agricultural uses within 300 feet of the Project on the west and in the Project vicinity. There will be no impacts.

**d) Less Than Significant Impact.** The Project impacts to agricultural resources were analyzed in FEIR 255. The proposed Project is being developed consistent with the County General Plan and Specific Plan 229A1. The proposed Project is consistent with the phased development of Specific Plan 229A1. The cumulative effects of urban development within this region of the County may impact the viability of agricultural uses. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255.

Existing Plans, Programs, or Policies: There are no PPPs related to agricultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”
- Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas”
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no forest resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-c) No Impact.** The Project site and surrounding lands are either vacant lands awaiting development, areas developed with urban uses such as roadways and residential uses or areas currently used for agriculture, which are regularly disked.

There is no existing forest land or timberland on the Project site or in the Project vicinity. The zoning designation of the Project site is SP229A1. The Project site occupies a portion of PA1, a commercial designated site (defined in SP229A1 as C-P-S per Ordinance No. 348). The zoning designations of the areas surrounding the Project site do not include forest or timberland. Thus, the proposed Project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land or involve other changes that could result in the conversion of forest land to non-forest uses. There will be no impacts.

Existing Plans, Programs or Policies: There are no PPPs related to forest resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

#### Sources:

- Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook
- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside, Lake Mathews/Woodcrest Area Plan, December 2015
- Greiner, H.B. Ranches Specific Plan #229 and Environmental Impact Report #255, January 1988
- South Coast Air Quality Management District, Air Quality Management Plan, 2016
- South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, revised 2008

#### Background and Conclusion:

### **Air Pollutants**

#### **Criteria Air Pollutants**

Air quality, in part, is defined by ambient air concentrations of seven “criteria air pollutants”, which are a group of common air pollutants identified by the U.S. Environmental Protection Agency (“USEPA”) to be of concern with respect to the health and welfare of the general public. Federal and State governments regulate such pollutants by adopting acceptable ambient air quality standards that are based on criteria regarding the health and/or environmental effects of each pollutant. The seven regulated pollutants include nitrogen dioxide (“NO<sub>2</sub>”); ozone (“O<sub>3</sub>”); particulate matter, including both particles equal to or smaller than 10 microns (“PM<sub>10</sub>”) and particles equal to or smaller than 2.5 microns (“PM<sub>2.5</sub>”);<sup>1</sup> carbon monoxide (“CO”); sulfur dioxide (“SO<sub>2</sub>”); and lead.

#### Nitrogen Dioxide

Nitrogen gas, normally relatively inert (i.e., nonreactive), comprises about 80 percent of the air. At high temperatures (e.g., in combustion processes used to operate motor vehicles) and under certain other conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitrogen oxides (“NO<sub>x</sub>”). Nitric oxide (“NO”), NO<sub>2</sub>, and nitrous oxide (“N<sub>2</sub>O”) are important constituents of NO<sub>x</sub>. NO and NO<sub>2</sub> are both precursors in the formation of O<sub>3</sub> and PM<sub>2.5</sub>, as discussed below. Because of this and the fact that NO emissions largely convert to NO<sub>2</sub>, NO<sub>x</sub> emissions are typically examined when assessing potential air quality impacts.

NO<sub>2</sub> is a red-brown pungent gas and is toxic to various animals and to humans because of its ability to form nitric acid with water in the eyes, lungs, mucus membranes, and skin. In animals, long-term exposure to NO<sub>x</sub> increases susceptibility to respiratory infections, lowering resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations of NO<sub>2</sub> can suffer lung irritation and, potentially, lung damage. Epidemiological studies have also shown associations between NO<sub>2</sub> concentrations and daily mortality from respiratory and cardiovascular causes, and with hospital admissions for respiratory conditions.

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<sup>1</sup> Particulate matter size refers to the aerodynamic diameter of the particle.

## Ozone

Ozone is a secondary pollutant, meaning that it is not directly emitted. It is a gas that is formed when volatile organic compounds ("VOCs") (also referred to as reactive organic gases) and NO<sub>x</sub> undergo photochemical reactions that occur only in the presence of sunlight. The primary source of VOC emissions is unburned hydrocarbons in motor vehicle and other internal combustion engine exhaust. NO<sub>x</sub> also forms as a result of the combustion process, most notably due to the operation of motor vehicles. Sunlight and hot weather cause ground-level O<sub>3</sub> to form; as a result, ozone is known as a summertime air pollutant (Ground-level O<sub>3</sub> is not to be confused with atmospheric O<sub>3</sub> or the "ozone layer", which occurs very high in the atmosphere and shields the planet from some ultraviolet rays.). Ground-level O<sub>3</sub> is the primary constituent of smog. Because O<sub>3</sub> formation occurs over extended periods of time, both O<sub>3</sub> and its precursors are transported by wind, and high O<sub>3</sub> concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when ozone levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level ozone exposure to a variety of problems, including:

- lung irritation that can cause inflammation much like a sunburn;
- wheezing, coughing, pain when taking a deep breath, and breathing difficulties during exercise or outdoor activities;
- permanent lung damage to those with repeated exposure to ozone pollution; and
- aggravated asthma, reduced lung capacity, and increased susceptibility to respiratory illnesses like pneumonia and bronchitis.

## Particulate Matter

Particulate matter includes both aerosols and solid particles of a wide range of size and composition. Of particular concern are PM<sub>10</sub> and PM<sub>2.5</sub>. Particulate matter tends to occur primarily in the form of fugitive dust. This dust appears to be generated by both local sources and by region-wide dust during moderate to high wind episodes. These regional episodes tend to be multi-district and sometimes interstate in scope. The principal sources of dust in urban areas are from grading, construction, disturbed areas of soil, and dust entrained by vehicles on roadways.

PM<sub>10</sub> is generally emitted directly as a result of mechanical processes that crush or grind larger particles or from the re-suspension of dusts, most typically through construction activities and vehicular travels. PM<sub>10</sub> generally settles out of the atmosphere rapidly and is not readily transported over large distances.

PM<sub>2.5</sub> is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants including NO<sub>x</sub>, sulfur oxides ("SO<sub>x</sub>"), and VOCs. PM<sub>2.5</sub> can remain suspended in the atmosphere for days and/or weeks and can be transported long distances. The principal health effects of airborne particulate matter are on the respiratory system. Short-term exposure to high PM<sub>2.5</sub> and PM<sub>10</sub> levels is associated with premature mortality and increased hospital admissions and emergency room visits; increased respiratory symptoms are also associated with short-term exposure to high PM<sub>10</sub> levels. Long-term exposure to high PM<sub>2.5</sub> levels is associated with premature mortality and development of chronic respiratory disease. According to the USEPA, some people are much more sensitive than others to breathing PM<sub>10</sub> and PM<sub>2.5</sub>. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM<sub>10</sub> and PM<sub>2.5</sub>. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

## Carbon Monoxide

Carbon monoxide is a colorless and odorless gas which, in the urban environment, is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches; aggravate cardiovascular disease; and impair central nervous system functions.

CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations are typically found near crowded intersections; along heavily used roadways carrying slow-moving traffic; and at or near ground level. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within a relatively short distance (i.e., up to 600 feet or 185 meters) of heavily traveled roadways.

## Sulfur Dioxide

SO<sub>x</sub> constitute a class of compounds of which SO<sub>2</sub> and sulfur trioxide ("SO<sub>3</sub>") are of greatest importance. Ninety-five percent of pollution-related SO<sub>x</sub> emissions are in the form of SO<sub>2</sub>. SO<sub>x</sub> emissions are typically examined when assessing potential air quality impacts of SO<sub>2</sub>. The primary contributor of SO<sub>x</sub> emissions is fossil fuel combustion for generating electric power. Industrial processes, such as nonferrous metal smelting, also contribute to SO<sub>x</sub> emissions. SO<sub>x</sub> is also formed during combustion of motor fuels; however, most of the sulfur has been removed from fuels, greatly reducing SO<sub>x</sub> emissions from vehicles.

SO<sub>2</sub> combines easily with water vapor, forming aerosols of sulfurous acid ("H<sub>2</sub>SO<sub>3</sub>"), a colorless, mildly corrosive liquid. This liquid may then combine with oxygen in the air, forming the even more irritating and corrosive sulfuric acid ("H<sub>2</sub>SO<sub>4</sub>"). Peak levels of SO<sub>2</sub> in the air can cause temporary breathing difficulty for people with asthma who are active outdoors. Longer-term exposures to high levels of SO<sub>2</sub> gas and particles cause respiratory illness and aggravate existing heart disease. SO<sub>2</sub> reacts with other chemicals in the air to form tiny sulfate particles which are measured as PM<sub>2.5</sub>.

## Lead

Lead is a stable compound, which persists and accumulates both in the environment and in animals. In humans, it affects the body's blood-forming (or hematopoietic), nervous, and renal systems. In addition, lead has been shown to affect the normal functions of the reproductive, endocrine, hepatic, cardiovascular, immunological and gastrointestinal systems, although there is significant individual variability in response to lead exposure. In general, an emissions analysis of lead is limited to projects that emit significant quantities of the pollutant (i.e., lead smelters) and not required for transportation projects.

## Toxic Air Contaminants/Hazardous Air Pollutants/Chemicals of Potential Concern

Toxic air contaminants ("TACs") are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. TACs may be emitted from a variety of common sources, including motor vehicles, gasoline stations, dry cleaners, industrial operations, painting operations, and research and teaching facilities.

TACs are different than the criteria air pollutants previously discussed in that ambient air quality standards have not been established for them. Rather, TAC impacts are described by reference to carcinogenic (i.e., cancer) risk and chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. Diesel particulate matter ("Diesel PM") is a TAC and is

responsible for the majority of California's known cancer risk from outdoor air pollutants. The USEPA uses the term "hazardous air pollutants" ("HAP") for TACs.

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. Final EIR225 prepared for Specific Plan 229 states on page 73 that "both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable." The air quality-related impacts associated with the Specific Plan stated that "development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources."

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Dust generation during grading will be minimized through compliance with County Ordinance NO. 457 which specifies watering during construction and planting of ground cover. On-site provisions for schools, shopping, and passive recreation has been incorporated into project design. The number of residential units proposed exceeds the threshold for significant adverse impacts as indicated by the Air Quality Handbook; however, the projected population of this proposal is consistent with that allocated by the Lake Mathews Community Plan, for which overriding findings were made. Those overriding findings are hereby incorporated herein by reference and therefore no additional overriding findings for air quality and required.

Therefore, the Project's impacts to Air Quality will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

The proposed Project is within the Boulder Springs Specific Plan No. 229, Amendment No. 1 dated 2004. Environmental Impact Report No. 255 (EIR 255) was prepared in 1988 for the H. B. Ranches Specific Plan (SP229) included an analysis of air quality related impacts within the Specific Plan area. Final EIR 225 concluded that Specific Plan 229 would result in new sources of air emission and incorporated site design features to protect sensitive resources. These measures included a mixture of commercial and residential land uses and compliance with the County Municipal Code.

The H. B. Ranches Specific Plan proposed 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. The air quality-related impacts associated with the Specific Plan stated, "...development at the Project site will add pollutants to the local airshed, but most pollutants are from non-local sources."

In 2018 an Air Quality and Global Climate Change Impact Analysis was prepared for the Proposed Project (Kunzman Associates, Inc.). The 2018 Analysis evaluates development of the southern half of PA1 (approximately 7 net acres) and includes a more in-depth analysis than was done for the Specific Plan. Since adoption of the Specific Plan, air quality-related regulations have become more stringent, air quality emissions modeling and methodology has become more in depth. Air quality emissions

models were not available for use in 1988; therefore, the analysis for the Specific Plan was performed using the 1987 Air Quality Handbook for EIRs which facilitated emissions estimates from construction grading, operational energy use (natural gas and electricity) and vehicle exhaust. The current Air Quality and Global Climate Change Impact Analysis used the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2) to model the proposed Project's air quality-related emissions from construction, mobile sources, energy usage and area sources.

The 2018 Air Quality and Global Climate Change Impact Analysis found that the proposed Project would create less than significant impacts to air quality. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255. Therefore, the proposed Project's impacts would not result in an increase of the air quality-related impacts previously identified in the FEIR 255 and, as analyzed, the air quality emissions for the proposed Project will remain less than significant for both construction and operations.

**a) No Impact.** The Project is located within an unincorporated area of the County of Riverside in the portion of Riverside County that lies within the South Coast Air Basin (Basin). The Project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. As a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions and local governments and cooperates with federal and state agencies. The SCAQMD is directly responsible for reducing emissions from stationary, mobile and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. On March 23, 2017 CARB approved the 2016 AQMP. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities.

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2016 - 2040 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2016) includes chapters on the challenges in a changing region, creating a plan for our future, the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The Project site has a Lake Mathews/Woodcrest Area Plan land use designation of Commercial Retail. The proposed Project would develop the approximately 7.18 net acre site with a drive-thru restaurant, two commercial retail buildings, and a 16 fueling position service station canopy with convenience market and carwash, which would be consistent with the existing Commercial Retail land use designation. The proposed Project would not result in an inconsistency with the current land use designation in the County's Area Plan. Therefore, the proposed Project is not anticipated to exceed the



AQMP assumptions for the Project site and is found to be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed Project would not exceed SCAQMD thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it currently is in nonattainment. Therefore, because the proposed Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed Project are not foreseen. There will be no impacts.

**b) Less than Significant Impact.** The Basin has been designated by the California Air Resources Board as a nonattainment area for ozone, PM10 and PM2.5. Currently, the Basin is in attainment with the ambient air quality standards for CO, lead, SO<sub>2</sub>, NO<sub>2</sub> and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide. The attainment status of the Basin is shown below in Table AQ-4.

**Table AQ-4  
South Coast Air Basin Attainment Status**

Pollutant	State Status <sup>1</sup>	National Status <sup>2</sup>
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

<sup>1</sup> Source of State status: California Air Resources Board 2015 (<https://www.arb.ca.gov/desig/adm/adm.htm>).

<sup>2</sup> Source of National status: <http://www3.epa.gov/airquality/greenbk/index.html> and CARB 2015.

As shown in Table AQ-4, the Project area is out of attainment for both ozone and particulate matter (PM-10 and PM-2.5). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Neither construction nor operation of the proposed Project would result in an exceedance of any of SCAQMD's recommended daily thresholds. Therefore, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant. Impacts will be less than significant.

**c) Less than Significant Impact.** Those who are sensitive to air pollution include children, the elderly and persons with pre-existing respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD defines a sensitive receptor as a land use such as residences, schools, child care centers, athletic facilities, playgrounds, retirement homes and convalescent homes (South Coast Air Quality Management District 2008). The closest sensitive receptors are residents within Tract 33465 located adjacent to the commercial site (PA 2) and Citrus Hills High School at 18150 Wood Road approximately 1.25 miles from the Project site. Commercial and industrial facilities are not included in the definition

because employees do not typically remain on-site for 24 hours. The proposed Project contains a fueling station, a potential emission point source.

The 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, recommends a 50-foot separation between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors (residential units within Tract 33465) are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

In addition, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

In order to verify that the proposed Project will not result in a potentially significant impact on sensitive receptors an updated air quality analysis (Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR)) was prepared for the proposed Project. The results of that assessment confirm that the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions. The facts leading to this conclusion are summarized below.

To assess local air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to characterize project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The significance thresholds for the local emissions of NO<sub>2</sub> and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table AQ-5 below from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table AQ-1 above shows the ambient air quality standards for NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> as well as the background concentrations and resultant significance concentrations.

**Table AQ-5  
Air Quality Monitoring Summary<sup>1</sup>**

Pollutant (Standard) <sup>2</sup>	Year		
	2015	2016	2017
<b>Ozone:</b>			
Maximum 1-Hour Concentration (ppm)	0.124	0.131	0.120
Days > CAAQS (0.09 ppm)	25	23	33
Maximum 8-Hour Concentration (ppm)	0.103	0.099	0.106
Days > NAAQS (0.075 ppm)	49	55	80
Days > CAAQS (0.070 ppm)	50	56	86
<b>Carbon Monoxide:<sup>3</sup></b>			
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > CAAQS (9 ppm)	0	0	*
Days > NAAQS (9 ppm)	0	0	*
<b>Nitrogen Dioxide:<sup>3</sup></b>			
Maximum 1-Hour Concentration (ppm)	0.0472	0.0513	0.049
Days > CAAQS (0.18 ppm)	0	0	0
<b>Inhalable Particulates (PM10):</b>			
Maximum 24-Hour Concentration (ug/m <sup>3</sup> )	188.0	76.0	75.4
Days > NAAQS (150 ug/m <sup>3</sup> )	1	0	0
Days > CAAQS (50 ug/m <sup>3</sup> )	4	*	*
Annual Average (ug/m <sup>3</sup> )	33.1	32.2	32.6
<b>Ultra-Fine Particulates (PM2.5):<sup>3</sup></b>			
Maximum 24-Hour Concentration (ug/m <sup>3</sup> )	41.7	31.5	27.2
Days > NAAQS (35 ug/m <sup>3</sup> )	*	*	*
Annual Average (ug/m <sup>3</sup> )	*	9.7	11.3

\* means no data available

<sup>1</sup> Source: <https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>

Data from the Perris monitoring station unless noted.

<sup>2</sup> CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

<sup>3</sup> Data from Lake Elsinore-W Flint Street monitoring station.

## Construction

The Air Quality and Greenhouse Gas Impact Analysis (Kunzman Associates, Inc., 2018) examined the local air quality emissions from construction using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NO<sub>x</sub>, PM10 and PM2.5 from a proposed Project could result in a significant impact to local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and, to be conservative, a disturbance value of two acres per day (see Table AQ-6). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the

single-family detached residential dwelling units located adjacent to the eastern property line of the Project site. Therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters were used.

**Table AQ- 6**  
**Maximum Number of Acres Disturbed Per Day<sup>1</sup>**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Maximum per phase		-	-	<b>3</b>

<sup>1</sup> Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, Kunzman Associates, Inc., 2018.

Table AQ-7 shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated LST emissions thresholds. As shown in Table AQ-7, the daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds, and localized construction impacts. Impacts will be less than significant.

**Table AQ-7**  
**Local Construction Emissions at the Nearest Receptors<sup>1</sup>**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	28.35	16.29	3.96	2.60
Building Construction	24.55	20.37	1.54	1.44
Paving	15.24	14.66	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
<b>SCAQMD Thresholds<sup>2</sup></b>	<b>170</b>	<b>883</b>	<b>7</b>	<b>4</b>
Exceeds Threshold?	No	No	No	No

<sup>1</sup> Source: Calculated from CalEEMod 2016.3.2, Kunzman Associates, Inc., 2018.

<sup>2</sup> Source: SCAQMD's Mass Rate Look-up Tables for two acres at a distance of 25 m (nearest sensitive receptors are adjacent to the east) in SRA 24 Perris Valley area.

## Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptors that may be impacted by the proposed Project are existing single-family detached residential dwelling units located adjacent to the eastern property line of the Project site.

The local air quality emissions from on-site operations were analyzed in the Air Quality Study according to the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NOx, PM10 and PM2.5 from the proposed Project could result in a significant impact to the local air quality. Per SCAQMD staff, the 5-acre Look-up Table can be used as a conservative screening analysis for on-site operational emissions to determine whether more-detailed dispersion

modeling would be necessary. The proposed Project was analyzed based on the Perris Valley source receptor area (SRA 24) and used the thresholds for a two acre Project site.

Table AQ-8 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include onsite vehicles, which equate to approximately 10 percent of the project-related new mobile sources. (Note: The Project site is approximately 0.13 miles in length at its longest point. Therefore, the on-site mobile source emissions represent approximately 1/53th of the shortest CalEEMod default distance of 6.9 miles. To be conservative, 1/10th the distance, dividing the mobile emissions by 10, was used to represent the portion of the overall mobile source emissions that would occur on-site.) The data provided in Table AQ-8 shows that the on-going operations of the proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, the proposed Project would create a less than significant impact related to localized emissions from operational activities.

**Table AQ-8  
Local Operational Emissions at the Nearest Receptors<sup>1</sup>**

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources <sup>2</sup>	0.00	0.01	0.00	0.00
Energy Usage <sup>3</sup>	0.35	0.29	0.03	0.03
Vehicle Emissions <sup>4</sup>	4.37	5.51	1.31	0.36
<b>Total Emissions</b>	<b>4.72</b>	<b>5.81</b>	<b>1.34</b>	<b>0.39</b>
<b>SCAQMD Thresholds<sup>5</sup></b>	<b>170</b>	<b>883</b>	<b>2</b>	<b>1</b>
Exceeds Threshold?	No	No	No	No

<sup>1</sup> Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres in Perris Valley area (SRA 24).

<sup>2</sup> Area sources consist of emissions from consumer products, architectural coatings and landscaping equipment.

<sup>3</sup> Energy usage consists of emissions from on-site natural gas usage.

<sup>4</sup> Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the Project site.

<sup>5</sup> The thresholds are based on 25 meters as the nearest home is located adjacent to the east.

**Hot Spots**

The Air Quality and Greenhouse Gas Impact Analysis per the Traffic Impact Analysis indicates that the proposed Project would generate a maximum of approximately 3,703 daily vehicle trips. The intersection with the highest peak hour traffic volume is located at Wood Road and Cajalco Road and has an evening peak hour volume of 1,061 trips for the Existing plus Ambient Growth plus Project plus Cumulative traffic conditions. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection that has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the intersection with the highest traffic volume falls short of 100,000 vehicles per day, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with on-going use of the proposed Project.

## Toxic Air Contaminants

### **Construction**

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30 year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited use of heavy-duty construction machinery and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, as shown in Table AQ-7 above, construction-based emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

### **Operations**

The Project proposes to develop the site with a drive-thru restaurant, two (2) commercial retail buildings, and a 16 fueling position service station with canopy, convenience market, and carwash. Per the Air Quality and Greenhouse Gas Impact Analysis, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Furthermore, According to the 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, a 50-foot separation is recommended between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

**d) Less than Significant Impact.** The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed Project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

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

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

## **Construction**

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some. However, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, a less than significant impact related to odors would occur during construction of the proposed Project.

## **Operations**

Land uses typically considered associated with odors include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of concrete pads for the buildings. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have a less than significant impact.

Existing Plans, Programs, or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

## **SCAQMD**

**PPP AQ-1:** The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in mid-morning, afternoon and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

**PPP AQ-2:** The proposed Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 461 and is required to obtain a Permit To Operate for the service station.

**PPP AQ-3:** The proposed Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402.

## **Riverside County General Plan**

**PPP AQ-4:** Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

**PPP AQ-5:** Encourage the use of building materials/methods that reduce emissions.

**PPP AQ-6:** Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

**PPP AQ-7:** Require stationary pollutions sources to minimize the release of toxic pollutants through: design features, operating procedures, preventative maintenance, operator training and emergency response planning.

**PPP AQ-8:** Require stationary air pollution sources to comply with applicable air district rules and control measures.

**PPP AQ-9:** To the greatest extent possible, require every project to mitigate any of its anticipated emissions that exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

**PPP AQ-10:** Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

**PPP AQ-11:** Require compliance with SCAQMD Rules 403 and 403.1 and implement appropriate future measures to reduce fugitive dust emanating from construction sites.

**PPP AQ-12:** Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second and third stage smog alerts and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111).

**PPP AQ-13:** Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

**PPP AQ-14:** Encourage business owners to schedule deliveries at off-peak traffic periods.

**PPP AQ-15:** Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter.

**PPP AQ-16:** Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

**PPP AQ-17:** Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible. (AI 123)

**PPP AQ-18:** Identify and create a control plan for areas within the County prone to wind erosion of soil.

**PPP AQ-19:** Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates. (AI 111)

**PPP AQ-20:** Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)



**PPP AQ-21:** Reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- FEIR 255
- Step I Habitat Assessment, Step II Part A Focused Burrow Survey for Burrowing Owls and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation, July 14, 2017
- Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)
- Western Riverside Multiple Species Habitat Conservation Plan Area, March 29, 2006

### Background and Conclusion:

Final EIR 255 identified change in biology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The Project site is being maintained in this condition. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less than Significant Impact.** Western Riverside Multi Species Habitat Conservation Plan (MSHCP) consistency. This Project does not contain MSHCP Riparian/Riverine habitat or the species associated with them. The Project site is not located within a Narrow Endemic Plant Species Survey Area. The Project site is located within the required habitat assessment area for burrowing owl. A burrowing owl habitat assessment and focused burrow survey were conducted on June 16, 2017. The Site was determined to have marginally suitable burrowing owl habitat, triggering a focused burrow survey. The focused burrow survey did not identify any burrows suitable for burrowing owl occupation. The proposed Project will be required to conduct pre-construction monitoring for burrowing owls. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. Therefore, the Project is consistent with all applicable portions of the Western Riverside MSHCP. With the inclusion of MSHCP required 30-day preconstruction surveys and preconstruction nesting bird surveys, the Project will have less than significant impacts on the Riverside County's adopted Habitat Conservation Plan.

**b) No Impact.** No State or Federal threatened or endangered species, or their habitats, were documented as occurring on site. The Project will have no impacts to threatened or endangered species.

**c) Less than Significant Impact.** A single special status species was observed/detected onsite during field work, the California horned lark (*Eremophila alpestris actia*). This species has a NatureServe Element Ranking of G5T4 S4 (species is Globally Secure, subspecies Globally Apparently Secure, State Apparently Secure) and is on the California Department of Fish and Wildlife Watch List. The California horned lark is an MSHCP Covered Species, and is considered adequately conserved.

The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird pre-construction survey during the nesting bird season prior to grading, which is included as a Condition of Approval, would reduce impacts to special-status species to below a level of significance.

**d) Less than Significant Impact.** The Project site is not located within or adjacent to any existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to required nesting bird pre-construction surveys. The Project will have less than significant impacts to the movement of native and migratory wildlife.

**e) No Impact.** The project site does not contain any riparian habitat or other sensitive natural community. No impacts to such habitats will occur.

**f) No Impact.** The Project site does not contain State or federally protected wetlands. State and federal wetlands are defined based on classification systems utilized by the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board and other state and federal agencies. No impacts to State or federally protected wetlands through direct impact or indirectly through hydrological interruption, or other means will occur.

**g) No Impact.** The proposed Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP BIO-1:** Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure that the potential for impacts to the burrowing owl will be maintained at a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no historic resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a & b) No Impact.** The Project will not impact historical resources, because prior grading of the Project site has eliminated any potential for impacts to historical resources. Moreover, the Project site is vacant of buildings and does not support historical resources of any kind. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no archaeological resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-c) No Impact.** The Project will not impact archaeological resources since prior grading of the Project site has eliminated any potential for impacts to buried archaeological resources. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to archaeological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Sources:

- Riverside County General Plan
- Riverside County Climate Action Plan ("CAP")
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The applicable energy conservation plan for the Project is the County of Riverside Climate Action Plan (CAP), which has been described in Response 20 Greenhouse Gas emissions. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures. Implementation of these measures, will further insure there will be a less than significant impact from the continued buildout of the Specific Plan, and the proposed Project due to due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

**b) No Impact.** As described in Response 20 and listed in Table GHG-1, the proposed Project will be consistent with the applicable energy conservation measures in the CAP. In addition, the proposed Project will be required to comply with the CEC and the Title 24/California Green Building Standards Code, which establishes mandatory measures related to energy efficiency in new construction. Implementation of these measures, will further insure there will be no impact related to a conflict with an adopted energy conservation plan from buildout of the Specific Plan and the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP ENE-1:** California Energy Code

**PPP ENE-2:** Title 24/California Green Building Standards Code

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS</b> Would the project directly or indirectly:				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Sources:

- Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones".
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018.
- County of Riverside Planning Department letter: "Conditions of approval County Geologic Report No. 180009", April 3, 2018.

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The Project site is in a seismically active region. No active or potentially active fault is presently known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone. The County of Riverside has designated the site area as "not in a fault zone", "not in a fault line," having a "low" to "moderate" potential for liquefaction and as "susceptible" to subsidence. The Project will be designed in compliance with the 2016 California Building Code. This code requires the design of structures to consider dynamic forces resulting from seismic events, thereby reducing the exposure of people or structures to potential substantial adverse seismic induced effects, including the risk of loss, injury or death to less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP GE0-1:** California Building Code (CBC) Compliance. The Project is required to comply with the California Building Standards Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County General Plan Figure S-3 “Generalized Liquefaction”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The County of Riverside has designated the site as having a “low” to “moderate” liquefaction potential. Liquefaction is not considered to be a hazard at the subject site due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk)
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** Analysis of potential seismic ground shaking was undertaken for the Project site. The analysis concluded that compliance with the 2016 California Building Code seismic design parameters will reduce the potential impacts from strong seismic ground shaking to less than significant.

Existing Plans, Programs or Policies: **PPP GEO-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Landslide Risk</b>				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Sources:

- Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. The County has concluded the potential for landslides is considered negligible for design purposes.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 10.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Ground subsidence is not considered an environmental factor due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Other Geologic Hazards. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less Than Significant Impact.** The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible due to site elevation and distance to an open body of water. There are no active volcanoes in the project region.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels or hillsides. The site is relatively flat engineered/compacted fill having little to no potential to generate mudflows. Continued maintenance of the adjacent upslope undeveloped portion of Planning Area 1, in compliance with the California Build Code will insure the potential for mudflows is less than significant.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in

anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Slopes. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less than Significant Impact.** The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Proposed finish grading to accommodate the proposed Project is minor (cut/fill less than one foot over the site).

**b-c) No Impact.** Prior mass grading of the Planning Area created engineered slopes adjacent to Wood Road. The proposed Project would include some limited excavation and grading to install building footings, foundations, fuel storage tanks and infrastructure. Development of the proposed Project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

The proposed grading would not negate the use of the sewage disposal systems. The proposed Project would install a sewer lateral that would connect to the existing sewer system. The proposed grading and infrastructure design (that will be reviewed by the County's Department of Building and Safety prior to construction approval) would ensure that grading would not impact sewer functions. Therefore, Project impacts related to slopes would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to slopes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- General Plan Figure S-6 "Engineering Geologic Materials Map"; Santa Ana Regional Water Quality Control Board Riverside County Permits (Accessed at: [https://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.html](https://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.html))
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Soils. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by

the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, as described in Section 24, Hydrology and Water Quality the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

**b) Less Than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the Project site conducted soils testing, which based on laboratory analysis determined that onsite soils have a "very low" expansion potential. In addition, as described above, compliance with the California Building Code (CBC) is a standard County practice, is included as PPP GE0-1 and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process will ensure that potential soil related impacts would be less than significant.

**c) No Impact.** The Project proposes to connect to existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems will not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP WQ-1:** Comply with National Pollutant Discharge Elimination System (NPDES): Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the NPDES and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**PPP WQ-2:** NPDES/SWPPP: 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 NPDES requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The owner operator can comply by submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

**PPP GE0-1:** Listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Sources:

- Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map”
- Ord. No. 460, Article XV
- Ord. No. 484

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to wind erosion.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- County of Riverside, Comprehensive Update to the General Plan, 2008
- County of Riverside, Draft Climate Action Plan, February 2015
- H.B. Ranches Specific Plan 229A1
- FEIR 255

**Background and Conclusion:**

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. Although the constituent emissions that make up greenhouse gases were analyzed in the Final EIR, a specific analysis of greenhouse gas emissions from the Specific Plan and their impact on the environment was not performed, as it was not required at that time; no specific design for the project been developed; and GHG emissions modeling software was not then available to perform the task. However, all the information necessary to evaluate greenhouse gas emissions generated by the Project was available in EIR #255.

EIR #255 states on page 73 that “both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable.” The air quality-related impacts associated with the Specific Plan stated that “development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources.”

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Follow design guidelines of this Specific Plan concerning energy conservation where appropriate

Following Approval of SPA 229A1 all required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

Since this time programs and regulations have been adopted to analyze greenhouse gas emissions. The current analysis concludes with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change. None of the conditions described in California Code of Regulations, Section 15162



exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

The Air Quality and Global Climate Change Impact Analysis (Kunzman Associates, Inc., 2018) prepared for the proposed Project includes a more in-depth analysis than was done for the Specific Plan.

The proposed Project's greenhouse gas emissions were calculated using the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2). The Air Quality and Global Climate Change Impact Analysis (AQR) found that the project with incorporation of project design features and regulatory compliance would create a less than significant impact to greenhouse gases. Therefore, the Project's impacts would not result in an increase of those previously identified in the Specific Plan.

#### **Climate Action Plan**

The Climate Action Plan (CAP) for the County of Riverside summarizes County greenhouse gas emission and climate change issues and plans in the Basin, programs administered by federal, state and special purpose agencies and establishes goals and policies to reduce greenhouse gas emissions. These Climate Action Plan goals and policies include:

**1.2 Goals:** To fulfill the purposes of the CAP (Climate Action Plan), the County identified the following goals to be achieved:

- Provide a list of specific actions that will reduce Greenhouse Gas (GHG) emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefit to the community at the least cost.
- Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB-32.
- Establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA.

To determine whether the Project's GHG emissions were significant, the Kunzman AQR used the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO<sub>2</sub>e per year for all land use types.

**a) Less than Significant Impact.** The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water and construction equipment. The construction-related GHG emissions were also included and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009.

As shown in Table GHG-1, with the incorporation of project design features (use of ENERGY STAR™ appliances and planting 133 new trees) and compliance with regulation, the proposed Project's GHG emissions would be reduced to 2,626.42 MTCO<sub>2</sub>e per year. Therefore, with incorporation of project design features and compliance with regulation and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improved Destination Accessibility, LUT-5 Increased Transit Accessibility and SDT-1 Improved Pedestrian Network (see CalEEMod annual output in the AQR for details), the proposed Project's emissions would not exceed the SCAQMD draft threshold of 3,000 metric tons per year of CO<sub>2</sub>e for all land uses. Given the low GHG emissions based on the level of project design features incorporated into the Project, the Project itself is deemed to be in compliance with the County's GHG emission controls pursuant to both AB-32 and SB-32. Therefore, with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change.

**Table GHG-1  
Project-Related Greenhouse Gas Emissions<sup>1</sup>**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>2</sup>	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.00	321.17	321.17	0.01	0.00	322.49
Mobile Sources <sup>4</sup>	0.00	2,248.51	2,248.51	0.21	0.00	2,253.70
Solid Waste <sup>5</sup>	4.58	0.00	4.58	0.27	0.00	11.35
Water <sup>6</sup>	1.10	21.96	23.06	0.11	0.00	26.77
Construction <sup>7</sup>	0.00	16.73	16.73	0.00	0.00	16.81
Sequestration <sup>8</sup>						-4.71
<b>Total Emissions</b>	5.68	2,608.38	2,614.07	0.61	0.01	<b>2,626.42</b>
<b>SCAQMD and Riverside County CAP Draft Screening Threshold</b>						<b>3,000</b>
<b>Exceeds Threshold?</b>						<b>No</b>

<sup>1</sup> Source: CalEEMod Version 2016.3.2 (mitigated values [to show reductions from regulation and design features]).

<sup>2</sup> Area sources consist of GHG emissions from consumer products, architectural coatings and landscape equipment.

<sup>3</sup> Energy usage consist of GHG emissions from electricity and natural gas usage.

<sup>4</sup> Mobile sources consist of GHG emissions from vehicles for Year 2020.

<sup>5</sup> Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.

<sup>6</sup> Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

<sup>7</sup> Construction GHG emissions CO<sub>2</sub>e based on a 30-year amortization rate.

<sup>8</sup> CO<sub>2</sub> sequestration from the planting of ~133 trees (94.1640/20 years [trees' lifetime])

**b) Less than Significant Impact.** While the proposed Project will generate greenhouse gas emissions, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed Project is the County of Riverside Climate Action Plan (CAP), which includes goals and policies such as those pertaining to energy and water use reduction, promotion of green building measures, waste reduction and reduction in vehicle miles traveled that are applicable to the proposed Project.

The SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB-32, the California Global Warming Solutions Act of 2006. AB-32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap, which will be phased in starting in 2012.

Therefore, the Project's emissions meet the threshold for compliance with Executive Order S-3-05. The proposed Project's emissions also comply with the goals of AB-32. Additionally, as the proposed Project meets the current interim emissions targets/thresholds established by SCAQMD, the proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the proposed Project will be required to comply with these regulations as they come into effect.

At a level of 2,626.42 MTCO<sub>2</sub>e per year, the proposed Project's GHG emissions meet the Riverside County CAP and SCAQMD draft local agency tier 3 screening threshold of 3,000 MTCO<sub>2</sub>e per year for all land use types and the proposed Project is in compliance with the reduction goals of the County of Riverside Climate Action Plan, AB-32 and SB-32.

The proposed Project will comply with applicable Title 24 and Green Building Standards and the County of Riverside's policies regarding sustainability (as dictated by the County's General Plan and CAP). The Project's parking of 249 parking spaces will also include 6 electric vehicle parking spaces. Therefore, through compliance with Riverside County and SCAQMD regulations and the incorporation of project design features, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Existing Plans, Programs or Policies: There are no PPPs related to greenhouse gas emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>				
<b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b)</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c)</b> Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>d)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e)</b> Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Project Application Materials
- Phase I Environmental Site Assessment prepared by ADR Environmental Group, 2017 (ADR 2017)

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. Business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

**a) Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration or physical or chemical characteristics poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates programs that regulate use, storage and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans.

#### **Construction**

Construction activities for the proposed Project would involve transport, use and disposal of hazardous materials such as paints, solvents, oils, grease and calking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. The types of hazardous materials used during construction are not acutely hazardous and all storage, handling, use and disposal of these materials are regulated by existing state and federal laws to which the Project is required to strictly adhere. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant.

#### **Operation**

Operation of the proposed Project includes general commercial uses (restaurants and retail stores) which generally use limited hazardous materials, such as cleaning agents, paints, pesticides, batteries and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

The Project includes a fueling station and possible tractor supply use, which will involve the routine transport, use or disposal of hazardous materials.

These uses, as well as any future use that handles acutely hazardous materials, as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95, would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

In addition, the proposed fueling station and possible tractor supply use, any future businesses handling greater than 500 pounds of solid, 55 gallons of liquid or 200 cubic feet of gaseous hazardous material at any one time are required under Assembly Bill 2185 (AB 2185) to file a Hazardous Materials Business

Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, the business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. Given this oversight, operation of the proposed Project would result in a less than significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

**b) Less than Significant Impact.** From at least 1938 until sometime between 1938 and 1946, the subject Property was utilized for agriculture. From sometime between 1967 and 1978 until sometime between 1994 and 2005, the subject Property was part of an orchard that extended onto the north and east adjoining properties. Since at least 2005, the subject Property has been graded undeveloped land. Between 2006 and 2009, the east adjoining property was developed with the residences observed during the site inspection. Prior to its development and since at least 1938, the east adjoining property was structurally undeveloped land. The south, west and north adjoining properties have been structurally undeveloped land since at least 1938. Regulations in place prior to grading required the site to be tested for hazardous materials and remediated.

As described above, construction and operation activities of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment used in project construction has the potential to release gas, oils, greases and solvents. Spills of paint and other finishing substances are possible. However, the amount of hazardous materials onsite would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as relevant construction BMPs (through implementation of a required SWPPP mandated by PPP WQ-2) to prevent a hazardous materials release and to promptly contain and clean up any spills. This would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the Project's construction-related impacts would be less than significant.

The proposed restaurant and retail commercial uses would utilize and store small quantities of hazardous materials such as cleaners, solvents, paints and pesticides. These types of hazardous materials are not acutely hazardous and are regulated by existing laws that have been implemented to reduce risks related to the use of these substances.

The proposed fueling station and potentially the proposed tractor supply use, as well as any future use that occupies the site and handle hazardous materials, will be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment and impacts would be less than significant.

**c) Less than Significant Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would provide commercial uses that would be permitted and approved in compliance with existing safety regulations, such as the

California Building Code and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways, Cajalco Road and Wood Road would remain open to ensure adequate emergency access to the Project area and vicinity. Impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

**d) Less than Significant Impact.** There are no existing schools within one-quarter mile of the Project site. The Boulder Springs Specific Plan designates 10 acres for a future elementary school site (Boulder Springs Elementary). The construction and operation of the proposed Project would involve the use, storage and disposal of hazardous materials. These hazardous materials would be limited and used and disposed of in compliance with federal, state and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3. Emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances or waste within one-quarter mile of school and impacts would not occur.

**e) No Impact.** The Phase I Environmental Site Assessment that was prepared for the proposed Project conducted a database search to determine if the Project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the Project site is not located on or near by a site that is included on a list of hazardous materials sites (ADR 2017). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- Lake Mathews/Woodcrest Area Plan MJARB Airport Influence Area, Figure 5
- Airport Land Use Commission Riverside County letter dated: July 18, 2017

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, which does not restrict non-residential uses.

**b) No Impact.** In July 2017, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**c) No Impact.** The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict non-residential intensity. Therefore, the Project will not result in a safety hazard for people residing or working in the Project area.

**d) No Impact.** The Project site is not located within the vicinity of a private airstrip or heliport and would not result in a safety hazard related to airstrip or heliport uses.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- County of Riverside Ordinance No. 754.2 (WQMP)
- Riverside County Flood Control District Flood Hazard Report/Condition
- Flood Insurance Rate Map No. FM06065C1405G (effective date August 28, 2008)
- Drainage Report, Cajalco and Wood Commercial Project prepared by K&A Engineering, Inc., February 2018
- Project Specific Water Quality Management Plan, Cajalco and Wood Commercial Project, prepared by K& A Engineering, Inc., February 2018
- Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan and the regulatory



program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are attained.

The Project site has been mass graded in anticipation of commercial development. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the pervious surfaces on-site drains southwest toward Wood Road.

### **Construction**

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the proposed Project would be prevented through implementation of a grading and erosion control plan required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as indicated by PPP WQ-1, listed previously. The SWPPP is required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the Project and would include construction.

BMPs such as:

- Silt fencing, fiber rolls or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, and PPP WQ-1, would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements and impacts would not occur.

### **Operation**

The proposed Project would introduce commercial uses to the Project site, which would introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, oil and grease from vehicles and a gas station (gasoline and diesel fuel). These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts. Treatment control BMPs would treat stormwater runoff. The proposed Project would install an onsite infiltration basin to treat stormwater, which removes coarse sediment, trash and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

**Table HWQ-1  
Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
LID Site Design	<p><u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would LID Site be directed to the onsite infiltration basin that would slow and retain runoff.</p> <p><u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin have been incorporated into the Project design to increase the amount of pervious area and on-site retention of stormflows.</p>
Source Control	<p><u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.</p> <p><u>Need for future indoor &amp; structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.</p> <p><u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the Following:</p> <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.</li> </ul>
Treatment Control	<p><u>Biofiltration Systems:</u> The infiltration basin proposed for the Project would detain runoff and filter it prior to discharge.</p>

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed Project, potential pollutants would be reduced to the maximum extent feasible and the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, impacts would not occur.

**b) Less than Significant Impact.** The proposed Project would not deplete groundwater supplies. The Western Municipal Water District (WMWD) provides water serves to the Project area, which receives a large portion of water from imported sources (UWMP 2015). The Project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors and the Project would not pump water from the Project area (as water supplies would be provided by WMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

Development of the proposed Project would result in a large area of impervious surface on the Project site. However, the Project design includes Bio-infiltration/Detention basins that would capture and infiltrate runoff. The proposed Project includes installation of landscaping that would treat on-site runoff. As a result, the proposed Project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

**c) Less than Significant Impact.** The Project site is not adjacent to, a stream or river. No natural drainage courses are present onsite. The Project site has been mass graded. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the soils on-site drains southwest toward Wood Road. The Project will construct impervious surfaces (parking areas and commercial buildings). Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain. The Project would not substantially alter the existing drainage pattern of the site or course of a stream or river through addition of impervious surfaces.

### **Construction**

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002). This requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed Project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway and stockpile management (as further described below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

### **Operation**

Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain.

The Bio-retention/Detention basins would filter, retain and slowly discharge drainage into the soil, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. This would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process, impacts would be less than significant.

**d) Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil on-site or off-site would be less than significant.

**e-f) Less than Significant Impact.** As described above in response 23a, the runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. These filters, retain, allow infiltration or discharge filtered runoff into a storm drain. The basins have been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not increase the rate or amount of surface runoff which would result in flooding on-site or off-site or exceed the capacity of existing or planned stormwater drainage systems.

In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. The County's Building and Safety Division would verify this through the permitting and inspection process to ensure the proposed Project would not provide additional sources of polluted runoff. As listed previously, implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process would provide that impacts related to pollution runoff would be less than significant. The Project would not provide substantial additional sources of polluted runoff.

**g) No Impact.** Runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. The storm drain conveyance system which includes the basins has been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not impede or redirect flood flows.

**h) No Impact.** The Project site is no located within a flood hazard, tsunami, or seiche zone, therefore, the Project will not risk release of pollutants due to project inundation.

**i) No Impact.** The Project is consistent with the County General Plan, Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts on groundwater management. The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Existing Plans, Programs or Policies:

**PPP WQ-1:** Listed previously in Section 18.

**PPP WQ-2:** Listed previously in Section 18.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project:				
<b>24. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan
- GIS database
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is currently vacant. The site has been mass graded. Backbone underground utilities have been installed at the Project site in anticipation of future commercial development consistent with the Boulder Springs Specific Plan. The proposed Project would develop

commercial uses on the Project site. Therefore, implementation of the proposed Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**b) No Impact.** As described in the previous response, the proposed Project would develop commercial uses consistent with the Boulder Springs Specific Plan. Thus, implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Existing Plans, Programs or Policies: There are no PPP's related to land use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

- Riverside County General Plan Figure OS-6 "Mineral Resources Zones".
- Lake Mathews/Woodcrest Area Plan, Figure 3 Land Use Plan and Table 1 Land Use Designations Summary.

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) No Impact.** The County General Plan Multipurpose Open Space Element designates the Project site within the MRZ-3 Zone (Significance of mineral deposits undetermined). The Project site lies within the boundary of the Lake Mathews/Woodcrest Area Plan. There are no "Mineral Resource Areas identified within the Lake Mathews/Woodcrest Area Plan. No mineral resources were identified within

the HB Ranches (Boulder Springs) Specific Plan by Final EIR 255. The Project site has been mass graded. No mineral resources have been identified in the geotechnical investigations prepared for the proposed Project. Therefore, no impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would occur from implementation of the proposed Project.

**c) No Impact.** There are no existing surface mines or state classified/designated mining areas in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas and impacts related to potential exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPP's related to mineral resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE</b> Would the project result in:				
<b>26. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- County of Riverside Airport Facilities Map
- County of Riverside, Comprehensive Update to the General Plan, 2008
- Google Earth, 2019
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Airport Land Use Commission "March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014)
- Rull, Paul (Riverside County Airport Land Use Commission) Airport Land Use Commission (ALUC) Development Review Required Jurisdiction Project Case: CUP 3775. Received by Tim Wheeler July 18, 2017
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

Background and Conclusion:

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of

commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport. The Project's impact to Airport Noise will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). Although, occasional overflights may be intrusive to some outdoor activities, the proposed Project does not include any noise sensitive exterior land uses. The proposed Project is consistent with County of Riverside General Plan Noise Element Policy N7.1. The proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft.

**b) No Impact.** The closest private airstrip to the Project site is the Perris Valley Airport located approximately 7.98 miles southeast of Project site. Therefore, the proposed Project would not result in excessive noise related to a private airstrip.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

The following policies found in the County of Riverside General Plan Noise Element are applicable to the Project.

**PPP-NOI 1: County of Riverside General Plan Noise Element Policy N7.1:**

New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport.

As stated above, the Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). The only land use restriction listed for Zone E are major spectator-oriented sports stadiums, amphitheaters, and concert halls beneath principal flight tracks; and a special review for objects greater than 100-feet in height.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Google Earth, 2019
- On-site Inspection
- Cajalco + Wood Project Noise Impact Analysis prepared by Ganddini Group, Inc., September 17, 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside. Comprehensive Update to the General Plan, 2008
- County of Riverside. Municipal Code, 2015
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Department of Public Health. Guidelines for Determining and Mitigating Traffic Noise Impacts, 2009
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

**Background and Conclusion:**

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The Noise Study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum states that as a result of the project, established communities in the study area will be exposed to noise from several new sources, including activities at the commercial center. Page 2 lists design measures that can be incorporated into future Specific Plan projects to minimize potential noise impacts related to operation of the commercial center including:

1. Proper site design to use the proposed commercial and community buildings to shield the noise-sensitive areas from traffic and stationary noise sources.
2. Noise barriers at the property lines of the commercial, school, park and community use areas to shield the residential community from the on-site noise sources.
3. Limiting activities at the commercial center, school, park, and community use area to the hours of 7:00 AM to 10:00 PM.

The above measures have been incorporated into the proposed Project design.

The noise study shows that build-out of the Specific Plan would result in increases in noise levels along affected roadways ranging between 0 to 3.5 dB. Two roadway segments anticipated to have increases of more than 3 dB include Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street. The noise study stated construction noise associated with buildout of the Specific Plan would cause increases in the ambient noise levels but would be less than significant as long as construction occurs within the hours of 7:00 AM and 7:00 PM. The noise study also provides measures to minimize impacts associated with construction noise including:

1. To minimize annoyance, construction activities should be limited to daytime hours of 7:00 AM to 5:00 PM
2. All construction equipment should be fitted with properly sized mufflers.
3. Noisy equipment items should be located as far as practicable from the surrounding residential properties.

The project level analysis, presented below finds that project generated vehicle traffic may result in increases in noise levels between approximately 0.04 to 2.37 dBA CNEL. These findings are consistent with the expected increase in noise levels found in the noise study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum. The following project level analysis finds that noise impacts will not result in significant impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

**a) Less than Significant Impact.** Land uses in the vicinity of the Project site that may be affected by project generated noise include the single-family detached residential dwelling units east of the Project site.

#### **On-Site Operational Noise**

The operational stationary noise standard that applies to the proposed Project is the 65/45 dBA Leq established by the Dept. of Industrial Hygiene and included in the General Plan and presented as a threshold in the Noise Study prepared for Specific Plan 229A1 and EIR 255.

#### *County of Riverside General Plan Noise Element*

The County of Riverside General Plan has not established numerical criteria to determine if an increase due to a stationary noise sources is substantial. It does however set forth stationary noise standards for daytime and nighttime hours. Specifically, the County of Riverside General Plan Noise Element requires that 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:

- 45 dBA – 10 minute noise equivalent level (Leq), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10 minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00 PM (daytime standard)

The Wieland report included a list of mitigation measures for operational noise impacts. Appropriate measures in this list have been implemented by the residential tract constructed adjacent to the east. These measures have been included in the noise model for the proposed Project.

The SoundPLAN noise model was utilized to model peak hour on-site project operational noise at nearby sensitive receptors for the proposed Project. The SoundPLAN model is a three-dimensional software that utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. Noise associated with the proposed parking lots, fueling stations, car wash, and drive-through speakers were modeled. Parking lot noise was modeled with 158 parking spaces and 296 peak hour trips per the Traffic Impact Analysis (Kunzman Associates, Inc. 2018) prepared for the proposed Project. Project generated noise associated with the drive-thru fast-food restaurant speakers were modeled using representative noise data from the SoundPLAN model. Noise associated with car washes will vary depending upon the design and the proposed equipment. A conservative reference noise level associated with a 15 horsepower blower/dryer<sup>2</sup> was utilized for modeling purposes. This noise reference level (96 dB at 1 meter) was multiplied by seven to represent a typical drive-thru car wash and converted to a sound power level prior to being inserted into the SoundPLAN model. A sound power level of 95.4 dB was utilized to model the entrance of the car wash. This assumes that the blowers are 10 feet within the tunnel area. The fueling area was modeled as an area source with a sound power level of 65 dB at every square meter to represent conversation, vehicles coming and going and amplified music.

The existing measured ambient noise level at the Project site is 41.3 dBA Leq. Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018) show that the modeled exterior noise levels at the property lines of the nearest sensitive receptors are expected to range between 56 and 59 dBA Leq during peak-hour Project operation. Therefore, it is anticipated that the Project will result in increases in the ambient noise level by greater than 5 dB. This increase occurs during peak-hour operations and would not occur during the nighttime hours.

Although the build-out of the Specific Plan and the proposed Project may result in substantial increases over existing levels, it is not expected to cause noise levels that violate the County's noise standards for residential land uses. Therefore, while the proposed Project will result in a substantial increase over the existing on-site conditions, the proposed Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels projected for build-out of the Specific Plan.

#### **Off-Site Project Generated Vehicle Noise Impacts**

The proposed Project is within the Boulder Springs Specific Plan No. 229A1. A Noise study was prepared for the Specific Plan in October 2002 (Wieland Associates, Inc. 2002). Noise impacts associated with a substantial permanent increase in ambient noise levels above existing due to future traffic noise in the study area was addressed in the Wieland Noise study prepared for the Specific Plan. The Wieland Noise study found that the traffic noise levels in the study area would have increases ranging from 0 to 3.5 dB due to the addition of Specific Plan generated vehicle traffic. The two roadway segments that were anticipated to have over a 3 dB increase were Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street.

Roadway noise impacts would be considered significant if the Project increases noise levels at a noise sensitive land use by 3 dBA CNEL and if: (1) the existing noise levels already exceed the applicable land use compatibility standard for "clearly compatible", or (2) the Project increases noise levels from below the applicable standard to above the standard. The type of sensitive receptor that may be

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<sup>2</sup> Reference sound pressure level provided by MACNEIL Wash Systems, October 2007

impacted by project generated vehicle noise in this case is single-family residential and the County's clearly compatible noise standard for this type of land use is 60 dBA CNEL.

In order to quantify the Project's contribution to existing ambient noise levels, existing traffic noise levels, and worst-case project generated traffic noise levels were modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108, for all road segments affected by Project generated vehicle noise.

Existing and Existing Plus Project vehicle mixes were obtained from the Project's Traffic Impact Analysis (Kunzman Associates, Inc., 2018). Vehicle/truck mixes and D/E/N splits for use in acoustical studies published by the Riverside County Department of Industrial Hygiene were utilized for noise modeling. Existing Plus Project vehicle mixes were calculated by adding the proposed Project trips to existing conditions.

As shown in Table N-1, modeled Existing traffic noise levels range between 54.9-77.6 dBA CNEL and the modeled Existing Plus Project traffic noise levels are expected to range between 55.2- 77.7 dBA CNEL at 50 feet from the centerline of each modeled road segment. A substantial increase would require an increase of 3 dBA CNEL as well as either an existing exceedance of the land use compatibility standard or an increase in noise levels from below the 60 dBA CNEL standard to above the 60 dBA CNEL standard. As shown in Table N-1 all modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.04 to 2.37 dBA CNEL).

The only increase above 1 dB would be along Wood Road from Cajalco Road to Carpinus Drive. Land uses adjacent to this road segment are currently agricultural land and vacant land. The Noise report for Specific Plan 229A1 identified that noise levels along this road segment would increase by at least 3 dBA Leq. The proposed project would not result in new significant impacts.

**Table N-1  
Change in Existing Noise Levels Along Roadways as a Result of Project (CNEL)<sup>1</sup>**

Roadway	Segment	Modeled Noise Levels (CNEL) @ 50 feet from centerline				
		Existing Without Project	Existing Plus Project	Change in Noise Level	Exceeds Standards	3 dB Increase
Harley John Road	North of Cajalco Road	72.6	72.7	0.10	YES	NO
Wood Road	North of Mariposa Road	68.1	68.3	0.26	YES	NO
	Mariposa Road to Markham St	69.0	69.5	0.47	YES	NO
	South of Markham Street	70.1	70.7	0.63	YES	NO
	North of Carpinus Drive	68.8	69.7	0.88	YES	NO
	Carpinus Drive to Cajalco Road	68.4	70.8	2.37	YES	NO
Alexander Street	North of Cajalco Road	64.7	65.1	0.47	YES	NO
	South of Cajalco Road	64.1	64.3	0.14	YES	NO
Mariposa Avenue	West of Wood Road	59.0	59.3	0.27	NO	NO
	East of Wood Road	67.0	67.2	0.18	YES	NO
Markham Street	East of Wood Road	65.4	65.8	0.40	YES	NO
Carpinus Drive	East of Wood Road	54.9	55.2	0.35	NO	NO
Cajalco Road	West of Harley John Road	77.2	77.2	0.04	YES	NO
	East of Harley John Road	77.6	77.7	0.08	YES	NO
	West of Wood Road	77.3	77.4	0.18	YES	NO
	Wood Road to Carpinus Drive	76.9	77.2	0.24	YES	NO
	Carpinus Drive to Alexander St	76.8	76.9	0.11	YES	NO
	East of Alexander Street	75.9	76.0	0.05	YES	NO

<sup>1</sup> Exterior noise levels calculated 5-feet above pad elevation, perpendicular to subject roadway.

**Off-site Project Generated Noise Impacts to Sensitive Receptors**

Existing single-family detached residential dwelling units to the east will be subject to temporary short-term noise impacts from the transport of workers, the movement of construction materials to and from the Project site, ground clearing, excavation, final grading, and building activities.

Typical noise sources and noise levels associated with the site grading phase of construction are shown in N-2. Site grading is expected to produce the highest sustained construction noise levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

**Table N-2  
Typical Construction Equipment Noise Levels<sup>1</sup>**

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrappers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

<sup>1</sup> Source: Bolt, Beranek & Newman; Noise Control for Buildings and Manufacturing Plants, 1987.

A likely worst-case construction noise scenario during grading that assumed the use of a grader, a dozer, a water truck (modeled as a dump truck), two (2) backhoes, and an excavator operating between 120 and 300 feet from the nearest sensitive receptor (single-family detached residential dwelling unit located approximately 110 feet to the east) was modeled using the Road Construction Noise Model (RCNM). Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 74.9 dBA Leq and 77.4 dBA Lmax at the nearest sensitive receptor, a single-family detached residential dwelling unit located approximately 110 feet to the east, during grading.

Construction noise will result in temporary and periodic increases in the ambient noise levels above the existing within the Project vicinity. In order to minimize this impact, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. Construction is anticipated to occur during the permissible hours according to the County's Code. Adherence to these hours for construction activities, and implementation of the best management construction practices that are included in the Project description will minimize construction noise impacts. Impacts related to construction noise would be less than significant.

**Compliance with the General Plan, Noise Ordinance, and Applicable Standards**

Development of the proposed Project will not result in 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.

The County of Riverside General Plan has set forth goals and policies regarding noise/land use compatibility and established stationary noise standards to prevent noise nuisances between land uses and to minimize impacts related to construction noise.

### **Project Construction Noise**

#### *County of Riverside Ordinance 847*

As discussed previously, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. The proposed Project would comply with the County's construction regulations. Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

### **Project Operational Noise**

#### *County of Riverside General Plan Noise Element*

As discussed previously, the Riverside County Office of Industrial Hygiene has established noise standards for stationary noise sources that apply to Project generated operational noise. These standards have been incorporated into the Noise Element of the General Plan.

As shown on Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018), the modeled future operational noise levels are expected to range between 56 and 59 dBA Leq along the western property lines at the nearest sensitive receptors (single-family detached residential dwelling units). Project operational noise is not expected to exceed either the County daytime exterior noise standard of 65 dBA Leq or the County nighttime exterior noise standard of 45 dBA Leq. Operations of the proposed Project would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance.

Project Construction and operation will result in short-term construction noise, long-term operational noise and offsite traffic noise. The project site has been mass graded. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project noise impacts. Temporary and permanent increases in noise levels will not exceed the noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new noise impacts beyond those previously approved for the Project.

**b) Less than Significant Impact.** Construction activity can result in varying degrees of ground vibration, depending on the equipment used on site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table N-3 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

**Table N-3  
Vibration Source Levels for Construction Equipment<sup>1</sup>**

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(Slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

<sup>1</sup> Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The nearest existing structure to the Project site is located approximately 110 feet to the east of the Project site. As shown in Table N-4, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be from bulldozers. As shown in Table N-3, a large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 110 feet, a bulldozer would yield a worst-case 0.01 PPV (in/sec) which is below the level at which groundborne vibration becomes annoying, and below any risk of architectural damage. Temporary vibration levels associated with Project construction would be less than significant.



**Table N-4  
Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration<sup>1</sup>**

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006–0.019 in/sec	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08 in/sec	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings
0.20 in/sec	Vibrations annoying to people in buildings	Threshold at which there is a risk to “architectural” damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

<sup>1</sup> Source: California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6 Tables 5 and 12, September 2013.

Project Construction will result in short-term ground vibration from earth moving and construction equipment. The project site has been mass graded. Much of the ground-borne vibration and noise has already occurred. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project ground-borne vibration and noise impacts. Temporary and permanent increases in ground-borne vibration and noise levels will not exceed the ground-borne vibration and noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new ground-borne vibration and noise impacts beyond those previously approved for the Project.

Existing Plans, Programs or Policies: There are no PPP’s related to noise effects by the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PALEONTOLOGICAL RESOURCES</b>				
<b>28. Paleontological Resources</b>				<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

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

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Potential impacts to paleontological resources and unique geological features were addressed in Final EIR 255. The site contains no unique paleontological resources or geological features. The site has been mass graded. The proposed Project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Existing Plans, Programs or Policies: There are no PPP's related to paleontological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project:				
<b>29. Housing</b>				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Project Application Materials
- GIS database
- Riverside County General Plan Housing Element

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a-c) No Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. The mixture of land uses within the Boulder Springs Specific Plan, their spatial relationships to one another and their compatibility with adjacent existing and proposed land uses have been determined to be compatible by the County at the time of approval of the HB Ranches Specific Plan 229 and again when the County approved Amendment #1 to the Specific Plan (which renamed the Specific Plan the "Boulder Springs Specific Plan"). Fifteen (15) acres of commercial land use was included within the Boulder Springs Specific Plan to meet the needs of the future residents within the Specific Plan.

The Project site has been mass graded in anticipation of commercial development. Development of the proposed Project will provide neighborhood serving commercial uses in close proximity to existing and proposed residential uses. The proposed Project will not displace existing people of housing, create a demand for additional housing, or induce substantial unplanned population growth either directly or indirectly.

**Existing Plans, Programs or Policies:** There are no PPP's related to population and housing.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
<b>30. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Riverside County General Plan Safety Element
- Riverside County Fire Department website: [www.rvcfire.org](http://www.rvcfire.org)

### Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less than Significant Impact.** The Project site is located within three (3) miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 4 (Lake Mathews Station), located at 16453 El Sobrante Road, Riverside, CA 92503, approximately 2.5 miles by road from the Project site.
- Riverside County Station 59 (Mead Valley Station), located at 21510 Pinewood Street, Perris, CA 92570, approximately 2.75 miles by road from the Project site.

Implementation of the proposed Project would be required to adhere to the Uniform Fire Code, as included in the County's Municipal Code Section 8.32 and would be reviewed by the County's Department of Building and Safety to ensure that project plans meet the fire protection requirements.

The new commercial structures and increase in employees that would occur from implementation of the proposed Project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, the increase in people onsite is limited and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed Project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to fire services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP PS-1:** Ordinance No. 659: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance.

Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance and it establishes the authorized uses of the fees collected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Riverside County Sheriff Department website: [www.riversidesheriff.org](http://www.riversidesheriff.org)
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project site is located 8.5 miles by road from the Riverside County Sheriff Department station located in the City of Perris (137 N. Perris Blvd. Suite A, Perris, CA 92570), which currently serves the project region.

The proposed Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti and vandalism. Operation of the commercial use is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the Project design by providing low-intensity security lighting and security cameras. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the Project, the need for law enforcement services from the Project would not result in the need for new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new

commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to Sheriff Services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Val Verde School District correspondence
- FEIR 255

Background and Conclusion:

Final EIR 255 identified impacts to schools as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project is a commercial project that would not directly generate students. As described previously, the proposed Project is designed to serve the needs of the Boulder Springs Specific Plan and immediate Project vicinity. The employees needed to operate the commercial uses are anticipated to come from within the Project region.

All projects within the County, including the proposed Project, is required to pay School Mitigation Impact fees, as included by PPP-PS-2, listed below. Overall, impacts related to schools would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP PS-2:** School Mitigation: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The proposed Project is a commercial use that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site. Substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed Project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-1.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a) Less than Significant Impact.** The proposed Project is a commercial use that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region. The proposed Project is not anticipated to generate substantial need for health services. Impacts related to health services from implementation of the proposed Project would be less than significant.

**Existing Plans, Programs, or Policies:** There are no PPP's related to health services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Sources:**

- FEIR 255
- 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

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior



to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The proposed Project would develop commercial uses. The Project does not include development of recreational facilities. The proposed Project is not anticipated to result in an influx of new residents. The employees needed to operate the proposed commercial uses are anticipated to come from the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of recreational facilities or a significant use of existing neighborhood or regional parks and recreation facilities such that substantial physical deterioration would occur or be accelerated. Project impacts would be less than significant.

Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

**c) No Impact.** The Project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure C-6 Trails and Bikeway System
- Riv. Co. Open Space and Conservation Map for Western County trail alignments
- Specific Plan 255A1
- FEIR 255 and its Addendum

Background and Conclusion:

Specific Plan 229A1 includes recreational trails. Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with

Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a) No Impact.** There are no existing recreational trails within or adjacent to the Project site. The Project does not include the construction or expansion of a trail system. The proposed Project will have no impact to recreational trails.

**Existing Plans, Programs or Policies:** There are no PPP's related to recreational trails.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>37. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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otherwise substantially decrease the performance or safety of such facilities?

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Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan 229A1
- FEIR 255
- Cajalco + Wood Project Traffic Impact Analysis (Revised) prepared by Kunzman Associates, Inc., July 17, 2019 (2019 TIA)

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. EIR 255 states on page 73 that "The project will generate traffic in the project vicinity. Increased levels will necessitate area road improvements." Traffic-related impacts associated with the Specific Plan stated that "For future traffic conditions, roadways in the vicinity of the site will operate within acceptable levels, with improvements." Improvements included traffic signals at the intersections of Wood Road at Cajalco Road, Loop A at Cajalco Road, Loop B at Cajalco Road, and Clark Street at Cajalco Road. The intersections of Wood Road at Cajalco Road and Clark Street at Cajalco Road are currently signalized. The Loop A and Loop B roadways have been redesigned with changes in traffic patterns since the H.B. Ranches Traffic Study prepared by Kunzman Associates, December 23, 1987, and therefore no longer meet the traffic signal requirements as identified in the aforementioned traffic study.

The following mitigation measure for Specific Plan traffic impacts is listed in adopting Resolution 88-476.

**Mitigation:** The Road Department has specified Conditions of Approval. Road improvements within the project boundaries shall be built according to Road Department requirements. The applicant shall participate in the Traffic Signal Mitigation Program and other measures as required by the Road Department.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project includes the following road improvements:

1. Wood Road at Project North Access: Construct a traffic signal.
2. Wood Road at Cajalco Road: Construct a second westbound through lane and receiving lane.
3. Alexander Street at Cajalco Road: Construct a second westbound through lane and receiving lane.

**Traffic Threshold:** The project site is located in a Community Development area. As described in the Riverside County General Plan Policy C 2.1, LOS D may be allowed in Community Development areas. Thus, the LOS threshold is LOS D.

**Traffic Study Area and Existing Conditions:** The roadways included in the 2018 Traffic Impact Analysis (TIA) study area include Harley John Road, Smith Road, Wood Road, Alexander Street, Mariposa Avenue, Markham Street, Carpinus Drive and Cajalco Road. To identify existing traffic conditions, traffic counts at the study intersections were conducted in December 2014 and July 2018. As shown in Table 1 of the 2018 TIA, the study intersections are currently operating within acceptable LOS D or better during the weekday morning and evening peak hours under Existing Conditions. Therefore, the Project's impacts to traffic will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The proposed Project would develop and operate a fast-food restaurant with drive-through totaling 3,200 square feet, 42,683 square feet of commercial retail and a 16 fueling position service station with convenience market on the Project site. As shown in Table 2 in the 2018 TIA, the proposed Project would generate a total of approximately 3,703 daily trips; 230 would occur in the morning peak hour and 317 would occur during the evening peak hour.

Based on the location of the proposed Project, it is likely that most regional project trips would utilize Cajalco Road to travel east or west and Wood Road to travel north. The remaining local trips would utilize local streets to travel to/from nearby neighborhoods.

**Existing Plus Project:**

An intersection operations analysis was conducted for the study area to evaluate the Existing Plus Project weekday morning and evening peak hour conditions with the Project. As shown in Table 4 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersection of Wood Road/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Project condition.

**Existing Plus Ambient Growth Plus Project:**

Existing Plus Ambient Growth Plus Project traffic volumes were determined by adding a growth rate of 2 percent per year to the Existing traffic volumes. These traffic volumes were then added to the vehicular trips that would be generated by the proposed Project to determine Existing Plus Ambient Growth Plus Project traffic volumes. As shown in Table 5 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of growth and the Project trips and the intersection of Alexander Street/Cajalco Road would deteriorate from LOS D to LOS E during the morning peak hour with addition of growth and the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersections of Wood Road/Cajalco Road and Alexander Street/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Ambient Growth Plus Project condition.

**b) No Impact.** Every County in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to

meet federal Congestion Management System guidelines as well as State CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects such as the proposed Project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard. As described in the response above, the study intersections are not projected to exceed LOS D with Riverside County General Plan Circulation Element improvements and thus, would not fall below LOS E. Therefore, the proposed Project would not result in a conflict with an applicable CMP and impacts would not occur.

**c) No Impact.** As described above, the proposed Project is approximately five miles from the March Air Reserve Base. Due to the distance, the proposed Project would not result in a change in air traffic patterns and impacts would not occur.

**d) No Impact.** There are no navigable waterways in the vicinity of the Project site. Thus, the Project would not alter waterborne traffic. The proposed Project is 4 miles from the railroad that parallels the I-215 Freeway. Due to the distance, the proposed Project would not alter railroad traffic. In addition, as described above, the proposed Project is approximately 5 miles from the March Air Reserve Base. Due to the distance, the proposed Project would not alter air traffic and impacts would not occur.

**e) Less than Significant Impact.** The proposed Project includes only commercial retail uses. There are no proposed uses that would be incompatible. The proposed Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve delivery trucks entering and exiting the Project site from Wood Road via driveways designed to accommodate delivery trucks. Passenger vehicles would enter and exit the site using the same driveways. The on-site circulation design prepared for the proposed Project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed Project would be less than significant. In addition, as shown in Tables 4, 5, and 6 of the 2018 TIA, project driveways are forecast to operate at acceptable LOS during the morning and evening peak hours for all project traffic conditions. Based on the LOS and the design of the driveways, vehicles and delivery trucks entering and exiting the Project site would be able to do so without undue congestion. As such, Project access would be adequate and impacts related to hazardous design features would be less than significant.

**f) Less than Significant Impact.** The proposed Project would not result in the altered need for road maintenance. However, as described above, the proposed Project would generate a total of approximately 3,703 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in PPP PS-1. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the proposed Project would provide funding for future roadway maintenance needs. Impacts related to roadway maintenance needs would be less than significant.

**g) Less than Significant Impact.** As described above, implementation of the proposed Project in the Existing condition, in 2018, and in the Cumulative 2020 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed Project is anticipated to take approximately 18 months and would include transportation of equipment, materials and workers to/from the Project site. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in the 2018 TIA. Therefore, traffic impacts related to construction activities would be less than significant.

**h) Less than Significant Impact.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the driveways to Wood Road, a minimum of one lane would remain open to ensure adequate emergency access to the Project area and vicinity and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Wood Road, which is adjacent to the Project site. The proposed Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations Part 9). As such, the proposed Project would not result in inadequate emergency access, and impacts would be less than significant.

**i) Less than Significant Impact.** There are no bicycle lanes or public transit routes located adjacent to the Project. A sidewalk is provided on Wood Road adjacent to the Project site. The proposed Project would not alter any existing off-site bicycle or pedestrian facilities. Development of the commercial retail uses is not expected to significantly increase bicycle, pedestrian or transit trips. Therefore, the proposed Project would not result in conflicts related to public transit, bicycle or pedestrian facilities and impacts would not occur.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 36).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source:

- Riverside County General Plan

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

There are no existing recreational trails within or adjacent to the project site. A multi-purpose trail exists north of the project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan. The Project will comply with County Ordinance No. 659. Therefore, the Project's impacts to bike trails will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the

severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project site is surrounded by roadways, developed lands and undeveloped parcels that were previously used for agriculture. There are no existing recreational trails within or adjacent to the Project site. A multi-purpose trail exists north of the Project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan.

Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs or Policies: **PPP PS-1: Ordinance No. 659** (Listed previously in response 36).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRIBAL CULTURAL RESOURCES</b> Would the project				
<b>39. Tribal Cultural Resources</b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- County Archaeologist
- AB52 Tribal Consultation
- Project Application Materials

Background and Conclusion:

Final EIR 255 identified impacts to archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) No Impact.** In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Consultation was not requested by the Ramona Band of Indians, the Quechan Indian Nation, the Pala Band of Mission Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians or the Cahuilla Band of Indians.

Consultation with Pechanga was initiated on September 26, 2017 and this Project was discussed. The tribe informed Planning that they had been present during the prior grading of the property and would not be requesting monitoring for this Project. No Tribal Cultural Resources were identified by the tribe. Draft conditions of approval were sent to the tribe on September 28, 2017 and the final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

A letter was received from the Rincon tribe dated August 22, 2017 informing Planning that the tribe had knowledge of one place name associated with the Project area. On September 06, 2017 the previous monitoring report was provided to the tribe. This Project was discussed in a meeting held on October 04, 2017. No Tribal Cultural Resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

On September 06, 2017 the previous monitoring report was provided to the Soboba tribe. A face-to-face meeting was held on November 22, 2017 in which this Project was discussed. No tribal cultural resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Existing Plans, Programs or Policies: There are no PPPs related to tribal cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



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

**Sources:**

- Western Municipal Water District “Will Serve” letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. “Will Serve” letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground water mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. Water mains have been installed and stubbed out to Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite water lines and pay water connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new or expanded water, wastewater treatment, or stormwater drainage systems, whereby the construction or relocation would cause significant environmental effects beyond that anticipated by Specific Plan 255A1. The proposed Project will have sufficient water supplies available to serve the Project during normal, dry, and multiple dry years.

**Existing Plans, Programs or Policies:** There are no PPPs related to water.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Western Municipal Water District "Will Serve" letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. "Will Serve" letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground sewer mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. A sewer main beneath the Cajalco Road ROW was constructed and stubbed out to serve Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite sewer lines and pay sewer connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction of which would cause

significant environmental effects. Adequate sewer capacity is available to serve the Project demand in addition.

Existing Plans, Programs or Policies: There are no PPPs related to sewer.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
a) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, of otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Riverside County Waste Management District correspondence
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. Disposal of solid waste from the Specific Plan was addressed in Specific Plan 229 and FEIR 255. Impacts to landfills were addressed in FEIR 255. The solid waste generated by the Boulder Springs Specific Plan has been incorporated into the long-term development projections for County landfills at the time of Specific Plan approval.

The proposed Project will comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939 that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project

would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-g) Less than Significant Impact.** The Project site is vacant. Underground backbone utilities were installed prior to mass grading. The Project site does not currently generate a demand for utilities. Implementation of the proposed Project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities and potentially other governmental services. The Project’s demand on utilities was addressed in Specific Plan 229 and FEIR 255.

The proposed Project will connect to the existing underground utility grid that is available beneath or adjacent to the Project site. Streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines already exist along Wood Rd and Cajalco Road. Backbone underground storm drains exist onsite, which drain to a storm drain along Wood Road. The proposed Project would not result in the construction or relocation of facilities that could cause significant environmental.

Existing Plans, Programs or Policies: There are no PPPs related to utilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE</b> If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
<b>44. Wildfire Impacts</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- On-site Inspection
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Lake Mathews/Woodcrest Area Plan Wildfire Susceptibility, Figure 11

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new

or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

The Project is not located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief. Therefore, the proposed Project will have no or less than significant impact on Wildfire.

Findings of Fact:

**a) No Impact.** The Project will comply with federal, state and county emergency response and emergency evacuation plans. Therefore, the proposed Project will not substantially impair an adopted emergency response or emergency evacuation Plan.

**b) Less than significant Impact.** The Specific Plan was designed in compliance with emergency response plan and evacuation plans. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fires. Project occupants could be subjected to temporary public safety power shut-offs. The Project site has been mass graded, on-site vegetation is limited consisting of sparse low lying vegetation. The Site represents a very low fire risk.

Once developed, the Project will have improved emergency access, an on-site fire hydrant system and all structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Neither the continued buildout of the Specific Plan or the proposed Project will exacerbate wildfire risks.

**c) Less than significant Impact.** The continued buildout of the Specific Plan as well as the proposed Project will require the construction and maintenance of infrastructure, including on-site roadways and underground power lines. Much of the underground infrastructure required to serve the proposed Project was completed during mass grading operations. None of the infrastructure required for the continued buildout of the Specific Plan or the proposed Project will exacerbate fire risks or result in temporary or on-going impacts to the environment.

**d) Less than significant Impact.** Per Riverside County building standards, the Specific Plan including the proposed Project have been designed to protect people and structures from the 100-year storm even. Neither the continued buildout of the Specific Plan or the proposed Project will expose people to significant risks from flooding, landslides.

**e) Less than Significant Impact.** The region is subject to wildfires. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fire(s) or on-site fire. Future Project occupants could be subjected to temporary public safety power shut-offs. The continued buildout of the Specific Plan and proposed Project will comply with the California Fire Code and Riverside County Municipal Code. Once developed, the Project will have improved emergency access, an on-site fire hydrant system. All structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Therefore, the continued buildout of the Specific Plan and the proposed Project will reduce the risks from exposure of people and structures either directly or indirectly, of loss, injury, or death involving wildfires to less than significant.

Existing Plans, Programs or Policies: There are no PPPs related to wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:</b>				
<b>45.</b> Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Staff review
- Project Application Materials

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229A1 within Planning Area 1 which is designated for commercial development. The Subject Property has been mass graded and is devoid of native vegetation. The Subject Property has been maintained in this condition awaiting commercial development. Tribal consultation occurred in compliance with AB 52. The Project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource. Therefore, 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 substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

<b>46.</b> Have impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources:

- Staff review
- Project Application Materials

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report # 255 prepared for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan's cumulative impacts. Mitigation measures were adopted to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan, the Lake Mathews/Woodcrest Area Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant cumulative impacts. All potentially significant effects have been

adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. New regulations (AB52 – Tribal Cultural Resources) have been adopted since the prior Final EIR, and Addendum No. 1, was approved. However, as discussed in the Environmental Assessment, as well as the updated information contained in the technical analysis for the proposed Project, none of the prior impact conclusions from the prior EIR will change, nor will there be any new potentially significant impacts or new mitigation measures required as part of this proposed Project. The Project does not have impacts, which are individually limited, but cumulatively considerable.

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

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Sources:

- Staff review
- Project application

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan's environmental effects that could potentially cause substantial adverse effects on human beings either directly or indirectly. Mitigation measures were adopted in the Final Environmental Impact Report and its Addendum to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. All potentially significant effects have been adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. Some changes or additions to the Final Environmental Impact Report are necessary to incorporate new regulations (AB52 – Tribal Cultural Resources) as well as the updated information contained in the technical analysis for the proposed Project, none of which will result in new potentially significant impacts or new mitigation measures. The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.



## VII. 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). Pursuant to California Code of Regulations Section 15152 the County is using the CEQA tiering concept. This Addendum is being tiered with Final EIR 255. Final EIR 255 remains the master environmental document for development of all phases of Specific Plan #229A1.

Earlier Analyses Used, if any: FEIR 255

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

## VIII. 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.

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

Juan C. Perez  
Agency Director



03/09/20, 2:57 pm

TPM37537

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37537. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37537) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or EXHIBIT(S)

Tentative Parcel Map, dated September 20, 2018.

**Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  - Current California Building Code (CBC)
  - California Alcoholic Beverage Control License
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  - County Design Guidelines
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health –

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1 ECP COMMENTS (cont.)**

Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2 WMWD Water and Sewer**

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**E Health. 3 WMWD WATER AND SEWER SERVICE**

TPM37537 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**Fire****Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

**Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS**

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

**Fire. 3 Fire Review**

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

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****Flood Hazard Report**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage. There is still runoff from a tributary area of approximately 8 acres of vacant land to the immediate north of the site. The tentative exhibit shows a proposed riser connecting to the 84-inch storm drain to collect these tributary flows.

It shall be noted that existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. This grading restriction may be applicable to the smaller lateral storm drains that are maintained by the Transportation Department. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result. Additionally, no inlets were constructed for the storm drain within this site. Onsite runoff can be discharged into the storm drain, but the exact location where flows will be conveyed to the storm drain will be determined by the development's grading/drainage plan. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

This project is associated with an existing District maintained facility, therefore the District will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an incremental increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated February 2018 with the land-use application to address the impacts to water quality that the development of this site would generate. The WQMP proposes two bio-retention basins to mitigate for water quality. The tentative exhibit shows all BMPs are to be located outside the District's right-of-way. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at

**ADVISORY NOTIFICATION DOCUMENT**

**Flood**

**Flood. 1 Flood Hazard Report (cont.)**

the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248 or mlvenabl@rivco.org.

**Planning**

**Planning. 1 0010-Planning-USE - MAINTAIN LICENSING**

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

**Planning. 2 0010-Planning-USE - NO RESIDENT OCCUPANCY**

No permanent occupancy shall be permitted within the property approved under this tentative parcel map or conditional use permit as a principal place of residence.

**Planning. 3 0010-Planning-USE - BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a shopping center) will consist of 263 parking spaces; including 7 ADA parking spaces and 7 electric vehicle parking spaces.

**Planning. 4 0010-Planning-USE - BEER & WINE RESTRICTIONS**

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

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



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****0010-Planning-USE - EXTERIOR NOISE LEVELS**

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

**Planning. 9****0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittal(s) 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.

**Planning. 10****0010-Planning-USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning. 11****0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 12****0010-Planning-USE - LIMIT ON SIGNAGE**

Signage for this project shall be limited to one (1) monument pylon sign, two (2) tenant monument signs, two (2) gas price monument signs, and the signage for the gas station with its convenience store, drive-thru carwash, and fueling position canopy as shown on APPROVED EXHIBIT(s).



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 12                      0010-Planning-USE - LIMIT ON SIGNAGE (cont.)**

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.

**Planning. 13                      0010-Planning-USE - MT PALOMAR LIGHTING AREA**

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 luminaries, shall be utilized.

**Planning. 14                      0010-Planning-USE - NO OUTDOOR ADVERTISING**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 15                      0010-Planning-USE - NO SECOND FLOOR**

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, public 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.

**Planning. 16                      0010-Planning-USE - RECLAIMED WATER**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 17****0020- Planning USE - EXPIRATION DATE USE CASE**

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**Planning-All****Planning-All. 1****0010-Planning-All-USE - 90 DAYS TO PROTEST**

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.

**Planning-All. 2****0010-Planning-All-USE - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit and Tentative Parcel Map; 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 and Tentative Parcel Map, 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,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 2

#### 0010-Planning-All-USE - HOLD HARMLESS (cont.)

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 ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-CUL

#### Planning-CUL. 1

#### If Human Remains are found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2

#### Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2 Unanticipated Resources (cont.)**

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-GEO****Planning-GEO. 1 GEO 180009 ACCEPTED**

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

GEO180009 recommended:

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1                    0015 - Transportation - USE - Landscaping Required**

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.

**Transportation. 2                    COUNTY WEB SITE**

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

**Transportation. 3                    CREDIT/REIMBURSEMENT 4 IMP**

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

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

For more information regarding the public work bidding requirements please visit the following link: [http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

**Transportation. 4                    DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 4                    DRAINAGE 1 (cont.)**

drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

**Transportation. 5                    DRAINAGE 2**

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 4 6 0 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

**Transportation. 6                    STD INTRO (ORD 460/461)**

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.

**Transportation. 7                    TS/General Condition**

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW)

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 7                    TS/General Condition (cont.)**

Markham Street (EW) Carpinus Drive (EW) Project North Access (EW) Project South Access (EW) 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.

**Transportation. 8                    TUMF CREDIT AGREEMENT**

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

**Waste Resources****Waste Resources. 1                    0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 2            0010-Waste Resources-USE - HAZARDOUS MATERIALS**

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.

**Waste Resources. 3            0010-Waste Resources-USE - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

**Waste Resources. 4            0010-Waste Resources-USE - AB 341**

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

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



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## **50. Prior To Map Recordation**

### **Flood**

**050 - Flood. 1                                      ADP Fee Notice                                      Not Satisfied**

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows: NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

**050 - Flood. 2                                      On-site Drainage Easement                                      Not Satisfied**

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

**050 - Flood. 3                                      Submit ECS & Final Map                                      Not Satisfied**

A copy of the Environmental Constraint Sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

**050 - Flood. 4                                      Submit Plans - Map                                      Not Satisfied**

A copy of the project specific WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review and approval. 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.

**050 - Flood. 5                                      WQMP Requirement Notice                                      Not Satisfied**

A notice of water quality management plan requirement shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

#### **NOTICE OF WATER QUALITY MANAGEMENT PLAN REQUIREMENT**

Notice is hereby given that a Project Specific Water Quality Management Plan may be required. If required, a Project Specific Water Quality Management Plan must be submitted to the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department for review and approval prior to the issuance of any grading or building permits. All submittals shall be date stamped by the engineer and include a completed Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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## 50. Prior To Map Recordation

### Planning

**050 - Planning. 1                      Map - ECS Exhibit                      Not Satisfied**

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

**050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

**050 - Planning. 3                      Map - ECS Shall be Prepared                      Not Satisfied**

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

**050 - Planning. 4                      MAP - FEE BALANCE                      Not Satisfied**

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

**050 - Planning. 5                      MAP - FINAL MAP PREPARER                      Not Satisfied**

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

### Survey

**050 - Survey. 1                      ACCESS RESTRICTION                      Not Satisfied**

Lot access shall be restricted on Cajalco Road and so noted on the final map.

**050 - Survey. 2                      EASEMENT                      Not Satisfied**

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

**050 - Survey. 3                      Obtain Easement                      Not Satisfied**

The project proponent shall provide sufficient required access easement for the construction of the northerly driveway access from the northerly property owner of APN: 321-130-056 & 321-130-059.

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## 50. Prior To Map Recordation

### Transportation

**050 - Transportation. 1 Access - CC&R Not Satisfied**

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

**050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied**

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

1. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

**050 - Transportation. 3 CONSTRUCT RAMP Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**050 - Transportation. 4 CORNER CUT-BACK I Not Satisfied**

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

**050 - Transportation. 5 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full-width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

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## 50. Prior To Map Recordation

### Transportation

**050 - Transportation. 5 Existing Maintained (cont.) Not Satisfied**

#### NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
4. All sign boards shall be moved outside the road right of way.

**050 - Transportation. 6 IMP PLANS Not Satisfied**

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:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

**050 - Transportation. 7 INTERSECTION/50' TANGENT Not Satisfied**

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

**050 - Transportation. 8 LIGHTING PLAN Not Satisfied**

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

**050 - Transportation. 9 R- O-W DEDICATION 1 Not Satisfied**

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

**050 - Transportation. 10 SIGNING & STRIPING Not Satisfied**

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 or as approved by the Director of Transportation.

**050 - Transportation. 11 SOILS 2 Not Satisfied**

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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## 50. Prior To Map Recordation Transportation

**050 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with CUP03775.

**050 - Transportation. 13 TUMF CREDIT AGREEMENT Not Satisfied**

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

**050 - Transportation. 14 UTILITY PLAN Not Satisfied**

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.

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

**060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied**

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

**060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

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**60. Prior To Grading Permit Issuance**

**Flood**

**060 - Flood. 1                                    0060-Flood-USE ENCROACHMENT PERMIT REQ                                    Not Satisfied**

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

**060 - Flood. 2                                    0060-Flood-USE MITCHARGE                                    Not Satisfied**

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 3775 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 7.2 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.

**060 - Flood. 3                                    0060-Flood-USE SUBMIT FINAL WQMP                                    Not Satisfied**

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

**060 - Flood. 4                                    0060-Flood-USE SUBMIT PLANS                                    Not Satisfied**

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

The existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site, unless approved by the District. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result.

**060 - Flood. 5                                    ADP Fee - Map                                    Not Satisfied**

TPM 37537 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

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## 60. Prior To Grading Permit Issuance

### Flood

**060 - Flood. 6                                      Off-site Easement or Redesign                                      Not Satisfied**

Offsite drainage improvements require the facilities to 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 recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

**060 - Flood. 7                                      Written Permission for Grading                                      Not Satisfied**

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.

### Planning

**060 - Planning. 1                                      0060-Planning-USE - FEE STATUS                                      Not Satisfied**

Prior to the issuance of grading permits for Tentative Parcel Map 37537 and Conditional Use Permit No. 3775, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

**060 - Planning. 2                                      0060-Planning-USE - SKR FEE CONDITION                                      Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.79 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.

### Planning-EPD

**060 - Planning-EPD. 1                                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                                      Not Satisfied**

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.

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 2            0060-Planning-EPD-EPD - NESTING BIRD SURVEY            Not Satisfied**

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

### Planning-PAL

**060 - Planning-PAL. 1            PALEO PRIMP/MONITOR            Not Satisfied**

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as



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## 60. Prior To Grading Permit Issuance

### Planning-PAL

**060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied**

acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

### Transportation

**060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied**

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

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

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

**060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 Trans. and 90 Trans. condition of approvals.

**060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied**

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

**060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied**

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1                      0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT                      Not Satisfied**

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

**080 - BS-Grade. 2                      0080-BS GRADE-USE - ROUGH GRADE APPROVAL                      Not Satisfied**

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage 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

**080 - E Health. 1                      Food Plans                      Not Satisfied**

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code. Please contact (951)358-5172 for additional questions.

**080 - E Health. 2                      Hazmat Tanks                      Not Satisfied**

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

### Fire

**080 - Fire. 1                      Prior to permit                      Not Satisfied**

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the

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**80. Prior To Building Permit Issuance**

**Fire**

**080 - Fire. 1                      Prior to permit (cont.)                      Not Satisfied**

Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Flood**

**080 - Flood. 1                      0080-Flood-USE MITCHARGE                      Not Satisfied**

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 3775 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 7.2 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.

**080 - Flood. 2                      0080-Flood-USE SUBMIT FINAL WQMP                      Not Satisfied**

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

**080 - Flood. 3                      ADP Fee - Map                      Not Satisfied**

TPM 37537 is located within the boundaries of the Lake Mathews Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

**080 - Flood. 4                      Off-site Easement or Redesign                      Not Satisfied**

Offsite drainage improvements require the facilities to 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 recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

**Transportation**

**080 - Transportation. 1                      Access    CC&R                      Not Satisfied**

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

Plan: TPM37537

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied**

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

**080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.
3. Trails.

**080 - Transportation. 4 ANNEX L&LMD/OTHER DIST Not Satisfied**

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

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

Plan: TPM37537

Parcel: 321130053

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 4 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied**

(1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

**080 - Transportation. 5 CORNER CUT BACK I Not Satisfied**

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

**080 - Transportation. 6 LANDSCAPING/TRAIL COM/IND Not Satisfied**

Landscaping (and/or trails) 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 Cajalco Road and Wood Road and submitted to the Transportation Department plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

**080 - Transportation. 7 LIGHTING PLAN Not Satisfied**

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

**080 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

**080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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**80. Prior To Building Permit Issuance**

**Transportation**

**080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valley-wide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

**080 - Transportation. 10 LSP - LANDSCAPE Within the County ROW Not Satisfied**

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: (contact the Transportation Department-Landscape Division for further details). Irrigation cross-overs in the road shall be shown on road improvement plans.

**080 - Transportation. 11 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied**

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

**080 - Transportation. 12 R-O-W DEDICATION 1 Not Satisfied**

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

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 13 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with TPM37537.

**080 - Transportation. 14 TS/Geometrics Not Satisfied**

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

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

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

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

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

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.

**080 - Transportation. 15 TS/Signal Design Not Satisfied**

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

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

Plan: TPM37537

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 15 TS/Signal Design (cont.) Not Satisfied**

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

**080 - Transportation. 16 TUMF CREDIT AGREEMENT Not Satisfied**

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

**080 - Transportation. 17 UTILITY PLAN Not Satisfied**

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 off-site 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.

### Waste Resources

**080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**

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 Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, 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.

**080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied**

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



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## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS GRADE-USE - PRECISE GRADE APPROVAL                      Not Satisfied**

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the 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. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

### E Health

**090 - E Health. 1                      Hazmat Clearance                      Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

### Flood

**090 - Flood. 1                      0090-Flood-USE BMP - EDUCATION                      Not Satisfied**

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 website:  
[www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

**090 - Flood. 2                      0090-Flood-USE IMPLEMENT WQMP                      Not Satisfied**

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

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## 90. Prior to Building Final Inspection

### Flood

**090 - Flood. 2                      0090-Flood-USE IMPLEMENT WQMP (cont.)                      Not Satisfied**

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.

### Transportation

**090 - Transportation. 1                      ANNEX L&LMD/OTHER DIST                      Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

**090 - Transportation. 2                      CONSTRUCT RAMP                      Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**090 - Transportation. 3                      Existing Curb & Gutter                      Not Satisfied**

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right-of-way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

#### NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 3 Existing Curb & Gutter (cont.) Not Satisfied**

2. The southerly driveway shall be a right in/right out access only, a raised curbed median shall be improved to restrict left in/left out movement.

3. All sign boards shall be moved outside the road right of way.

4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)

5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.

**090 - Transportation. 4 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

**NOTE:**

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.

2. No access shall be allowed from Cajalco Road.

3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.

4. All sign boards shall be moved outside the road right-of-way.

5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

**090 - Transportation. 5 IMP PLANS Not Satisfied**

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:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

**090 - Transportation. 6 LANDSCAPING COMM/IND Not Satisfied**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Road and Wood Road.

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 6 LANDSCAPING COMM/IND (cont.) Not Satisfied**

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 District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

**090 - Transportation. 7 LANDSCAPING Not Satisfied**

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Cajalco Road and Wood Road.

**090 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

**090 - Transportation. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

**090 - Transportation. 10 SIGNING & STRIPING Not Satisfied**

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 or as approved by the Director of Transportation.

**090 - Transportation. 11 STREET LIGHT AUTHORIZATION Not Satisfied**

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.

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 11 STREET LIGHT AUTHORIZATION (cont.) Not Satisfied**

2. Letter establishing interim energy account from SCE, IID or other electric provider.

**090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied**

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

**090 - Transportation. 13 TS/Signal Installation Not Satisfied**

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

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

**090 - Transportation. 14 UTILITY INSTALL Not Satisfied**

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

**090 - Transportation. 15 WRCOG TUMF Not Satisfied**

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.

### Waste Resources

Plan: TPM37537

Parcel: 321130053

## **90. Prior to Building Final Inspection**

### **Waste Resources**

**090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.



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

Juan C. Perez  
Agency Director



03/06/20, 12:25 pm

CUP03775

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03775. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of these Plans (CUP03775) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Title Sheet/Site Plan/Detail Sheets), dated October 9, 2019.
- Exhibit B (Project Site Elevations), dated September 20, 2018.
- Exhibit C (Project Site Floor Plans), dated September 20, 2018.
- Exhibit G (Conceptual Grading Plan), dated September 20, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2018.
- Exhibit M (Colors Materials & Renderings), dated November 2, 2018.
- Exhibit P (Project Phasing Plan), dated October 9, 2019.
- Exhibit S (Project Signage Plans), dated November 2, 2018.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  - Current California Building Code (CBC)
  - California Alcoholic Beverage Control License
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  - County Design Guidelines
  
4. Mitigation Fee Ordinances:
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)



**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1 ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2 WMWD Water and Sewer**

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**Fire****Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

**Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS**

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

**Flood****Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage.

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1                                      0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

There is still runoff from a tributary area of approximately 8 acres of vacant land to the immediate north of the site. The tentative exhibit shows a proposed riser connecting to the 84-inch storm drain to collect these tributary flows.

It shall be noted that existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. This grading restriction may be applicable to the smaller lateral storm drains that are maintained by the Transportation Department. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result. Additionally, no inlets were constructed for the storm drain within this site. On-site runoff can be discharged into the storm drain, but the exact location where flows will be conveyed to the storm drain will be determined by the development's grading/drainage plan. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

This project is associated with an existing District maintained facility, therefore the District will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an incremental increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated February 2018 with the land-use application to address the impacts to water quality that the development of this site would generate. The WQMP proposes two bio-retention basins to mitigate for water quality. The tentative exhibit shows all BMPs are to be located outside the District's right-of-way. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

**Planning****Planning. 1                                      0010-Planning-USE - MAINTAIN LICENSING**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 2                                  0010-Planning-USE - BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a shopping center) will consist of 263 parking spaces; including 7 ADA parking spaces and 7 electric vehicle parking spaces.

#### **Planning. 3                                  0010-Planning-USE - BEER & WINE RESTRICTIONS**

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

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

#### **Planning. 4                                  0010-Planning-USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office at: [www.rctlma.org.buslic](http://www.rctlma.org.buslic).



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 9                                   0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittal(s) 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.

**Planning. 10                                   0010-Planning-USE - HOURS OF OPERATION**

The hours of operation for the shopping center approved through Conditional Use Permit No. 3775 shall be as follows:

Fueling Station and Convenience Store will be open 24 hours a day; 7 days a week.

Liquor Sales in the Convenience Store will occur from 6 a.m. to 2 a.m.

The Carwash will be open from 7 a.m. to 10 p.m.; 7 days a week.

The Drive-Thru Restaurant will be open 24 hours a day; 7 days a week.

Retail Building #1 will be open from 6 a.m. to 10 p.m.

Retail Building #2 will be open from 7 a.m. to 10 p.m.

**Planning. 11                                   0010-Planning-USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning. 12                                   0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 13                                   0010-Planning-USE - LIMIT ON SIGNAGE**

Signage for this project shall be limited to one (1) monument pylon sign, two (2) tenant monument signs, two (2) gas price monument signs, and the signage for the gas station with its convenience store, drive-thru carwash, and fueling position canopy as 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.

**Planning. 14                                   0010-Planning-USE - MT PALOMAR LIGHTING AREA**

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 luminaries, shall be utilized.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 15                      0010-Planning-USE - NO OUTDOOR ADVERTISING**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 16                      0010-Planning-USE - NO SECOND FLOOR**

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, public 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.

**Planning. 17                      0010-Planning-USE - RECLAIMED WATER**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

**Planning. 18                      0010-Planning-USE -NO DIESEL TRUCK FUELING PUMPS/CANOPY**

No diesel truck fueling pumps or canopies are proposed or would be approved for this project site. No diesel truck parking (i.e. Truck Stop) is permitted on the project site.

**Planning. 19                      0020 Planning USE - EXPIRATION DATE USE CASE**

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**ADVISORY NOTIFICATION DOCUMENT****Planning-All****Planning-All. 1****0010-Planning-All-USE - 90 DAYS TO PROTEST**

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.

**Planning-All. 2****0010-Planning-All-USE - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit and Tentative Parcel Map; 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 and Tentative Parcel Map, 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 ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000).

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)**

Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-CUL

#### **Planning-CUL. 1                      If Human Remains are found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### **Planning-CUL. 2                      Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.



**ADVISORY NOTIFICATION DOCUMENT**

**Planning-GEO**

**Planning-GEO. 1                    GEO 180009 ACCEPTED**

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

GEO180009 recommended:

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Transportation**

**Transportation. 1                    0015 - Transportation - USE - Landscaping Required**

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                    0015 - Transportation - USE - Landscaping Required (cont.)**

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.

#### **Transportation. 2                    COUNTY WEB SITE**

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

#### **Transportation. 3                    CREDIT/REIMBURSEMENT 4 IMP**

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

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

For more information regarding the public work bidding requirements please visit the following link: [http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

#### **Transportation. 4                    STD INTRO (ORD 460/461)**

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.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 5                      TS/General Condition**

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW) Markham Street (EW) Carpinus Drive (EW) Project North Access (EW) Project South Access (EW) 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.

**Transportation. 6                      TUMF CREDIT AGREEMENT**

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

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 1            0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

**Waste Resources. 2            0010-Waste Resources-USE - HAZARDOUS MATERIALS**

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.

**Waste Resources. 3            0010-Waste Resources-USE - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

**ADVISORY NOTIFICATION DOCUMENT**

**Waste Resources**

**Waste Resources. 4            0010-Waste Resources-USE\*- AB 341**

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

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

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Plan: CUP03775

Parcel: 321130053

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS GRADE-USE - EASEMENTS/PERMISSION                      Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

**060 - BS-Grade. 2                      0060-BS GRADE-USE - IF WQMP IS REQUIRED                      Not Satisfied**

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

**060 - BS-Grade. 3                      0060-BS GRADE-USE - IMPROVEMENT SECURITIES                      Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

### Flood

**060 - Flood. 1                      0060-Flood-USE ENCROACHMENT PERMIT REQ                      Not Satisfied**

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

**060 - Flood. 2                      0060-Flood-USE MITCHARGE                      Not Satisfied**

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 3775 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 7.2 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.

**060 - Flood. 3                      0060-Flood-USE SUBMIT FINAL WQMP                      Not Satisfied**

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

Plan: CUP03775

Parcel: 321130053

## 60. Prior To Grading Permit Issuance

### Flood

**060 - Flood. 4**

**0060-Flood-USE SUBMIT PLANS**

**Not Satisfied**

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

The existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site, unless approved by the District. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result.

**060 - Flood. 5**

**Off-site Easement or Redesign**

**Not Satisfied**

Offsite drainage improvements require the facilities to 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 recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

**060 - Flood. 6**

**Written Permission for Grading**

**Not Satisfied**

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.

### Planning

**060 - Planning. 1**

**0060-Planning-USE - FEE STATUS**

**Not Satisfied**

Prior to the issuance of grading permits for Conditional Use Permit No. 3775, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

**060 - Planning. 2**

**0060-Planning-USE - SKR FEE CONDITION**

**Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.79 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.

### Planning-EPD

**060 - Planning-EPD. 1**

**0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR**

**Not Satisfied**

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

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

#### **060 - Planning-EPD. 1            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR            Not Satisfied**

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.

#### **060 - Planning-EPD. 2            0060-Planning-EPD-EPD - NESTING BIRD SURVEY            Not Satisfied**

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

### Planning-PAL

#### **060 - Planning-PAL. 1            PALEO PRIMP/MONITOR            Not Satisfied**

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

#### **PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.



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## 60. Prior To Grading Permit Issuance

### Planning-PAL

**060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied**

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

### Transportation

**060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied**

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

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

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land Development/Funding Programs/ Road and Bridge Benefit District RBBD/Public Works-Bidding Requirements>.

**060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 Trans. and 90 Trans. condition of approvals.

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## 60. Prior To Grading Permit Issuance

### Transportation

**060 - Transportation. 3            PRIOR TO ROAD CONSTRUCT            Not Satisfied**

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

**060 - Transportation. 4            SUBMIT GRADING PLANS            Not Satisfied**

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1            0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT            Not Satisfied**

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

**080 - BS-Grade. 2            0080-BS GRADE-USE - ROUGH GRADE APPROVAL            Not Satisfied**

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage 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

**080 - E Health. 1            Food Plans            Not Satisfied**

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code. Please contact (951)358-5172 for additional questions.

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## 80. Prior To Building Permit Issuance

### E Health

**080 - E Health. 2                      Hazmat Tanks                      Not Satisfied**

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

### Fire

**080 - Fire. 1                      Prior to permit                      Not Satisfied**

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

### Flood

**080 - Flood. 1                      0080-Flood-USE MITCHARGE                      Not Satisfied**

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 3775 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 7.2 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.

**080 - Flood. 2                      0080-Flood-USE SUBMIT FINAL WQMP                      Not Satisfied**

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

**080 - Flood. 3                      Off-site Easement or Redesign                      Not Satisfied**

Offsite drainage improvements require the facilities to 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 recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

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## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 1                      0080-Planning-USE - CONFORM TO ELEVATIONS                      Not Satisfied**

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

**080 - Planning. 2                      0080-Planning-USE - CONFORM TO FLOOR PLANS                      Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

**080 - Planning. 3                      0080-Planning-USE - FEE STATUS                      Not Satisfied**

Prior to issuance of building permits for Conditional Use Permit No. 3775, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

**080 - Planning. 4                      0080-Planning-USE - LIGHTING PLANS                      Not Satisfied**

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 Comprehensive General Plan.

**080 - Planning. 5                      0080-Planning-USE - PLANS SHOWING BIKE RACKS                      Not Satisfied**

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

**080 - Planning. 6                      0080-Planning-USE - REC & PARK DIST MITIG.                      Not Satisfied**

The permit holder shall enter into an agreement with the County Service Area No. 117 (CSA# 117-Mead Valley street lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

**080 - Planning. 7                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**080 - Planning. 8                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied**

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

### Transportation

**080 - Transportation. 1                      Access      CC&R                      Not Satisfied**

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied**

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

**080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied**

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

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

**080 - Transportation. 4 CORNER CUT BACK I Not Satisfied**

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

**080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND Not Satisfied**

Landscaping (and/or trails) 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 Cajalco Road and Wood Road and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

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## **80. Prior To Building Permit Issuance**

### **Transportation**

#### **080 - Transportation. 6 LIGHTING PLAN Not Satisfied**

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

#### **080 - Transportation. 7 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

#### **080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 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.

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valley-wide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

**080 - Transportation. 9 LSP - LANDSCAPE Within the County ROW Not Satisfied**

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: (contact the Transportation Department-Landscape Division for further details). Irrigation cross-overs in the road shall be shown on road improvement plans.

**080 - Transportation. 10 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied**

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

**080 - Transportation. 11 R-O-W DEDICATION 1 Not Satisfied**

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

**080 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with TPM37537.

**080 - Transportation. 13 TS/Geometrics Not Satisfied**

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

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

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one left-turn lane, one through lane

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## 80. Prior To Building Permit Issuance

### Transportation

#### 080 - Transportation. 13 TS/Geometrics (cont.)

**Not Satisfied**

Eastbound: N/A Westbound: one left-turn lane, one right-turn lane

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane - stop controlled NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

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

Northbound: one shared left-turn/through/right-turn lane Southbound: one shared left-turn/through lane, one right-turn lane with overlap phasing Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one left-turn lane, one shared through/right-turn lane NOTE: The design of the intersection shall accommodate the turning path for a conventional school bus.

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.

#### 080 - Transportation. 14 TS/Signal Design

**Not Satisfied**

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

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.



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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 15 TUMF CREDIT AGREEMENT Not Satisfied**

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

**080 - Transportation. 16 UTILITY PLAN Not Satisfied**

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 off-site 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.

### Waste Resources

**080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**

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 Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, 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.

**080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied**

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

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied**

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

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## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS GRADE-USE - PRECISE GRADE APPROVAL                      Not Satisfied**

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

### E Health

**090 - E Health. 1                      Hazmat Clearance                      Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

### Flood

**090 - Flood. 1                      0090-Flood-USE BMP - EDUCATION                      Not Satisfied**

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 website:  
[www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

**090 - Flood. 2                      0090-Flood-USE IMPLEMENT WQMP                      Not Satisfied**

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.

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 1                      0090-Planning-ELECTRICAL VEHICLE PARKING                      Not Satisfied**

A minimum of seven (7) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

**090 - Planning. 2                      0090-Planning-USE - LOADING SPACES                      Not Satisfied**

A minimum of two (2) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. These loading spaces will be to the east of the project site behind the Retail #1 and #2 Buildings.

**090 - Planning. 3                      0090-Planning-USE - WALL/BERM REQUIRED                      Not Satisfied**

A minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Wood Road for the Drive-Thru lanes. There will be three (3) decorative walls for the Drive-Thru lanes. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

**090 - Planning. 4                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied**

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

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

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 5                      0090-Planning-USE - CONDITION COMPLIANCE                      Not Satisfied**

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.

**090 - Planning. 6                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied**

Three (3) bicycle racks with a minimum of five (5) bike lock spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT(s). The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

**090 - Planning. 7                      0090-Planning-USE - ORD 810 O S FEE                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3775 is calculated to be at a total of 6.96 net acres.

**090 - Planning. 8                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3775 has been calculated to be at a total of 6.96 net acres.

**090 - Planning. 9                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied**

A minimum of two hundred sixty-three (263) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 10                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**090 - Planning. 11                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied**

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

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 11**                      **0090-Planning-USE - SKR FEE CONDITION (cont.)**                      **Not Satisfied**  
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 anticipated to be 9.79 acres (gross) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

**090 - Planning. 12**                      **0090-Planning-USE - TRASH ENCLOSURES**                      **Not Satisfied**

Four (4) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscape screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

**090 - Planning. 13**                      **0090-Planning-USE - UTILITIES UNDERGROUND**                      **Not Satisfied**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

**090 - Planning. 14**                      **0090-Planning-USE - WALL & FENCE LOCATIONS**                      **Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

**090 - Planning. 15**                      **0090-Planning-USE - CURBS ALONG PLANTERS**                      **Not Satisfied**

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

### Transportation

**090 - Transportation. 1**                      **ANNEX L&LMD/OTHER DIST**                      **Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied**

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

**090 - Transportation. 2 CONSTRUCT RAMP Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**090 - Transportation. 3 Existing Curb & Gutter Not Satisfied**

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right of way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width dedicated right of way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

[http://rctlma.org/trans/General Information/Pamphlets Brochures](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

If you have questions, please call the Plan Check Section at (951) 955 6527.

#### NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. The southerly driveway shall be a right in/right out access only, a raised curbed median shall be improved to restrict left in/left out movement.
3. All sign boards shall be moved outside the road right of way.
4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 4 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

#### NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.
4. All sign boards shall be moved outside the road right-of-way.
5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

**090 - Transportation. 5 IMP PLANS Not Satisfied**

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:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

**090 - Transportation. 6 LANDSCAPING COMM/IND Not Satisfied**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Road and Wood Road.

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 District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

**090 - Transportation. 7 LANDSCAPING Not Satisfied**

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Cajalco Road and Wood Road.

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

**090 - Transportation. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

**090 - Transportation. 10 SIGNING & STRIPING Not Satisfied**

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 or as approved by the Director of Transportation.

**090 - Transportation. 11 STREET LIGHT AUTHORIZATION Not Satisfied**

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.

**090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied**

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).



Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Transportation

#### 090 - Transportation. 13 TS/Signal Installation

Not Satisfied

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

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

#### 090 - Transportation. 14 UTILITY INSTALL

Not Satisfied

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

#### 090 - Transportation. 15 WRCOG TUMF

Not Satisfied

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.

### Waste Resources

#### 090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION

Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: July 18, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
City of Riverside Sphere of Influence

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338, UPROJ: CUP03775****

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 17, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE ("DAC") SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 14, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
Riverside Sphere of Influence  
Western Municipal Water District (WMWD)

**CONDITIONAL USE PERMIT NO. 3775, 2<sup>nd</sup> Submittal – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** The proposed shopping center to include a self-service gas station with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is separate from the convenience store. The shopping center will also include one (1) drive-thru fast food restaurants, a three (3) suite shell retail building, and a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338****

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 5, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

**DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: May 30, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Board of Supervisors - Supervisor: 1st District-  
Jeffries

Planning Commissioner: 1st District- Shaffer  
City of Riverside Sphere of Influence  
Western Municipal Water District (WMWD)

**TENTATIVE PARCEL MAP NO. 37537, 1<sup>st</sup> Submittal and CONDITIONAL USE PERMIT NO. 3775, 3<sup>rd</sup> Submittal** – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco with J&T Management - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 9.79 Gross Acres / 7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** Tentative Parcel Map proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. The Conditional Use Permit will be over all four (4) Parcels for a shopping center that will include: Parcel 1 will consist of a drive-thru fast food restaurant. Parcel 2 will consist of a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. Parcel 3 will consist of a self-service gas station with a convenience store and carwash. The convenience store will include the sale of beer and wine for off-site consumption. The carwash is separate from the convenience store with a canopy for vacuuming the vehicles. Parcel 4 will consist of a single-three (3) suite shell retail building. The shopping center will also provide two (2) bio-retention/infiltration basins – APN(s): 321-130-053 thru 055, and 060. Related Case: PM36124. **BBID: 003-537-338**

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.*

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 26, 2018

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Glen Holmes  
Hemet

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1311MA18  
Related File No.: CUP3775 (Conditional Use Permit)  
APNs: 321-130-053 through -055, -060

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP3775 (Conditional Use Permit), a proposal to develop a commercial retail center including two retail buildings with 19,097 square feet and 8,586 square feet, respectively, a 3,200 square foot quick service restaurant with a drive-thru, and a gas station with a 3,800 square foot convenience store, 2,080 square foot carwash tunnel and 8 fuel pumps (16 fueling stations) on 7.18 acres located on the northeast corner of Cajalco Road and Wood Road (to be accessed from Wood Road).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 26,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,748 feet AMSL. The project’s site elevations range from 1,580 to 1,604 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

## **AIRPORT LAND USE COMMISSION**

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

## **AIRPORT LAND USE COMMISSION**

cc: Cajalco Square, LP, Xerxes Coyco (applicant/representative)  
B&C Land Boulder (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1311MA18\ZAP1311MA18.LTR.doc



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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Sincerely,

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Morongo Cultural Heritage Program  
Ray Huante  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

August 23, 2017

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR  
CUP03775, EA43037 [APN'S 321-130-053 – 321-130-055 AND 321-130-060]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re CUP03775, EA43037 Project  
August 23, 2017  
Page 2

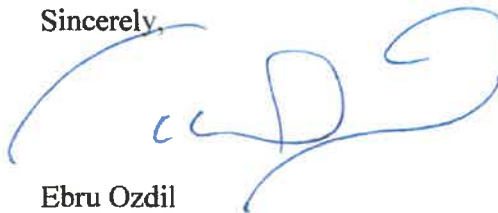
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

## Wheeler, Timothy

---

**From:** Thomson, Heather  
**Sent:** Wednesday, September 6, 2017 4:11 PM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov  
**Cc:** Wheeler, Timothy  
**Subject:** CUP03775

All-

An AB52 notice was sent to you dated August 3, 2017. You all have requested consultation on this project.

Apparently, this project area was graded back in 2008. At that time all but the extreme SW corner of the property was graded. I have attached a Google Earth image that clearly shows that the entire project has been disturbed. I have also included a link that will enable you to download the cultural monitoring report that was completed at that time.

Please let me know if you have any further comments or concerns.

<https://we.tl/mOU2WmQzgl>

Thank you.

Heather





## **Wheeler, Timothy**

---

**From:** Thomson, Heather  
**Sent:** Thursday, September 28, 2017 8:13 AM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Analyst Intern  
**Cc:** Jones, David; Wheeler, Timothy  
**Subject:** CUP03775  
**Attachments:** final conditions CUP03775.pdf

Hi Ebru-

I wanted to circle back around on this one from Monday. I have attached the final conditions of approval for the project. I believe that once received, you were going to send us a closure letter.

Thank you-

Heather



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Rincon Band of Luiseño Indians  
Destiny Colocho, Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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## Wheeler, Timothy

---

**From:** Thomson, Heather  
**Sent:** Wednesday, April 4, 2018 8:25 AM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov  
**Cc:** Wheeler, Timothy  
**Subject:** CUP03775  
**Attachments:** CUP03775 final conditions.pdf

All-

You all had requested AB52 consultation on this project. As you know, this area had been previously graded under Grading Permit No. BGR021291 in 2007. The subject property soils are now composed of engineered fill up to 37' in depth. I sent you all the monitoring report and am now providing the final conditions of approval that will dictate procedures to be followed in the event unanticipated resources or human remains are discovered during any future grading activities. Please don't hesitate to contact me if you have any questions. Thank you for assisting Planning with this project.

Sincerely,

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

**How are we doing? Click the link and tell us.**



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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, [Twheeler@rivco.org](mailto:Twheeler@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

August 22, 2017

Attn: Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; CUP03775, EA43037**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe". The signature is written in a cursive style with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



CUP03775



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - lines
  - waterbodies
  - Lakes
  - Rivers



0 613 1,226 Feet



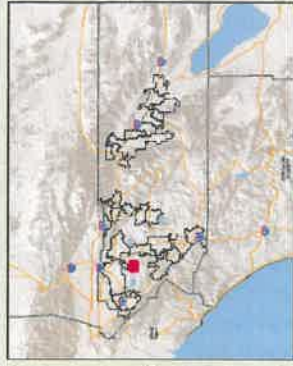
REPORT PRINTED ON... 8/3/2017 2:57:45 PM

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**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**Notes**

CUP03775



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 2,000 4,000 Feet



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Cajalco Square, LP

Contact Person: Xerxes Coyco E-Mail: xerxes@jntmgt.com

Mailing Address: 139 Radio Road

<u>Corona</u>	<small>Street</small>	<u>CA</u>	<u>92879</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 280-3833 ext. 10019 Fax No: (951) 280-3832

Engineer/Representative Name: Same

Contact Person: Same E-Mail: Same

Mailing Address: Same

<u>Same</u>	<small>Street</small>	<u>Same</u>	<u>Same</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( ) Same Fax No: ( ) Same

Property Owner Name: B&C Land - Boulder Springs, LLC

Contact Person: Dennis Bushore E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 West 2nd St., #1

<u>San Bernardino</u>	<small>Street</small>	<u>CA</u>	<u>92401</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 381-0868 Fax No: (909) 381-9068

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

B & C Land - Boulder Springs, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

*Nicholas J. Coussoulis*  
SIGNATURE OF PROPERTY OWNER(S)  
Nicholas J. Coussoulis, Managing Member  
*Nicholas J. Coussoulis*  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 321-130-053, 054, 055 & 060

Approximate Gross Acreage: 7.18

General location (nearby or cross streets): North of Cajalco Road, South of \_\_\_\_\_, East of Wood Road, West of \_\_\_\_\_.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

See attached sheet for complete description.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Commercial / Retail

Number of existing lots: 4

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3,800	28'-0"	1	Convenience Store
2	2,080	18'-0"	1	Car Wash
3	4,425	28'-0"	1	Fast Food w/ Drive Thru #1
4	3,200	28'-0"	1	Fast Food w/ Drive Thru #2
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	4,395	8-MPD Gasoline Canopy
2	2,893	5-MPD Diesel Canopy
3		
4		
5		

New construction of a Convenience Store selling groceries, snack items and beverages, including beer and wine for off-premises consumption with attached Carwash and detached Canopy for self-service gasoline sales; detached 4,425 sq. ft. Fast Food w/ drive thru restaurant #1; detached 3,200 sq. ft. Fast Food w/ drive thru restaurant #2 and detached 26,400 total sq. ft. Self-Storage Facility.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

None

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). N/A  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): Traffic, Acoustical, AQ & Biology

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Cajalco Square, LP

Address: 139 Radio Road

Phone number: (951) 280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road / Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 054, 055 & 060

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Cajalco Square, LP

Contact Person: Xerxes Coyco      E-Mail: xerxes@jntmngmt.com

Mailing Address: 139 Radio Road  
Corona      CA      92879  
*City*      *State*      *ZIP*

Daytime Phone No: (951) 280-3833 ext 10019      Fax No: (951) 280-3832

Engineer/Representative Name: K & A Engineering

Contact Person: Don Bergh      E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan St., Ste. 117  
Corona      CA      92880  
*City*      *State*      *ZIP*

Daytime Phone No: (951) 279-1800 ext 155      Fax No: (951) 279-4380

Property Owner Name: B & C Land - Boulder, LLC

Contact Person: Dennis Bushore      E-Mail: dbcoussoulis@earthlinik.net

Mailing Address: 341 2nd Street, Suite 1

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211  
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**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Cajalco Road, South of Capinus Drive, East of Wood Road, West of \_\_\_\_\_.

**SUBDIVISION PROPOSAL:**

Map Schedule: E Minimum Developable Lot Size: N/A  
Number of existing lots: 4 Number of proposed developable lots: 4  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): none Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). CUP 03775 (in process)  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): Previously Submitted with CUP 03775

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Cajalco Square , LP

Address: 139 Radio Road, Corona, CA 92879

Phone number: (951)280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road & Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 321-130-054, 321-130-055, 321-130-060

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

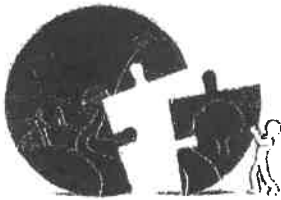
Applicant: \_\_\_\_\_

*Greg K. Flawli*

Date 4-27-18

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Bend C Land - Boulder Springs LLC Partner Nicholas J. Coussoulis  
Property Owner(s) Signature(s) and Date

Nicholas J. Coussoulis 3/11/2020  
PRINTED NAME of Property Owner(s)

Hosay Kofdarali 3/11/2020  
Applicant-Permittee(s) Signature(s) and Date

Hosay Kofdarali  
PRINTED NAME of Applicant-Permittee(s)

APPROVED TO FORM  
BY: [Signature]

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- x If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- x If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- x If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- x If the property owner is a trust, provide a copy of the trust certificate.

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(951) 955-3200 • Fax (951) 955-1611

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Palm Desert, California 92211  
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**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- x *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

**ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**AMENDED AND RESTATED  
OPERATING AGREEMENT  
FOR  
B & C LAND - BOULDER SPRINGS LLC  
A California limited liability company**

THIS OPERATING AGREEMENT (this "Agreement") is entered into this 31<sup>st</sup> day of October, 2002 by and among the signatories to this Agreement.

**Explanatory Statement**

The parties entered into that certain Operating Agreement for B & C Land - Boulder Springs, LLC on September 30, 1999, as amended on January 1, 2000. The parties wish to amend and restate the terms and conditions of the operating agreement for B & C Land - Boulder Springs, LLC as set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

**1. Defined Terms**

The capitalized terms set forth in this Agreement shall have the meaning defined in Appendix 1 of this Agreement.

**2. Formation and Name: Office; Purpose; Term**

2.1. Organization. The parties hereby organize a limited liability company pursuant to the Act and the provisions of this Agreement. On July 23, 1999, Articles of Organization for B & C Land - Boulder Springs LLC, a limited liability company under the laws of the State of California, as amended on September 13, 1999, were filed with the California Secretary of State. The rights and liabilities of the Members shall be determined pursuant to the Act and this Agreement. To the extent that the rights or obligations of any Member are different by reason of any provision of this Agreement than they would be in absence of such provision, this Agreement shall control, to the extent permitted by the Act.

2.2. Name of the Company. The name of the Company is B & C Land - Boulder Springs LLC (hereinafter "Company").

2.3. Purpose. The Company is organized to engage in any lawful activity for which a limited liability company may be organized under the Act. Notwithstanding the foregoing, the Company shall be formed for the purposes of holding real property for investment purposes. The Company shall have the authority to do any and all things necessary, convenient or incidental to



this purpose. The Members intend the Company to be classified as a partnership for federal and, to the maximum extent possible, state income tax purposes.

2.4. Term. The Company shall continue in existence until December 31, 2030, unless sooner dissolved as provided by this Agreement or the Act.

2.5. Principal Place of Business. The Company's Principal Place of Business shall be located at 341 West 2nd Street, Suite 1, San Bernardino, California 92401, or at any other place in the State of California which the Members may determine.

2.6. Resident Agent. The name and address of the Company's resident agent in the State of California is Nicholas J. Coussoulis at 341 West 2nd Street, Suite 1, San Bernardino, California 92401.

2.7. Members. The Members of the Company shall be Brandenburg - Boulder Springs Limited Partnership ("Brandenburg") and Nicholas J. Coussoulis ("Coussoulis"). Brandenburg shall own sixty percent (60%) of the Company and shall have sixty (60) capital units. Coussoulis shall own forty percent (40%) of the Company and shall have forty (40) capital units. The present mailing address, taxpayer identification number, Contribution, Percentage, and Capital Units of each Member are summarized on Exhibit "A".

### 3. **Members; Capital; Capital Accounts**

3.1. Capital Units. The capital contributed, whether by way of money, property, services or an obligation to provide same, shall be represented by units of interest in the capital of the company ("Capital Units").

3.2 Required Capital Contributions. The Company anticipates that additional contributions shall be necessary for the conduct of the Company's business. Once the Company determines that additional contributions are necessary, each Member shall deliver a contribution in an amount equal to one-half (1/2) of the amount of such additional contribution required by the Company. If either Member fails to make any required capital contributions when required as provided herein, the other Member (the "Non-Delinquent Member") may give such Member (the "Delinquent Member") a ten (10) day notice (the "Cure Notice") to cure such default by payment of the total amount of the capital contributions required to be made by such Delinquent Member. If the Delinquent Member fails to comply with the Cure Notice within such time period, then the Non-Delinquent Member may (a) withdraw its capital contribution or (b) make an additional contribution on behalf of the Delinquent Member and treat such contribution as (i) a loan to the Company pursuant to this Section 3.2 herein or (ii) an additional contribution which shall effectively increase the Non-Delinquent Member's Capital Account, increase the Non-Delinquent Member's Percentage and Capital Units in the Company proportionate to the entire additional contribution made by the Non-Delinquent Member, and proportionately dilute the Delinquent Member's Percentage and Capital Units in the Company. If a Member elects to make a loan to

the Company, such loan shall bear interest at a rate of one percent (1%) above the prime rate as reported by the Bank of America, San Francisco.

3.3. No Interest on Contributions. Neither Members nor Interest Holders shall be paid interest with respect to Contributions.

3.4. Return of Contributions. Except as otherwise provided in this Agreement, no Member nor Interest Holder shall have the right to receive the return of any Contribution or withdraw from the Company, except upon the dissolution of the Company.

3.5. Form of Return of Capital. If a Member or an Interest Holder is entitled to receive the return of a Contribution, the Company may distribute in lieu of money, notes, or other property having a value equal to the amount of money distributable to such Person, unless otherwise provided hereunder.

3.6. Capital Accounts. A separate Capital Account shall be maintained for each Member and Interest Holder.

3.7. Other Business Transactions. Members may transact other business with the Company and, in doing so, they shall have the same rights and be subject to the same obligations arising out of any such business transaction as would be enjoyed by and imposed upon any Person, not a Member, engaged in a similar business transaction with the Company.

#### 4. Profit, Loss, and Distribution

##### 4.1. Allocations of Profit or Loss and Distributions of Cash.

4.1.1. Loss. After giving effect to the special allocations set forth in Appendix 2, for any taxable year of the Company, Loss shall be allocated as follows:

- (a) First, to the Members proportionately in accordance with any Profit previously allocated to them, less any Loss previously allocated to them;
- (b) Thereafter, the Members shall divide Loss equally.

4.1.2. Profit. After giving effect to the special allocation set forth in Appendix 2, for any taxable year of the Company, Profit shall be allocated as follows:

- (a) First, among the Members proportionately in accordance with any Loss previously allocated to them, less any Profit previously allocated to them;

(b) Thereafter, to the Members equally.

4.1.3. Cash Flow. Cash Flow for each taxable year of the Company shall be used first, to pay back any loans, advances and/or contributions made by any Member to the Company pursuant to Section 3.2 herein, including all accrued interest, if any, and thereafter, shall be distributed to the Members equally no later than seventy-five (75) days after the end of the taxable year.

4.2. Liquidation and Dissolution.

4.2.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders in accordance with the balances in their respective Capital Accounts, after giving effect to all Contributions, Distributions, and allocations for all periods. Any Member who contributed intellectual property to the Company, has first right of refusal to receive a return of the intellectual property, at its fair market value. Intellectual property Distributions shall offset the Member's percentage Distributions set forth in this Section. Distributions to the Interest Holders pursuant to this Section 4.2.1 shall be made in accordance with Regulation Section 1.704-1(b)(2)(ii)(b)(2).

4.2.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.3. General.

4.3.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Members.

4.3.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled, notwithstanding the first right of refusal on intellectual property as stated in Section 4.2.1. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Members. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.1 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the Distribution of the assets in liquidation pursuant to Section 4.2.

4.3.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders as of the last day of the taxable year for which the allocation or Distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an

Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.3.4. Members are hereby authorized, upon the advice of the Company's tax counsel, to amend this Article 4 to comply with the Code and the Regulations promulgated under IRC Section 704(b); provided, however, that no amendment shall materially affect Distributions to an Interest Holder without the Interest Holder's prior written consent.

## **5. Management; Rights, Powers, and Duties**

5.1. Management. The Company shall be managed by the Members. Except as specifically provided otherwise in this Agreement, each Member shall have the right to act for and bind the Company in the ordinary course of its business; provided, however, Nicholas J. Coussoulis shall have the right, in his sole discretion, to designate or employ a project manager to conduct day-to-day operations of the Company, who may, but need not be, a Member, on terms and conditions mutually agreeable by the Members ("Project Manager").

5.1.1. Member Approval Rights. The Project Manager shall not take any of the following actions on behalf of the Company unless first approved the Members:

- (a) Obligate the Company for any single-contracted expenditure in excess of Two Hundred Fifty Thousand Dollars (\$250,000.00);
- (b) Borrow money in the name of the Company;
- (c) Confess any judgment against the Company;
- (d) Merge the Company with any other entity;
- (e) Dissolve the Company pursuant to this Agreement;
- (f) Loan the Company's money or other assets;
- (g) Admit a Member to the Company;
- (h) Cause the Company to engage in business in any jurisdiction which does not provide for the registration of limited liability companies; and
- (i) purchase or sell property other than the sale of subdivision lots at prices predetermined by the Members.

5.2 Meetings and Voting by Members.

5.2.1. A meeting of the Members may be called at any time by any Member. Meetings of Members shall be held at the Company's principal place of business or at any other place mutually agreed by the Members. Not less than ten (10) nor more than sixty (60) days before each meeting, the Person or Persons calling the meeting shall give written notice of the meeting to each Member entitled to vote at the meeting. The notice shall state the time, place, and purpose of the meeting. Notwithstanding the foregoing provisions, each Member who is entitled to notice may waive notice, either before or after the meeting, by executing a waiver of such notice, or by appearing at and participating, in person or by proxy, in the meeting. Unless this Agreement provides otherwise, at a meeting of Members, the unanimous presence in person or by Proxy of Members holding Capital Units constitutes a quorum. A Member may vote either in person or by written Proxy signed by the Member or by the Member's duly authorized agent.

5.2.2. Except as otherwise provided in the Agreement, the affirmative unanimous vote of Members holding Capital Units present at the meeting in person and by proxy shall be required to approve any matter coming before the Members.

5.2.3. In lieu of holding a meeting, the Members may take action by unanimous written consents specifying the action to be taken, which consents must be executed and delivered to the Company by all the Members. Any such approved action shall be effective immediately.

5.3. Personal Service. No Member shall be required to perform services for the Company solely by virtue of being a Member. Unless approved by the Members, no Member shall be entitled to compensation for services performed for the Company. However, upon substantiation of the amount and purpose thereof, the Members shall be entitled to reimbursement for expenses reasonably incurred, and advances of funds reasonably made, in furtherance of the business of the Company.

5.4. Duties of Parties.

5.4.1. Each Member shall devote such time to the business and affairs of the Company as is necessary to carry out the Member's duties set forth in this Agreement.

5.4.2. Except as otherwise expressly provided in Section 5.4.3, nothing in this Agreement shall be deemed to restrict in any way the rights of any Member, or of any Affiliate of any Member, to conduct any other business or activity whatsoever, and no Member shall be accountable to the Company or to any other Member with respect to that business or activity even if the business or activity competes with the Company's business. The organization of the Company shall be without prejudice to the Members' respective rights (or the rights of their respective Affiliates) to maintain, expand, or diversify such other interests and activities and to receive and enjoy profits or compensation therefrom. Each Member waives any rights the

Member might otherwise have to share or participate in such other interests or activities of any other Member or the Member's Affiliates.

5.4.3. The only fiduciary duties a Member owes to the Company and the other Members are the duty of loyalty and the duty of care set forth in subdivisions 5.4.3(a) and 5.4.3(b):

(a) A Member's duty of loyalty to the Company and the other Members is limited to the following:

(i) To account to the Company and hold as trustee for it any property, profit, or benefit derived by the Member in the conduct or winding up of the Company's business or derived from a use by the Member of a Company property, including the appropriation of a Company opportunity, without the consent of the other Members; and

(ii) To refrain from dealing with the Company in the conduct or winding up of the Company business as or on behalf of a party having an interest adverse to the Company without the consent of the other Members.

(b) A Member's duty of care to the Company and the other Members in the conduct and winding up of the Company business is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of the law.

#### 5.5. Indemnification of Each Member.

5.5.1. Each Member shall not be liable, responsible, or accountable, in damages or otherwise, to any Member or to the Company for any act performed by such Member within the scope of the authority conferred on such Member by this Agreement, and within the standard of care specified in Section 5.4.3.

5.5.2. The Company shall indemnify each Member for any act performed by such Member within the scope of the authority conferred on the Member by this Agreement, unless such act constitutes grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of law.

### 6. **Transfer of Interests and Withdrawals of Members**

6.1. Transfers. Except as provided herein, no Member may Transfer all, or any portion of, or any interest or rights in, the Membership Interest owned by the Member, provided, however, Brandenburg shall have the right to transfer his interest to an entity in which Brandenburg or Eric Brandenburg shall have voting control and Coussoulis shall have the right to transfer his interest to an entity in which Coussoulis or Christina Coussoulis shall have voting control. Each Member hereby acknowledges the reasonableness of this prohibition in view of the purposes of the Company and relationship of the Members. The attempted Transfer of any portion or all of a

Membership Interest in violation of the prohibition contained in this Section 6.1 shall be deemed invalid, null and void, and of no force or effect, except any Transfer mandated by operation of law and then only to the extent necessary to give effect to such Transfer by operation of law.

6.2. Right of First Refusal.

6.2.1. Notice of Intention to Sell. No Member shall directly or indirectly sell, assign, transfer, or otherwise dispose of (collectively, a "Transfer") his Membership Interest, or any part thereof, at any time, without first giving written notice to the Company and the other Members of his intention to Transfer such Membership Interest. Any such notice may be given only following receipt by the Member desiring to Transfer his Membership Interest or any portion thereof (the "Selling Member") of a bona fide written offer for such Transfer, and shall specify the identity of the proposed transferee, the amount of the cash purchase price proposed to be paid for such Membership Interest, and all material terms of such transaction.

6.2.2. Right of First Refusal.

(a) Any Transfer of a Membership Interest requiring the giving of written notice under Section 6.2.1. shall be subject to a right of first refusal on the part of the Company exercisable within twenty (20) business days of receipt of such written notice referred to in Section 6.2.1. During such period, the Company, by a vote of its Members (but without taking into account the Selling Member), subject to any restrictions imposed by law, shall have the right to elect to purchase all (and not less than all) (subject to the condition set forth below) of the Membership Interest (the "Subject Membership Interest") proposed to be sold by the Selling Member on the same terms as proposed by the proposed transferee (including without limitation the cash purchase price proposed to be paid for the Subject Membership Interest by such transferee) or such terms and conditions are not amenable to exact duplication, upon substantially equivalent terms and conditions. If the Company does not elect to purchase all of the Subject Membership Interest within such twenty (20) business day period, then the Selling Member shall promptly notify all other Members and such right of first refusal shall pass to the non-Selling Members in accordance with Section 6.2.2(b) below with respect to the Subject Membership Interest.

(b) If the right of first refusal shall pass to the non-Selling Members as provided in Section 6.2.2(a), such non-Selling Members shall have the right to purchase at the purchase price and on the terms and conditions specified in the notice of transfer all of the Subject Membership Interest offered by the Selling Member by giving notice of acceptance to the Selling Member within ten (10) business days of receiving notice that the Company has not elected to purchase all of the Subject Membership Interest. The non-Selling Members shall have the right to purchase such Subject Membership Interest pro rata in accordance with their Proportionate Shares (calculated without taking into account the Selling Member's Membership Interest). To the extent any such non-Selling Member does not wish to purchase its pro rata portion of such Subject Membership Interest the remaining non-Selling Members shall have the right to purchase

the excess, again on a similar pro rata basis (calculated without taking into account the declining non-Selling Member's Membership Interest); provided, however, that the other non-Selling Members must purchase in the aggregate all the Subject Membership Interest offered by the Selling Member, and in the event that any non-Selling Member does not wish to purchase its pro rata portion, the remaining non-Selling Members shall have an additional ten (10) business days to elect (by giving notice to the Selling Member) to purchase the excess. If the operation of the foregoing provisions of this Subsection 6.2.1(b) does not result in the purchase of all of the Subject Membership Interest offered by the Selling Member, then the Selling Member may sell all of the offered Subject Membership Interest to the proposed transferee at the price and on the terms and conditions set forth in the notice of transfer referred to in Section 6.2.1 hereof during a period of forty-five (45) business days commencing upon expiration of the ten (10) business day refusal period referenced above. If the sale of such Subject Membership Interest is not completed within such forty-five (45) business day period or if the price or terms or conditions of sale are materially modified from those contained in the initial transfer notice, then the procedures specified in this Section 6.2 shall be repeated.

6.2.3. If the Conditions of Transfer are satisfied, the Member may Transfer all or any portion of the Member's Economic Interest. The Transfer of an Economic Interest pursuant to this Section 6.1 shall not result in the Transfer of any of the transferor's other Membership rights. The transferee of the Economic Interest shall have no right to: (i) become a Member; (ii) exercise any Membership rights other than those specifically pertaining to the ownership of an Economic Interest; or (iii) act as an agent of the Company.

### 6.3. Withdrawal of a Member.

6.3.1. Except as provided in Section 6.2, no Member shall have the right or power to effect a Voluntary Withdrawal from the Company. If a Member attempts to effect a Voluntary Withdrawal in violation of Section 6.2, the attempted Withdrawal shall be null and void and the terms and conditions of Section 6.3.2 herein shall apply.

6.3.2. Upon the attempted Withdrawal of any Member or Transfer in violation the terms of Section 6.2, the Withdrawn Member and the Company shall have the respective rights and obligations set forth in Section 6.4 of this Agreement provided, however, that the Withdrawn Member's Membership Interest shall be valued at Book Value and, provided further, that the Company shall have the right to pay the amount due the Withdrawing Member in four equal quarterly payments, the first of which shall be due on the thirtieth (30th) day following the date upon which such amount due shall be finally determined. "Book Value" shall mean the value of the Member's Membership Interest as reflected on the balance sheet of the Company for the reporting period immediately preceding the date of the attempted Withdrawal of a Member or Transfer in violation of the terms of Section 6.2.

6.3.3. Involuntary Withdrawal. Immediately upon the occurrence of an Involuntary Withdrawal, the successor of the Withdrawn Member shall thereupon become an



Interest Holder but shall not become a Member. If the Company is continued as provided in Section 6.4.1, the successor Interest Holder shall have all the rights of any Interest Holder but shall not have the right to exercise any other rights of a Member.

6.4. Optional Buy-out in Event of Involuntary Withdrawal.

6.4.1. If the Members elect to continue the Company after an Involuntary Withdrawal, the Withdrawn Member or the successor in interest to such Member (the "Withdrawn Member") shall be deemed to offer for sale to the Company (the "Withdrawal Offer") all of the Membership Interest of the Withdrawn Member (the "Withdrawal Interest").

6.4.2. The Withdrawal Offer shall be and remain irrevocable for a period (the "Withdrawal Offer Period") ending at 11:59 P.M. local time at the Company's principal office on the sixtieth (60th) day following the date the Members elect to continue the Company. At any time during the Withdrawal Offer Period, the Company may accept the Withdrawal Offer by notifying the Withdrawn Member of its acceptance (the "Withdrawal Notice"). The Withdrawn Member shall not be deemed a Member for the purpose of the vote on whether the Company shall accept the Withdrawal Offer.

6.4.3. If the Company accepts the Withdrawal Offer, the Withdrawal Notice shall fix a closing date (the "Withdrawal Closing Date") for the purchase which shall be not earlier than ten (10) or later than ninety (90) days after the expiration of the Withdrawal Period.

6.4.4. If the Company accepts the Withdrawal Offer, the Company shall purchase the Withdrawal Interest for the price equal to the amount the Withdrawn Member would receive if the Company were liquidated and the amount equal to the Appraised Value were available for distribution to the Members pursuant to Section 4.2 (the "Withdrawal Purchase Price"). The Withdrawal Purchase Price shall be paid in cash on the Withdrawal Closing Date.

6.4.5. If the Company fails to accept the Withdrawal Offer, then the Withdrawn Member, upon the expiration of the Withdrawal Offer Period, thereafter shall be treated as an Assignee.

6.5. Appraised Value.

6.5.1. The term "Appraised Value" means the appraised value of the Company as hereinafter provided. Within fifteen (15) days after demand by either one to the other, the Company and the Withdrawn Member shall each appoint an appraiser to determine the value of the Company. If the two appraisers agree upon such value, they shall jointly render a single written report stating that value. If the two appraisers cannot agree upon the value of the Company, they shall each render a separate written report and shall appoint a third appraiser, who shall appraise the Company, determine its value, and render a written report of his or her opinion

thereon. Each party shall pay the fees and other costs of the appraiser appointed by such party, and the fees and other costs of the third appraiser shall be shared equally by both parties.

6.5.2. The value contained in the aforesaid joint written report or written report of the third appraiser, as the case may be, shall be the Appraised Value; provided, however, that if the value of the equity contained in the appraisal report of the third appraiser is more than the higher of the first two appraisals, the higher of the first two appraisals shall govern; and provided, further, that if the value of the equity contained in the appraisal report of the third appraiser is less than the lower of the first two appraisals, the lower of the first two appraisals shall govern.

6.6 Dissolution of Member's Marriage. In the event of dissolution of marriage between a Member and his spouse, the divorcing Member shall use his reasonable efforts to buy out his spouse's community property interest in the Company in any property settlement or court order for division of property following entry of the final decree of dissolution. In the event that the Member is not able to buy out his spouse's community property interest in the Membership Interest, then there shall be an allocation of the divorcing Member's Membership Interest between the divorcing Member and his spouse, the spouse shall be an Assignee only and shall be entitled to allocations and distributions of Company property under the terms of this Agreement attributable to the Economic Interest held by such spouse and to transfer such interest in accordance with and subject to the terms of this Agreement, but shall not be a Member and shall not be entitled to vote or participate in management or exercise any other rights of a Member. Such allocation shall not, however, result in the release of the spouse from any liability to the Company as a Member, including, without limitation, any obligation to contribute additional capital to the Company pursuant to the terms of this Agreement. Further, (a) as between the divorcing Member and his spouse, the divorcing Member shall continue to have the exclusive right and authority to act as a Member as specified in this Agreement, and (b) any action, consent or approval taken or given or any document or instrument executed by such Member on his own behalf (and on behalf of the spouse as an Assignee hereunder) shall be binding upon the divorcing Member and his spouse, and the Manager, if any, and/or the other Member and any third party shall be entitled to rely on any action so taken by such Member in accordance herewith.

## **7. Dissolution, Liquidation, and Termination of the Company**

7.1. Events of Dissolution. The Company shall be dissolved upon the happening of the first to occur of an event specified in Section 17350 of the Act or on the date fixed for its termination in Section 2.4.

7.2. Procedure for Winding Up and Dissolution. If the Company is dissolved, the Members shall wind up or cause the wind up of its affairs. On winding up of the Company, the assets of the Company shall be distributed, first to creditors of the Company, including Interest Holders who are creditors, in satisfaction of the liabilities of the Company, and then, to the Interest Holders in accordance with Section 4.2 of this Agreement.

7.3. Filing of Certificate of Cancellation. Upon completion of the affairs of the Company, the Members shall promptly file, or cause to be filed, the Certificate of Cancellation of Articles of Organization with the Secretary of State. If there are no remaining Members, the Certificate shall be filed by the last Person to be a Member; if there is no remaining Members, or a Person who last was a Member, the Certificate shall be filed by the legal or personal representatives of the Person who last was a Member.

## 8. Tax Elections

8.1. Tax Matters Partner. Each Member shall be the Tax Matters Partner for purposes of IRC Section 6231(a)(7), and shall have all the authority granted by the Code to the Tax Matters Partner, provided that the Member shall not have the authority without first obtaining the consent of the other Members to do any of the following:

8.1.1. Enter into a settlement agreement with the Internal Revenue Service that purports to bind the Members.

8.1.2. File a petition as contemplated in IRC Section 6226(a) or IRC Section 6228.

8.1.3. Intervene in any action as contemplated in IRC Section 6226(b)(5).

8.1.4. File any request contemplated in IRC Section 6227(b).

8.1.5. Enter into an agreement extending the period of limitations as contemplated in IRC Section 6229(b)(1)(B).

8.2. Tax Elections. Each Member shall have the authority to make all Company elections permitted under the Code, including, without limitation, elections of methods of depreciation and elections under IRC Section 754.

## 9. General Provisions

9.1. Assurances. Each Member shall execute all certificates and other documents and shall do all such filing, recording, publishing, and other acts as the Members deems appropriate to comply with the requirements of law for the formation and operation of the Company and to comply with any laws, rules, and regulations relating to the acquisition, operation, or holding of the property of the Company.

9.2. Notifications. Any notice, demand, consent, election, offer, approval, request, or other communication (collectively a "notice") required or permitted under this Agreement must be in writing and either delivered personally or sent by certified or registered mail, postage prepaid, return receipt requested. A notice must be addressed to an Interest Holder at the Interest Holder's last known address on the records of the Company. A notice to the Company must be

addressed to the Company's principal office. A notice delivered personally will be deemed given only when acknowledged in writing by the Person to whom it is delivered. A notice that is sent by Mail will be deemed given three (3) business days after it is Mailed. Any party may designate, by notice to all of the others, substitute addresses or addressees for notices; and, therefore, notices are to be directed to those substitute addresses or addressees.

9.3. Specific Performance. The parties recognize that irreparable injury will result from a breach of any provision of this Agreement and that money damages will be inadequate fully to remedy the injury. Accordingly, in the event of a breach or threatened breach of one or more of the provisions of this Agreement, any party who may be injured (in addition to any other remedies which may be available to that party) shall be entitled to one or more preliminary or permanent orders (i) restraining and enjoining any act which would constitute a breach or (ii) compelling the performance of any obligation which, if not performed, would constitute a breach.

9.4. Complete Agreement. This Agreement constitutes the complete and exclusive statement of the agreement among the Members. It supersedes all prior written and oral statements, including any prior representation, statement, condition, or warranty. Except as expressly provided otherwise herein, this Agreement may not be amended without the written consent of all of the Members.

9.5. Applicable Law. All questions concerning the construction, validity, and interpretation of this Agreement and the performance of the obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of California.

9.6. Article and Section Titles. The headings herein are inserted as a matter of convenience only and do not define, limit, or describe the scope of this Agreement or the intent of the provisions hereof.

9.7. Binding Provisions. This Agreement is binding upon, and to the limited extent specifically provided herein, inures to the benefit of, the parties hereto and their respective heirs, executors, administrators, personal and legal representatives, successors, and assigns.

9.8. Jurisdiction and Venue. Any suit involving any dispute or matter arising under this Agreement may only be brought in the appropriate United States District Court in California or any California State Court having jurisdiction over the subject matter of the dispute or matter. All Members hereby consent to the exercise of personal jurisdiction by any such court with respect to any such proceeding.

9.9. Terms. Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular, and plural, as the identity of the Person may in the context require.

9.10. Separability of Provisions. Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

9.11. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

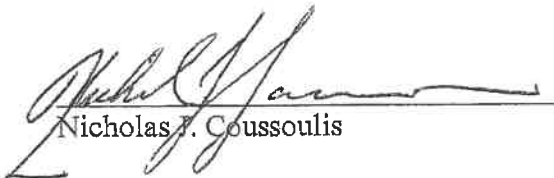
9.12. Estoppel Certificate. Each Member shall, within ten (10) days after written request by the Members, deliver to the requesting Person a certificate stating, to the Member's knowledge, that: (a) this Agreement is in full force and effect; (b) this Agreement has not been modified except by any instrument or instruments identified in the certificate; and (c) there is no default hereunder by the requesting Person, or if there is a default, the nature and extent thereof.

9.13. No Partnership. The Members do not intend that the Company be a partnership (including without limitation a limited partnership) or joint venture, and that no Member be an agent, partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and this Agreement shall not be construed to suggest otherwise.

**IN WITNESS WHEREOF**, the parties have executed, or caused this Agreement to be executed, as of the date set forth hereinabove.

Brandenburg - Boulder Springs Limited Partnership

\_\_\_\_\_  
Lee H. Brandenburg, General Partner

  
\_\_\_\_\_  
Nicholas J. Coussoulis

9.10. Separability of Provisions. Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

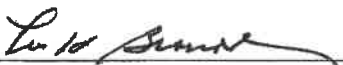
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**IN WITNESS WHEREOF**, the parties have executed, or caused this Agreement to be executed, as of the date set forth hereinabove.

Brandenburg - Boulder Springs Limited Partnership

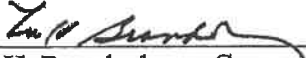
  
\_\_\_\_\_  
Lee H. Brandenburg, General Partner

\_\_\_\_\_  
Nicholas J. Coussoulis

**Exhibit A**

**Member:**  
Brandenburg - Boulder Springs  
Limited Partnership  
1122 Willow Street, Suite 200  
San Jose, CA 95125

**Capital Units:**  
60

  
\_\_\_\_\_  
Lee H. Brandenburg, General Partner

Percentage: 60%

556-42-6207  
Social Security or other Tax Identification Number

**Member:**  
Nicholas J. Coussoulis  
341 W. 2nd Street, Suite 1  
San Bernardino, CA 92401

**Capital Units:**  
40

\_\_\_\_\_  
Nicholas J. Coussoulis

Percentage: 40%

555-50-1653  
Social Security or other Tax Identification Number

**Exhibit A**

**Member:**  
Brandenburg - Boulder Springs  
Limited Partnership  
1122 Willow Street, Suite 200  
San Jose, CA 95125

**Capital Units:**  
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Lee H. Brandenburg, General Partner

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**Member:**  
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Nicholas J. Coussoulis

Percentage: 40%

555-50-1653  
Social Security or other Tax Identification Number



## LIMITED PARTNERSHIP AGREEMENT

### OF

### CAJALCO SQUARE, LP

THIS LIMITED PARTNERSHIP AGREEMENT ("Agreement") is made as of June 2, 2017, by and between RKJK A Nevada Co., LLC, a Nevada limited liability company ("General Partner"), and those persons who have signed this Agreement at the end hereof under the heading "Limited Partner(s)" (collectively the "Limited Partners"). The General Partner and the Limited Partners shall sometimes hereinafter be collectively called the "Partners." The Partners agree as follows:

#### 1. THE PARTNERSHIP

1.1 Formation. The Partners have agreed to form a limited partnership, referred to as the "Partnership," pursuant to the provisions of the California Revised Limited Partnership Act (the "Act").

1.2 Name. The name of the Partnership is "CAJALCO SQUARE, LP." The business of the Partnership will be conducted under that name.

1.3 Purpose. The purpose of the Partnership (the "Business") will be to acquire, own, entitle, develop and sell, and otherwise realize the economic benefit from the real property situated at the NEC Cajalco Rd & Wood Rd., Perris, California and such other real properties that the Partnership may acquire from time to time (individually and collectively, the "Property"). In furtherance of the purposes of this Partnership, but subject to all the provisions of this Agreement, the Partnership shall have the authority and power to carry out the following:

1.3.1 Title to Property. To acquire by purchase, lease or otherwise, any real or personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.2 Development. To develop, finance, own, sell, convey, assign, mortgage and lease the Property or personal property necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.3 Financing. To borrow money and issue evidences of indebtedness in furtherance of the purposes of the Partnership, and to secure the same by mortgage, pledge or other lien on all or portions of the Property and/or any other assets of the Partnership, to borrow money on the general credit of the Partnership for use in the Partnership business and to execute documents in connection therewith;

1.3.4 Contract. To enter into, perform and carry out contracts of every kind, necessary to, in connection with or incidental to, the accomplishment of the purposes of the Partnership;

1.3.5 Extension of Financings. To prepay in whole or in part, refinance, recast, increase, modify or extend any deed of trust or mortgage affecting the Property or other indebtedness of the Property and, in connection therewith, execute any extensions, renewals or modifications of such deeds of trust, mortgages and indebtedness;

1.3.6 Advisors. To retain engineers, consultants, accountants, counsel, financial advisers and other professional personnel; and

1.3.7 Other Activities. To engage in such other activities and incur such other expenses as may be necessary or appropriate for furtherance of the Partnership's purposes, and execute, acknowledge and deliver any and all instruments necessary to implement the foregoing.

1.4 Principal Place of Business. The principal place of business of the Partnership is located at 139 Radio Road, Corona, CA 92879, or at any other place as may be determined from time to time by the General Partner. If the General Partner changes the principal place of business of the Partnership, it will give written notice of the change of address to each Limited Partner at least ten (10) days before that change.

1.5 Partnership Term. The Partnership shall commence as of the date of filing of the Certificate of Limited Partnership with the California Secretary of State and shall continue until the first to occur of the following events:

1.5.1 The Partnership's sale of substantially all of its assets; or

1.5.2 The termination of the Partnership by written consent of the General Partner and a majority in interest of the Limited Partners; or

1.5.3 The termination of the Partnership when the General Partner has determined that the business objectives of the Partnership have been substantially completed; or

1.5.4 The termination of the Partnership upon any other ground as permitted in this Agreement..

1.6 Certificate of Limited Partnership. The General Partner shall execute a Certificate of Limited Partnership and file the Certificate in the office of the Secretary of State of California. Thereafter, the General Partner shall execute and file certificates of amendment of the Certificate of Limited Partnership whenever required by the Act or this Agreement. The General Partner will execute and file original or amended certificates evidencing the information and operation of the Partnership whenever required under the laws of any other states in which the Partnership determines to do business. The General Partner shall also record a certified copy of the Certificate and any amendment thereto in the office of the county recorder in every county in which the Partnership owns real property.

1.7 Definitions. Except as otherwise stated in this Agreement or as the context of this Agreement requires, the terms defined in this Section shall for the purposes of this Agreement have the meanings specified in this Section.

1.7.1 "Affiliate" shall refer to: (a) Any natural person, corporation, partnership, trust or unincorporated association (person) directly or indirectly controlling, controlled by or in control with another person; (b) a person owning or controlling ten percent (10%) or more of the outstanding voting securities of such other person; (c) any officer, director or partner of such other person; and (d) if such other person is an officer, director or partner, any company for which such person acts in any capacity.

1.7.2 "Agreement" means this Limited Partnership Agreement, as amended from time to time.

1.7.3 "Assignee" means a person who has acquired a beneficial interest in the limited partnership interests of a Limited Partner but who is not a "Substituted Limited Partner."

1.7.4 "Assigning Limited Partner" means a Limited Partner who has assigned a beneficial interest in that Partner's limited partnership interest but the Assignee of which has not become a "Substituted Limited Partner."

1.7.5 "Capital Account" shall be as set forth in Section 6.7 of this Agreement.

1.7.6 "Cash available for distribution" means total cash income from operations during any given accounting period plus the cash proceeds of any from the sale or other disposition, refinancing, or liquidation of Partnership property, less cash expenses as well as any allowances or reserves for contingencies or for repair to and maintenance of properties, and anticipated obligations that the General Partner, in its sole discretion, deems necessary during the same accounting period.

1.7.7 "Code" shall mean the Internal Revenue Code of 1986, as amended, or corresponding provisions of subsequent federal revenue laws.

1.7.8 "Distribution" means any cash distributed to the Partners from cash available for distribution.

1.7.9 "General Partner" refers to RKJK A Nevada Co., LLC or any successor thereto.

1.7.10 "Limited Partner" refers to any person who is admitted to the Partnership, either as original Limited Partners or as Substituted Limited Partners, and who executes this Agreement. A "New Limited Partner" is a Limited Partner other than an original or Substituted Limited Partner who has purchased a limited partnership interest from the Partnership by making the required contribution to the Partnership.

1.7.11 "Majority in interest of the Limited Partners" means greater than fifty percent (50%) of the interests of the Limited Partners based on relative share of profits and losses.

1.7.12 "Net income" and "net loss" means the net income or net loss of the Partnership as determined for the purposes of computing federal income taxes pursuant to the Internal Revenue Code in accordance with generally accepted accounting principles.

1.7.13 "Partners" or refers collectively to the General Partner and the Limited Partners. Reference to "Partner" shall be a reference to any one of the Partners.

1.7.14 "Partnership" refers to the Limited Partnership created under this Agreement and the Certificate of Limited Partnership to be filed with the Office of the Secretary of State pursuant to the Act.

1.7.15 "Vote" includes written consent.

## 2. PARTNERS OF PARTNERSHIP

2.1 The name, present mailing address, the aggregate capital contributions of each Partner, type of Partnership interest (ie – General Partner or Limited Partner) and their respective share of profits and losses as of the Effective Date are as set forth next to each Partner's respective name on Exhibit A attached hereto, which may be amended from time to time by the General Partner to reflect any changes in the interests owned by the Partners or the addition or substitution of any new Partner in accordance with this Agreement.

2.2 Admission of Additional General Partner(s). Subject to any other provisions of this Agreement, a person may be admitted as a General Partner after the Certificate of Limited Partnership is filed only with the written consent of the General Partner and the vote or written consent of a majority in interest of the Limited Partners.

2.3 Replacement of Sole Remaining General Partner. If a General Partner ceases to be a General Partner through any cause set forth in the Act, and there is no remaining General Partner, one or more new General Partners may be admitted to the Partnership on the affirmative vote of a majority in interest of the Limited Partners and their election in writing to continue the business of the Partnership.

2.4 Admission of Additional Limited Partners. Subject to the provisions of Article 9 of this Agreement governing transfers of Partnership interests, a person may acquire an interest in the Partnership directly from the Partnership and be admitted as an additional Limited Partner on approval of the General Partner.

2.5 Admission of Substituted Limited Partner. The assignee of a Partnership interest may be admitted as a substituted Limited Partner upon approval of the General Partner.

2.6 No Creditor Partners. No creditor of any person who has an ownership interest in the Limited Partnership may become a Partner (General or Limited), through admission, substitution or otherwise, regardless of whether such creditor is also an assignee of a Partnership interest.

2.7 Amendment of Partnership Records. On admission of a General Partner or Limited Partner, the General Partner shall add the name, address, contribution, and that Partner's share in Partnership profits or losses to the list of Partners kept in the principal executive office of the Partnership.

2.8 Bound by Agreement. Before any person is admitted to the Partnership as a General or Limited Partner, that person must agree in writing to be bound by all of the provisions of this Agreement.

2.9 Certificate of Interest. The interest of a Partner or assignee shall not be evidenced by a certificate of interest in the Partnership.

### 3. FINANCING

3.1 Capitalization. The Partnership will have an initial capitalization as set forth in Exhibit A, attached hereto and incorporated herein.

#### 3.2 General Partner Capital Contribution.

3.2.1 The General Partner shall contribute to the capital of the Partnership the amount set forth on Exhibit A.

3.2.2 Each new or replacement General Partner admitted after the execution of this Agreement must contribute, prior to admission to the Partnership, a sum that is determined by the General Partner. In the alternative, or in addition to the contribution provided for herein, the remaining General Partner may require a General Partner who is being admitted to replace a former General Partner to purchase the interest of the former General Partner pursuant to Sections 9.4 and 9.5. The foregoing provisions are subject, however, to any requirements for approval by the Limited Partners specified elsewhere in this Agreement. If there are no remaining General Partners, the contribution and interest of a new or replacement General Partner shall be determined by the Limited Partners in accordance with Section 2.3.

3.3 Limited Partner Capital Contribution. Each Limited Partner shall contribute to the capital of the Partnership in cash or property the amount set forth on Exhibit A.

3.4 Initial Capital Contributions From New Limited Partners. Each new Limited Partner shall contribute to the capital of the Partnership an amount determined by the General Partner.

3.5 Additional Capital Contributions. If the General Partner determines that additional capital is required, it will request all Limited Partners to make pro rata additional capital contributions in a total amount determined by the General Partner. The Limited Partners may make the additional capital contributions which, if made, shall be pro rata in accordance with their previous contributions to capital, and shall be made within fifteen (15) days following the date the General Partner gives written notice to each Partner of the requirement for such additional capital contributions. To the extent that

any Partner declines to make its pro rata additional capital contribution, the General Partner may, but shall not be required to, do any of the following:

- 3.5.1 Make a loan to the Partnership in such amount;
- 3.5.2 Make a contribution to capital in such amount either as a General Partner or as a Limited Partner, in the General Partner's sole discretion;
- 3.5.3 Solicit capital contributions from the other Limited Partners, or any of them;
- 3.5.4 Solicit capital contributions from other third parties as limited partners and admit them as Additional Limited Partners; or
- 3.5.5 Any combination of the foregoing, at the sole discretion of the General Partner.

Additional capital contributions shall change the allocation of cash, income, gain and loss, as set forth in Section 4.1 of this Agreement, from the date of the additional contribution as determined by the General Partner.

Nothing in this Section 3.5 shall be interpreted to require a Partner to make any additional capital contribution pursuant to a request of the General Partner. The purpose of this Section 3.5 is to permit Partners to maintain their pro rata interest in the Partnership if additional capital is required. A Partner who declines to make an additional capital contribution shall not be liable to the Partnership, the other Partners, or any third party for the amount of the additional capital contribution requested by the General Partner.

3.6 Interest on Contributions. No interest is paid on the initial contributions to the Partnership capital.

3.7 Withdrawal and Return of Capital.

3.7.1 No Partner may withdraw any portion of the capital of the Partnership and no Partner, General or Limited, is entitled to the return of that Partner's contribution to the capital of the Partnership except on dissolution of the Partnership.

3.7.2 No Partner is entitled to demand the distribution of Partnership property other than cash as part of the return of that Partner's capital contribution to the Partnership.

#### 4. ALLOCATION AND DISTRIBUTION OF PROFITS AND LOSSES

4.1 Distribution of Cash. Cash available for distribution for each fiscal year shall be distributed and applied in the following order of priority:

4.1.1 First, to creditors (including Partners in their capacities as creditors) in the amount of any accrued but unpaid indebtedness of the Company due at the time of distribution or in an amount that the General Partner determines is necessary or advisable to pay.

4.1.2 Second, to the Partners proportionately in accordance with any unreturned capital contributions until such time as all capital contributions have been returned to the Partners.

4.1.3 Third, once invested capital has been repaid in full, cash available for distribution shall be distributed to the Partners based on their relative interests in the profits and losses of the Partnership as set forth on Exhibit A.

4.2 Allocation Among Partners. All allocations to the Partners shall be in accordance with distributions made per Section 4.1 and, in all other events, in the ratio of their relative interests in the profits and losses of the Partnership as set forth on Exhibit A attached hereto.

4.3 Valuation and Distribution of Non-Cash Distributions. To the extent that non-cash consideration shall be available for distribution, such distribution and valuation shall be made pursuant to the applicable provisions of this Agreement.

4.4 Special Allocation to General Partner. To the extent compensation paid to the General Partner under of this Agreement is determined not to be a guaranteed payment under Section 707(c) of the Code, and is not paid to the General Partner other than in its capacity as a Limited Partner within the meaning of Section 707(c) of the Code, the General Partner shall be specially allocated gross income of the Partnership at a time and in an amount equal to the amount of such compensation, and the General Partner's capital account shall be adjusted to reflect the payment of such compensation.

4.5 Allocation of Partnership Items. Except as otherwise provided in this Agreement, whenever a proportionate part of net income or net loss is allocated to a Partner, every item of income, gain, loss or deduction entering into the computation of such net income or net loss shall be considered allocated, and every item of credit or tax preference related to such net income or net loss and applicable to the period during which such net income or net loss was realized shall be allocated to the Partner in the same proportions.

4.6 Assignment. In the event of the assignment of an interest whereby the assignee is not admitted as a Limited Partner, the net income or net loss and distributions during the period commencing with the last allocation date before the assignment shall be apportioned as between the Limited Partner and his assignee based upon the number of days of their respective ownership during such period before and after the date of such assignment, without regard to the results of the Partnership's operations during the period before or after such assignment. Net income or net loss and distributions of cash and investment credits shall be allocated to the person who was the Limited Partner or assignee, as the case may be, at the time of such sale or disposition or investment.

4.7 Distributions. The Partnership intends to make periodic distributions of substantially all cash available for distributions, as determined solely by the General Partner, subject to the following: (a) distributions may be restricted or suspended for periods when the General Partner determines in its absolute discretion that it is in the best interests of the Partnership to do so; and (b) all distributions are subject to the payment of Partnership expenses and to the maintenance of reasonable reserves for payment of Partnership expenses, including, but not limited to, debt service, alterations, repairs, improvements, maintenance and replacement of furniture and fixtures.

4.8 Power of General Partner to Vary Allocations of Net Income and Net Loss. It is the intent of the Partners that each Partner's distributive share of net income, net loss, gain or loss upon the sale or disposition of the Partnership assets and tax credits shall be determined and allocated in accordance with this Section 4 to the fullest extent permitted by Section 704(b) of the Code. Specifically, the Partners intend that the allocations provided by this Section 4 satisfy the requirements of the Regulations under Section 704(b) of the Code with respect to special allocations of deductions and losses attributable to non-recourse indebtedness and for which a Partner has the obligation to satisfy a deficit capital account upon liquidation. Therefore, if the Partnership is advised by legal counsel that the allocations provided in this Section 4 are unlikely to be respected for federal income tax purposes, the General Partner is granted the power to amend the allocation provisions of this Agreement, on advice of legal counsel, to the minimum extent necessary to effect the plan of allocations and distributions provided in this Agreement.

4.9 Consent of Limited Partners. The methods set forth above by which the distributions and allocations of net income, net loss and gain or loss upon sale or disposition of the Partnership assets are made and apportioned are hereby expressly consented to by each Limited Partner as a condition to becoming a Partner.

## 5. MANAGEMENT OF PARTNERSHIP AFFAIRS

5.1 Control and Management. The General Partner has sole and exclusive control of the Partnership. Subject to any limitations expressly set forth in this Agreement, the General Partner has the power and authority to take any action it may deem to be necessary, appropriate, or convenient in connection with the management and conduct of the business and affairs of the Partnership, including, without limitation, the power to:

5.1.1 Make all decisions concerning the operation of the Business, including, but not limited to, production of a Partnership budget, the engagement of all attorneys, consultants, and other professionals necessary for the proper operation of the Business,

5.1.2 Borrow money and, if security is required therefor, to subject the Business and the assets thereof to any security device, to obtain replacements of any security device and to prepay, in whole or in part, refinance, increase, modify, consolidate, or extend any security device, all of the foregoing on such terms and in such amounts as the General Partner, in its sole discretion, deems to be in the best interests of the Partnership;

5.1.3 Acquire and enter into any contract of insurance which the General Partner deems necessary or appropriate for the protection of the business of the Partnership and the General Partner, including errors and omissions insurance, for the conservation of the Partnership assets, or for any purpose convenient or beneficial to the Partnership;

5.1.4 Employ persons at the expense of the Partnership in the operation and management of the business of the Partnership, who may be affiliates of the General Partner, including, but not limited to, general manager, supervisory managing agents, advertising agents, insurance brokers, sales manager, salesmen, brokers, loan brokers, attorneys and accountants, on such terms and, subject to limitations otherwise imposed by this Agreement, for such compensation as the General Partner shall determine to be appropriate and in the best interests of the Partnership;

5.1.5 Prepare or cause to be prepared reports, statements, and other relevant information for distribution to Limited Partners and assignees;

5.1.6 Open accounts and deposit and maintain funds in the name of the Partnership in banks, savings and loan associations, "money market" mutual funds and in such other entities or institutions as the General Partner may deem in its discretion to be necessary or desirable;

5.1.7 Deposit all Partnership cash contributions and receipts in a Partnership account and make disbursements by check or other customary means from such Partnership account;

5.1.8 Cause the Partnership to make or revoke any of the elections referred to in the Code;

5.1.9 Select as its accounting year a calendar year or such fiscal year as may be approved by the Internal Revenue Service (the Partnership initially intends to adopt the calendar year as its accounting year);

5.1.10 Determine the appropriate accounting method or methods to be used by the Partnership;

5.1.11 In addition to any amendments otherwise authorized herein, amend this Agreement without any action on the part of the Limited Partners or acting on behalf of the Limited Partners by special or general power of attorney or otherwise for the following purposes:

(a) To add to the duties, services or obligations of the General Partner or any Affiliates of the General Partner herein, for the benefit of the Limited Partners;

(b) To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Agreement which will not be inconsistent with the provisions of this Agreement;

(c) To amend this Agreement to reflect the addition or substitution of Limited Partners or the reduction of the Capital Accounts upon the return of capital to the Partners;

(d) In the event that the State of California amends the Act in any manner and, as a result of such amendment, tax counsel to the Partnership is unable to give the Partnership an opinion to the effect that the Partnership will be treated as a partnership for federal income tax purposes and not as an association taxable as a corporation, then in the sole discretion of the General Partner, to reconstitute the Partnership under the laws of another state; and

(e) Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including the execution, acknowledgment and delivery of any such instrument by the attorney-in-fact for the General Partner under a special or limited power of attorney, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate with the signature of the General Partner acting alone.

5.1.12 Require in any Partnership contracts that the General Partner shall not have any personal liability thereon, but that the person or entity contracting with the Partnership is to look solely to the Partnership and its assets for satisfaction;

5.1.13 Establish reserves from income in such amounts as the General Partner deems appropriate;

5.1.14 Initiate legal actions, settle legal actions and defend legal actions on behalf of the Partnership;

5.1.15 Represent the Partnership and Partners as "Tax Matters Partner" within the meaning of the Code in discussions with the Internal Revenue Service regarding the tax treatment of items of Partnership income, losses, deductions or credits, or any other matter reflected in the Partnership's information returns, and, if deemed appropriate and in the best interests of the Partners, to agree to final Partnership administrative adjustments or file a petition for a readjustment of the Partnership items in question with the United States Tax Court, the appropriate United States District Court or the United States Claims Court

5.1.16 Admit itself as a Limited Partner;

5.1.17 Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including, but not limited to, any lease, employment agreement, management agreement, distributing agreement, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate. Any and all documents or instruments may be executed on behalf and in the name of the Partnership by the duly authorized signature of any of the officers of the General Partner; and

5.1.18 Accept in purchase of interest in the Partnership trades and/or exchanges of property of a value equal to the value of the interest being purchased, the value of which property is to be determined by the General Partner in its reasonable discretion.



5.1.19 The foregoing authority may be relied upon by any person or entity which may deal with the Partnership.

5.2 Obligations of the General Partner. The General Partner shall:

5.2.1 Have a fiduciary responsibility for the safekeeping and use of all the funds and assets of the Partnership whether or not in its immediate possession or control;

5.2.2 Devote such of its time to the business of the Partnership as it shall determine to be necessary to conduct the business of the Partnership in conformity with Section 5.6 of this Agreement;

5.2.3 File and publish all certificates, statements, or other instruments required by law for formation, qualification and operation of the Partnership and for the conduct of its business in all appropriate jurisdictions;

5.2.4 Cause the Partnership to be protected by public liability, property damage and other insurance determined by the General Partner in its discretion to be appropriate to the business of the Partnership and available at a reasonable cost;

5.2.5 At all times use its best efforts to meet applicable requirements for the Partnership to be taxed as a partnership and not as an association taxable as a corporation;

5.2.6 Amend this Agreement and, if necessary, any separate Certificate of Limited Partnership filed for record to reflect the admission of Additional Limited Partners to the Partnership and thereafter amend this Agreement, if necessary, and any separate Certificate of Limited Partnership filed for record to reflect the substitution of Limited Partners.

5.3 Restrictions on General Partner's Rights and Authority. Notwithstanding the preceding, the General Partner shall not have the authority to, without the written approval of a majority in interest of the Limited Partners:

5.3.1 Commingle Partnership funds with those of any other person or entity, except as permitted in paragraph 5.1.6. of this Agreement;

5.3.2 Use or permit any other person to use Partnership funds or assets in any manner except for the exclusive benefit of the Partnership;

5.3.3 Alter the primary purpose of the Partnership as set forth in Section 2.3 of this Agreement;

5.3.4 Admit another person or entity as a General Partner;

5.3.5 Cause the Partnership to lend Partnership assets to the General Partner or its Affiliates or employ, or permit to employ, the funds or assets of the Partnership in any manner except for the exclusive benefit of the Partnership;

5.3.6 Do any act which would make it impossible to carry on the ordinary business of the Partnership;

5.3.7 Confess a judgment against the Partnership; or

5.3.8 Do any act in contravention of this Agreement.

5.4 Administration of Partnership. So long as it is General Partner and the provisions of this Agreement for compensation and reimbursement of expenses of the General Partner are observed, the

General Partner shall have the responsibility of providing continuing administrative and executive support, advice, consultation, analysis and supervision with respect to the functions of the Partnership as an owner and operator of the Business. In this regard, the General Partner may retain the services of such Affiliates or unaffiliated parties as the General Partner may deem appropriate to provide management and financial consultation and advice, and may enter into agreements for the management and operation of Partnership assets, including the Business.

5.5 Tax Matters Partner. The Partners do hereby appoint the General Partner to act as the "Tax Matters Partner" as described in the Tax Equity and Fiscal Responsibility Act of 1982.

5.6 Devotion of Time. The General Partner shall not be required to devote all of its time or business efforts to the affairs of the Partnership, but shall devote so much of its time and attention to the Partnership as it deems necessary and advisable and it may, during the continuance of this Agreement, engage in any activity for its own profit and advantage without the consent of the Limited Partners.

5.7 Outside Activities. In addition to the business of the Partnership, the General Partner may engage in one (1) or more businesses, including those which directly compete with the Partnership. Neither the Partnership, nor any other Partner, shall have any right to any income or profit derived by the General Partner from any business activity permitted under this numbered paragraph.

5.8 Reserve. The General Partner intends to establish and maintain a Partnership cash reserve for unexpected expenses, development of the Business, and contingent liabilities. The actual amount of the cash reserve shall be in the sole discretion of the General Partner.

5.9 Indemnification of the General Partner. The General Partner shall not be responsible for losses incurred as a result of the General Partner's negligence, gross negligence, or other acts, activities, errors, or omissions that do not constitute willful misconduct. The Partnership shall and does hereby indemnify and hold harmless the General Partner and the General Partner's representatives, successors, assigns, agents, attorneys, officers, directors, parent corporations, subsidiaries, affiliates, employees, partners, co-venturers, and each of them, from and against any and all claims, demands, liability, actions, causes of action, losses, costs, expenses, attorneys' fees, and obligations arising out of or in any way connected with the General Partner's discharge of its duties and obligations under this Agreement, with the exception of acts, activities, errors, or omissions that constitute willful misconduct.

5.10 Restrictions on Limited Partners. The Limited Partners do not have either the obligation or the right to take part, directly or indirectly, in the active management or control of the business of the Partnership, except as otherwise expressly permitted in this Agreement or by law.

5.11 Standard of Care of General Partner. The General Partner shall exercise ordinary business judgment in managing the affairs of the Partnership. Unless fraud, deceit, or a wrongful taking is involved, the General Partner is not liable or obligated to the Limited Partners for any mistake of fact or judgment made by the General Partner in operating the business of the Partnership that results in any loss to the Partnership or its Partners. The General Partner does not, in any way, guarantee the return of the Limited Partners' capital or a profit from the operations of the Partnership. The General Partner is not responsible to any Limited Partner because of a loss of that Partner's investment or a loss in operations, unless it has been occasioned by fraud, deceit, or a wrongful taking by the General Partner.

5.12 Authority for Use of Nominees. All Partners recognize that there are sometimes practical difficulties in doing business as a limited partnership, occasioned by third parties seeking to determine the capacity of the General Partner to act for an on behalf of the Partnership, or for other reasons. Therefore, the Limited Partners authorize the General Partner to acquire all real and personal property, arrange all financing, enter contracts, and complete all other arrangements needed to effectuate the purpose of this Partnership, either in its own name or in the name of a nominee, without having to disclose the existence of this Partnership. If the General Partner decides to transact the Partnership business in its own names or in the name of a nominee, it must place a written declaration of trust in the

Partnership books and records that acknowledges the capacity in which the nominee acts and the name of the Partnership as the true or equitable owner.

5.13 Removal of General Partner. The General Partner may be removed only for cause by the affirmative vote of all Limited Partners. Written notice of the General Partner's removal must be served on that Partner by certified mail. The notice must set forth the day on which the removal is to be effective, and that date may not be less than 30 days after the service of notice on the General Partner. If there is no other remaining General Partner, and the Limited Partners fail to elect a new General Partner pursuant to Section 2.2 of this Agreement within six (6) months after the removal becomes effective, the Partnership will be dissolved and its business will be wound up and terminated. If the removal of the General Partner does not cause the dissolution of the Partnership, the General Partner's interest may be purchased pursuant to Sections 9.6 and 9.7 of this Agreement. Otherwise, that removal will cause that Partner's interest in the Partnership to be converted to that of a Limited Partner. A former General Partner whose interest has been converted to that of a Limited Partner has the same rights and obligations under this Agreement as any other Limited Partner.

## 6. BOOKS, RECORDS, AND ACCOUNTS

### 6.1 Partnership Accounting Practices.

6.1.1 The Partnership books will be kept on a cash basis. The Partnership books will be closed and balanced at the end of each fiscal year of the Partnership.

6.1.2 The fiscal year of the Partnership shall end on the last day of each calendar year.

6.2 Maintenance of Records and Accounts. At all times, the General Partner shall maintain books, records, reports, and accounts in which all transactions of the Partnership are entered.

6.3 Required Records. The General Partner shall maintain at the principal executive office of the Partnership within California all of the following records:

6.3.1 A current list in alphabetical order of the full name and last known business or residence address of each Partner together with the contribution and the share in profits and losses of each Partner.

6.3.2 A copy of the Certificate of Limited Partnership and all certificates of amendment thereto, together with executed copies of any powers of attorney pursuant to which any certificate has been executed.

6.3.3 Copies of the Partnership's federal, state, and local income tax or information returns and reports, if any, for the six most recent taxable years.

6.3.4 Copies of this Agreement and all amendments thereto.

6.3.5 Financial statements of the Partnership for the six (6) most recent fiscal years.

6.3.6 The Partnership's books and records for at least the current and past three fiscal years.

6.4 Delivery of Records to Limited Partners. On the request of any Limited Partner, or his or her agent or attorney, the General Partner shall promptly deliver to that Partner, or to his or her agent or attorney, at the expense of the Partnership, a copy of:

6.4.1 The current list of each Partner's name, address, contribution, and share in profits and losses.

6.4.2 The Certificate of Limited Partnership, as amended, and any powers of attorney pursuant to which any certificate was executed.

6.4.3 This Agreement, as amended.

6.5 Access to Records by Limited Partners. Each Limited Partner and/or each Limited Partner's duly authorized representative, attorney, or attorney in fact has the right, on reasonable request, to:

6.5.1 Inspect and copy, during normal business hours, any Partnership record the Partnership is required to maintain, pursuant to Section 6.3 of this Agreement.

6.5.2 Obtain from the General Partner, promptly after becoming available, a copy of the Partnership's federal, state, and local income tax or information returns for each year.

6.6 Income Tax Date. The General Partner shall send to each Partner, within ninety (90) days after the end of each taxable year, such information as is necessary for them to complete their federal and state income tax or information returns.

6.7 Capital and Income Accounts. The Partnership shall establish an individual capital and income account for each Partner. The Partnership shall determine and maintain each capital and income account in accordance with Treasury Regulation § 1.704-1(b)(2)(iv). The following additional provisions shall apply to capital accounts:

6.7.1 A Partner's capital account shall be increased by that Partner's capital contributions, that Partner's share of profits, and any items in the nature of income or gain that are specially allocated to that Partner.

6.7.2 A Partner's capital account shall be increased by the amount of any partnership liabilities assumed by that Partner subject to and in accordance with the provisions of Reg. § 1.704-1(b)(2)(iv)(c).

6.7.3 A Partner's capital account shall be decreased by (a) the amount of cash distributed to that Partner; (b) the fair market value of any property of the Partnership so distributed, net of liabilities secured by such distributed property that the distributee Partner is considered to assume or to be subject to under IRC § 752; (c) the amount of partnership liabilities from which the partner is released; and (d) the amount of any items in the nature of expenses or losses that are specially allocated to that Partner pursuant to this Agreement.

6.7.4 A Partner's capital account shall be reduced by the Partner's share of any expenditures of the Partnership described in IRC § 705(a)(2)(B) or which are treated as IRC § 705(a)(2)(B) expenditures pursuant to Reg. § 1.704-(b)(2)(iv)(i) (including syndication expenses and losses not deductible under IRC §§ 267(a)(1) or 707(b)).

6.7.5 If any interest (or portion thereof) is transferred, the transferee of such interest or portion shall succeed to the transferor's capital account attributable to such interest or portion.

6.7.6 The principal amount of a promissory note that is not readily traded on an established securities market and that is contributed to the Partnership by the maker of the note shall not be included in the capital account of any person until the Partnership makes a taxable disposition of the note or until (and to the extent) principal payments are made on the note, all in accordance with Reg. § 1.704-1(b)(2)(iv)(d)(2).

6.7.7 Each Partner's capital account shall be increased or decreased as necessary to reflect a revaluation of the Partnership's property assets in accordance with the requirements of Reg. §§ 1.704-1(b)(2)(iv)(f) and 1.704-1(b)(2)(iv)(g), including the special rules under Reg. § 1.701-1(b)(4), as applicable.

6.7.8 "Adjusted capital account deficit" shall mean the deficit balance, if any, in a Partner's adjusted capital account as of the end of the taxable year. This definition is intended to comply with and shall be interpreted to be consistent with Treasury Regulation § 1.704-1(b)(2)(ii)(d). If any Partner unexpectedly receives any adjustments, allocations, or distributions described in Treasury Regulation § 1.704-1(b)(2)(ii)(d)(4), (5), or (6), then items of net income shall be specifically allocated to that Partner in an amount and manner sufficient to eliminate, to the extent required by the Regulation, the adjusted capital account deficit of that Partner as quickly as possible. This section is intended to comply with and shall be interpreted to be consistent with the provisions of Treasury Regulation § 1.704-1(b)(2)(ii)(d).

6.7.9 If there is a net decrease in Partnership minimum gain during any Partnership year, then each Partner who would otherwise have an adjusted capital account deficit at the end of that year shall be specially allocated items of net income for that year (and, if necessary, subsequent years) in an amount and manner sufficient to eliminate the adjusted capital account deficit as quickly as possible. This Section is intended to comply with and shall be interpreted to be consistent with the minimum gain charge-back, requirements of Treasury Regulation § 1.704-1(b)(4)(iv)(e).

6.7.10 To the extent an allocation of loss to a Partner would cause the Partner to have an adjusted capital account deficit, the loss shall not be allocated to that Partner and instead shall be allocated to other Partners.

6.7.11 It is the intent of the Partnership that the Agreement comply with the terms and requirements of Treasury Regulation § 1.704-1(b)(2)(ii)(d), including its provisions for the safe harbor test and the qualified income offset. Treasury Regulation § 1.704-1(b)(2)(ii)(d) is incorporated by reference in the Agreement. If the Partnership determines that the allocation provisions of the Agreement are unlikely to be respected for federal income tax purposes, the General Partner shall have the authority to amend the allocation provisions of the Agreement to the minimum extent necessary to effect the allocations and distribution plan of the Agreement. The General Partner shall have the authority, at its sole discretion, to adopt and revise rules, conventions, and procedures for admitting Partners to reflect their interest in the Partnership at the close of the year.

6.8 Banking The General Partner shall open and maintain a separate bank account in the name of the Partnership at a depository as chosen by the General Partner in which all Partnership funds will be deposited. No other funds will be deposited in the account. The funds in that account will be used solely for the business of the Partnership, and all withdrawals are to be made only on checks signed by the General Partner.

## 7. RIGHTS, POWERS, DUTIES, AND RESTRICTIONS OF PARTNERS

7.1 General Partner's Exclusive Right to Manage. The General Partner has exclusive charge and control of the management, conduct, and operation of the Partnership in all matters.

7.2 Devotion of Time by General Partner. The General Partner shall devote only such care, attention, and business capacity to the affairs of the Partnership as may be reasonably necessary. In this connection, the Partners acknowledge that any General Partner may be the General Partner of other partnerships and may continue to manage other partnerships, and may continue to engage in other businesses.

7.3 Restrictions on General Partner. Except as otherwise expressly provided in this Agreement, the General Partner is subject to all the restrictions imposed on general partners by the Act and has all the rights and powers granted to general partners under those statutes.

7.4 Compensation of General Partner. The General Partner shall be entitled to receive compensation for acting as such, as the General Partner shall from time to time determine, in its reasonable discretion, but in no event shall such amount be in excess of that which the Partnership could pay to a third party in an arm's length transaction for providing such services. In addition, the General Partner shall be reimbursed for all amounts expended to or for the benefit of the Partnership, whether incurred before or after formation.

7.5 Voting Rights of Limited Partners.

7.5.1 In addition to any other voting rights granted the Limited Partners under this Agreement, the Limited Partners have the right to vote on the following matters: (a) The dissolution and winding up of the Partnership, pursuant to Section 12.2; (b) the merger of the Partnership; (c) the incurrence of indebtedness by the Partnership other than in the ordinary course of its business; (d) a change in the nature of the Partnership's business; and (e) transactions in which the General Partner has an actual or potential conflict of interest either with the Limited Partners or the Partnership. An election to continue the business of the Partnership when the General Partner ceases to be the General Partner and at least one General Partner remains.

7.5.2 All of the actions specified in Section 7.5.1 may be taken following the vote of a majority in interest of the Limited Partner.

7.5.3 The Limited Partners have the right to vote on the admission of an additional General Partner. Except as specifically provided in Sections 7.5.4 and 7.5.5 of this Section 7.5 or any other provision of this Agreement, the admission of an additional General Partner may be accomplished on the affirmative vote of a majority in interest of the Limited Partners.

7.5.4 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after the General Partner has ceased to be a General Partner other than by removal and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.5 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after a General Partner has been removed as a General Partner and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.6 The Limited Partners have the right to vote on any other matters related to the business of the Partnership that are made subject to the approval or disapproval of the Limited Partners by this Agreement. These actions shall be taken only on approval of a majority in interest of the Limited Partners.

7.6 Loans to the Partnership. Nothing in this Agreement prevents a Partner from loaning money to the Partnership on a promissory note or similar evidence of indebtedness for a reasonable rate of interest, as determined by the lending Partner and the General Partner. Any Partner loaning money to the Partnership has the same rights and risks regarding the loan as would any person or entity making the loan who was not a member of the Partnership.

7.7 Transaction of Business With Partnership. Except as otherwise provided in this Agreement, a Partner may transact other business with the Partnership. If any Partner transacts business with the Partnership, that Partner has the same rights and obligations with respect thereto as a person who is not a Partner.

7.8 Partners Engaging in Other Business. Any of the Partners may engage in or possess an interest in other business ventures of every nature and description independently or with others, and neither the Partnership nor the Partners shall have any right by virtue of this Agreement in and to any such independent ventures or to the income or profits derived from them.

7.9 Special Power of Attorney.

7.9.1 In General. Each Limited Partner hereby irrevocably constitutes and appoints the General Partner as his attorney-in-fact, in his name, place, and stead, with power and authority to execute, acknowledge, and swear to in the execution, acknowledgment, and filing of all of the following documents:

(a) The Certificate of Limited Partnership, which, under the laws of the State of California or the laws of any other state where the Partnership does business, is required to be filed or which the General Partner elects to file;

(b) Any other instrument or document required to be filed by the Partnership under the laws of any state or by any governmental agency, or which the General Partner elects to file; and

(c) Any instrument or document that may be required to effect the continuation of the Partnership, the admission of an additional or substitute Limited Partner, or the dissolution and termination of the Partnership; provided, however, that the continuation, admission, or dissolution and termination are in accordance with the terms of this Agreement.

7.9.2 Special Provisions. The special power of attorney being granted by each Limited Partner (a) is a special power of attorney coupled with an interest, (b) is irrevocable, (c) shall survive the incapacity of the granting Limited Partner, and (d) is limited to matters set forth in this Section 7.9.

7.9.3 Signatures. The General Partner may exercise the special power of attorney on behalf of each Limited Partner by a facsimile signature of the General Partner or one of its general partners, or by the signature of the General Partner or one of its general partners acting as an attorney-in-fact for all the Limited Partners.

7.9.4 Amendments to Agreement. The General Partner shall promptly furnish the Limited Partners with a copy of any amendment to this Agreement executed by the General Partner pursuant to this power of attorney.

7.10 Limited Partner Representations and Acknowledgements. Each Limited Partner makes the following representations to and for the benefit of the General Partner and the Partnership:

7.10.1 The Limited Partner has a preexisting personal or business relationship with the General Partner or any of its offices, directors or controlling persons, or by reason of such Limited Partner's business or financial experience, the Limited Partner has the capacity to protect its own interest in connection with the transaction.

7.10.2 The Limited Partner is purchasing for its own account (or a trust account if a trustee) and not with a view to or for sale in connection with any distribution of the interest in the Partnership.

8. PARTNERSHIP MEETINGS

8.1 In General. The call, noticing and holding of meetings (including quorum, voting rights, proxies, etc.) and activity without meetings (e.g. written consents), and the like shall be handled in accordance with the Act, as it may be amended from time to time.

## 9. TRANSFER OF PARTNERSHIP INTERESTS

9.1 Transfer and Assignment of Interests. No Limited Partner shall be entitled to transfer, assign, convey, sell, encumber or in any way alienate all or any part of his or her interest in the Partnership (collectively, "Transfer") except with the prior written consent of the General Partner, which consent may be given or withheld, conditioned or delayed, as the General Partner may determine in its sole and absolute discretion, including conditioning such transfer on first affording the Company (and the other Limited Partners, if so elected by the General Partner) a right of first refusal to acquire said interest. After the consummation of any Transfer of any interest, the interest so transferred shall continue to be subject to the terms and provisions of this Agreement and any further Transfers shall be required to comply with all the terms and provisions of this Agreement.

9.1.1 Substitution of Limited Partners. An assignee of an interest shall have the right to become a Limited Partner only if (i) the requirements of this Section are met, (ii) the assignee executes an instrument satisfactory to the General Partner accepting and adopting the terms and provisions of this Agreement, and (iii) the assignee pays any reasonable expenses in connection with his or her admission as a new Limited Partner. The admission of an assignee as a substitute Limited Partner shall not result in the release of the Limited Partner who assigned the interest from any liability that such Limited Partner may have to the Company.

9.1.2 Permitted Transfers. The interest of any Limited Partner may be transferred to any Limited Partner's spouse, child or grandchild (so long as such child or grandchild is not then less than eighteen (18) years of age), or to a trust for the benefit of such Limited Partner or such Limited Partner's spouse, child or grandchild, or other estate planning entity controlled or directed by the Limited Partner, subject to compliance with this Section, and without the prior written consent of the General Partner, but with written notice to the General Partner, by inter vivos gift or by testamentary transfer. Any such transferee may become a substitute Limited Partner in accordance with Section 9.1.1 above.

9.1.3 Rights of Legal Representatives. If a Limited Partner who is an individual dies or is adjudged by a court of competent jurisdiction to be incompetent to manage the Limited Partner's person or property, the Limited Partner's executor, administrator, guardian, conservator, or other legal representative may exercise all of the Limited Partner's rights for the purpose of settling the Limited Partner's estate or administering the Limited Partner's property, including any power the Limited Partner has under the Articles or this Agreement to give an assignee the right to become a Limited Partner. If a Limited Partner is a corporation, trust, or other entity and is dissolved or terminated, the powers of that Limited Partner may be exercised by its legal representative or successor.

9.2 Assignment of Fifty Percent (50%) or More. Except as provided in this Section 9.2, no assignment of any interest may be made if the interest to be assigned, when added to the total of all other interest assigned within the twelve (12) immediately preceding months, would, in the opinion of counsel for the Company, result in the termination of the Company under the Code, unless the Limited Partner desiring to make such assignment shall, at his own expense, procure a private ruling from the Internal Revenue Service that the proposed assignment will not cause such termination.

9.3 Transfer Subject to Law. No assignment, sale, transfer, exchange or other disposition of any interest in the Company may be made except in compliance with the then applicable laws and rules of any governmental authority, including state and federal securities laws.

9.4 Transfer in Violation not Recognized. Any assignment, sale, transfer or exchange in contravention of any of the provisions of this Section 9 shall be void and ineffectual, and shall not bind or be recognized by the Company.

9.5 Option to Buy Terminated Interest of General Partner. When a General Partner ceases to be a General Partner pursuant to Section 15642 of the Act, the remaining Limited Partners have an option, exercisable by them, or by anyone they have designated as the replacement General Partner, at



any time within ninety (90) days after the date on which the withdrawing General Partner ceases to be a General Partner, to purchase the withdrawing General Partner's interest by paying the value of that interest determined as provided in Section 9.5 to the person legally entitled.

9.6 Purchase Price for General Partner's Interest. The value of the interest of a withdrawing General Partner, for the purposes of Section 9.6 of this Agreement, is the value of that interest as shown on the last regular accounting of the Partnership preceding the date on which the General Partner ceased to be a General Partner of the Partnership, together with the full unwithdrawn portion of the withdrawing General Partner's distributive share of any net profits earned by the Partnership between the date of that accounting and the date on which the withdrawing General Partner ceased to be a General Partner of the Partnership.

9.7 Duties of New General Partner. On the purchase and sale of a withdrawing General Partner's interest, the new General Partner shall assume all obligations of the Partnership and hold the withdrawing General Partner, the personal representative and estate of the withdrawing General Partner, and the property of the withdrawing General Partner free and harmless from all liability for those obligations. Further, the new General Partner shall immediately amend the Certificate of Limited Partnership as required by the Act and prepare, file, serve, and publish all other notices required by law to protect the withdrawing General Partner or the personal representative and estate of the withdrawing General Partner from all liability for the future obligations of the Partnership business.

## 10. LIABILITIES OF PARTNERS

10.1 Liability of General Partners. Except as otherwise provided in this Agreement, the liability of the General Partner arising from the conduct of the business affairs or operations of the Partnership or for the debts of the Partnership is unrestricted.

10.2 Liability of Limited Partners. The liability of the Limited Partners is restricted and limited to the amount of the actual capital contributions that each Limited Partner makes or agrees to make to the Partnership.

## 11. PROHIBITED TRANSACTIONS

11.1 Specified Acts. During the time of the organization or continuance of this Partnership, the General and Limited Partners specifically promise not to do any of the following:

11.1.1 Use the name of the Partnership (or any substantially similar name) or any trade name adopted by the Partnership, except in the ordinary course of the Partnership business.

11.1.2 Disclose to any non-partner any of the Partnership business practices, trade secrets, or any other information not generally known to the business community.

11.1.3 Do any other act or deed with the intention of harming the business operations of the Partnership.

11.1.4 Do any act contrary to this Agreement, except with the prior express written approval of all Partners.

11.1.5 Do any act that would make it impossible to carry on the intended or ordinary business of the Partnership.

11.2 Use of Partnership Assets. The General Partner shall not use, directly or indirectly, the assets of this Partnership for any purpose other than conducting the business of the Partnership for the full and exclusive benefit of all its Partners.

## 12. DISSOLUTION OF THE PARTNERSHIP

12.1 Dissolution and Winding Up. The Partnership is dissolved and its affairs will be wound up on the expiration of the term provided for the existence of the Partnership in Section 1.5 or on the occurrence of any of the events specified in Sections 12.2 through 12.5, whichever is the first to occur.

12.2 Dissolution on Consent. The Partnership is dissolved on any date specified in a consent to dissolution signed by the General Partner and by a majority in interest of the Limited Partners.

12.3 Dissolution on Loss of a General Partner. If a General Partner ceases to be a General Partner for any cause set forth in the Act, and there is no remaining General Partner, the Partnership shall dissolve and its affairs shall be wound up unless a majority in interest of the Limited Partners agree in writing to continue the business of the Partnership and to the admission of one (1) or more new General Partners in accordance with Section 2.2 of this Agreement within ninety (90) days of the General Partner ceasing to be the General Partner.

12.4 Dissolution on Sale or Disposition of Assets. The Partnership will be dissolved and its affairs will be wound up when its assets are sold or otherwise disposed of and the only property of the Partnership consists of cash available for distribution to the Partners.

12.5 Dissolution on Judicial Decree. The Partnership shall be dissolved and its affairs shall be wound up when required by a decree of judicial dissolution entered in accordance with the Act.

12.6 Responsibility for Winding Up. On dissolution of the Partnership, the affairs of the Partnership will be wound up by the General Partner if it has not wrongfully caused the dissolution, or if there is no General Partner remaining, the Partnership's affairs will be wound up by the Limited Partners. If the Limited Partners wind up the Partnership's affairs, they shall not be entitled to reasonable expenses.

12.7 Liquidation and Distribution. The person or persons responsible for winding up the affairs of the Partnership pursuant to Section 12.6 will take full account of the Partnership assets and liabilities, liquidate the assets of the Partnership as promptly as is consistent with obtaining the fair value thereof, and apply and distribute the proceeds in the following order:

12.7.1 To creditors of the Partnership, including Partners who are creditors to the extent permitted by law, in satisfaction of liabilities of the Partnership other than liabilities for any of the following:

(a) Distributions owing to Partners prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership.

(b) Distributions owing to Partners on their withdrawal from the

12.7.2 Except as otherwise provided in this Agreement, then to Partners and former Partners in satisfaction of liabilities for distributions owing to them prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership and on their withdrawal from the Partnership.

12.7.3 Then to the Partners in accordance with the provisions set forth in Section 4.1 of this Agreement for the distribution of the assets of the Partnership.

12.8 Filing Certificate of Dissolution. On dissolution of the Partnership, the General Partner will execute and file in the office of the Secretary of State of the State of California a certificate of dissolution. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of dissolution.

12.9 Cancellation of Certificate of Limited Partnership. On completion of the winding up of the Partnership's affairs, the Partners conducting the winding up of the Partnership's affairs will execute and file in the office of the Secretary of State of the State of California a certificate of cancellation of the Certificate of Limited Partnership. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of cancellation.

### 13. RECORD DATE

13.1 Automatic Record Date. In the absence of any action setting a record date, the record date is determined as follows:

13.1.1 The record date for determining the Partners entitled to notice of or to vote at meetings is at the close of business on the business day preceding the day on which notice is given or, if notice is waived, at the close of business on business day preceding day on which meeting is held.

13.1.2 The record date for determining Partners entitled to give consent to Partnership action in writing without meeting is the day on which the first written consent is given.

13.1.3 The record date for determining Partners for any other purpose is the close of business on the day on which the General Partner adopts the record date or the sixtieth (60th) day prior to the date of action relating to that other purpose, whichever is later.

13.1.4 The record date for adjourned meetings is the record date set in determining the Partners entitled to notice of or to vote at the original meeting; however, the Partners who called that meeting may fix a new record date for the adjourned meeting and must fix a new record date if the meeting is adjourned for more than forty-five (45) days from the date set for the original meeting.

### 14. MISCELLANEOUS PROVISIONS

14.1 Entire Agreement. This Agreement contains the entire understanding among the Partners and supersedes any prior written or oral agreements between them respecting the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between and among the Partners relating to the subject matter of this Agreement that are not fully expressed herein.

#### 14.2 Amendments.

14.2.1 Conflicts. Subject to Section 14.2.2, the provisions of this Agreement may be amended upon approval of the General Partner along with a vote of a majority-in-interest of the Limited Partners. Any amendment of this Agreement must be in writing, dated, and executed by all approving Partners. If any conflict arises between the provisions of any amendment and the original Agreement as previously amended, the most recent provisions control. No amendment may, without the unanimous consent of all Partners, modify the Partnership interests of the Partners or the allocation of profits or losses or distributions, or amend this Section.

14.2.2 Right of Limited Partners to Vote. The provisions of this Agreement governing the right of the Limited Partners to vote on the admission of a General Partner when there is a remaining or surviving General Partner, and the right of the Limited Partners to vote on the admission of a General Partner or an election to continue the business of the Partnership after a General Partner ceases to be a General Partner other than by removal and there is no remaining or surviving General Partner, may not be amended.

14.2.3 Attorneys' Fees. If any action or law or in the equity, including an action for declaratory or injunctive relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party is entitled to reasonable attorneys' fees.

14.2.4 Governing Law. All questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto are governed by the laws of the State of California.

14.2.5 Notices. All notices must be in writing and sent by first class United States mail. All notices to the Partners must be sent to them at the addresses shown for them in the records of the Partnership. All notices to the Partnership must be sent to it at its principal executive office in California. Notices are deemed to have been delivered when deposited in the United States mail.

14.2.6 Successors. Subject to the restrictions against assignment of limited partnership interests contained herein, this Agreement inures to the benefit of and is binding on the assigns, successors in interest, personal representatives, estates, heirs, and legatees of each of the parties hereto.

14.2.7 Severability. If any provisions of this Agreement are declared by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions continue in full force and effect.

14.2.8 Election of Adjusted Basis. In the event of a transfer of all or part of the interest of a Limited Partner, the General Partner may elect, on behalf of the Partnership, to adjust the basis of the Partnership property pursuant to Section 754 of the federal Internal Revenue Code. All other elections required or permitted to be made by the Partnership under the federal Internal Revenue Code must be made by the General Partner in such manner as will, in their opinion, be most advantageous to a majority in interest of the Limited Partners.

14.2.9 Counterparts. This Agreement may be executed in several counterparts, and all counterparts so executed will be one agreement that is binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

14.2.10 Headings. The headings preceding the paragraphs of this Agreement are for convenience of reference only, are not a part of this Agreement, and are disregarding in the interpretation of any portion of this Agreement.

14.2.11 Other Instruments. The parties hereto covenant and agree that they will execute all other instruments and documents that are or may become necessary or convenient to effectuate and carry out the Partnership created by this Agreement.

/// Signature page follows. ///

IN WITNESS WHEREOF, the Partners have executed this Agreement as of the date first written above.

**General Partner:**

RKJK A NEVADA CO., LLC,  
a Nevada limited liability company

By: Hagop Kodfarali  
Hagop Kodfarali, Manager

**Limited Partner(s):**

HAGOP AND TALINE KOFDARALI FAMILY  
LIVING TRUST under Declaration of Trust  
dated May 17, 2006

By: Hagop Kodfarali  
Hagop Kodfarali, Trustee

By: Taline Kodfarali  
Taline Kodfarali, Trustee

**Cajalco Square, LP**  
**a California limited partnership**

PARTNER NAME AND ADDRESS		CAPITAL CONTRIBUTION	PERCENTAGE INTEREST IN PROFITS & LOSSES
<b>General Partner</b>			
RKJK A Nevada Co., LLC	139 Radio Road Corona, CA 92878	\$100	1%
<b>Limited Partner(s)</b>			
Hagop and Taline Kofdarali Family Living Trust	139 Radio Road Corona, CA 92878	\$ _____	99%
		\$ _____	100%

LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

PARCELS 1, 2, 3 AND 8, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 36124 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON NOVEMBER 29, 2011, IN BOOK 233 OF MAPS PAGE(S) 30 THROUGH 35.

APN:

- 321-130-053-6 (Affects Parcel 1)
- 321-130-054-7 (Affects Parcel 2)
- 321-130-055-8 (Affects Parcel 3)
- 321-130-060-2 (Affects Parcel 8)

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321-130-055-8 (Affects Parcel 3)  
321-130-060-2 (Affects Parcel 8)





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 20, 2019**

the Tentative Tract Map No. 37294. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

- 4.2 CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and (E) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN-277-081-031. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

- 4.3 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

**APPLICANT REQUEST A CONTINUANCE OFF CALENDAR –  
ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**5.0 WORKSHOP**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 20, 2019**

**I. AGENDA ITEM 4.3**

**TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1.**

**II. PROJECT DESCRIPTION:**

**Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. **APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: John Hildebrand, TLMA Administrative Services Manager  
Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Spoke in opposition:**

Ann Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570

Jerry Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570- did not speak, donated time.

John Minnella, Neighbor, 19464 Killdeer Court, Lake Mathews, 92590

Laurie Sabo, Neighbor, 19120 Sterling Hill Lane, Perris, 92570

Jodi Montano, Neighbor, 16661 Multiview Drive, Perris, 92570- did not speak, donated time

Carol Garland, Interested Party, 16080 Multiview Drive, Lake Mathews, 92570- did not speak, donated time

Kerri Hand, Neighbor, 19385 Silver Summit Circle, Perris, 92570

No one spoke favor or in a neutral position

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Open

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Taylor-Berger

A vote of 4-0 (Commissioner Sanchez Absent)

**CONTINUED** off Calendar.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN**  
**ENVIRONMENTAL IMPACT REPORT (EIR)**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 20, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 24, 2020,  
The attached property owners list was prepared by Riverside County GIS,  
APN (s) or case numbers TPM37537 / CUP03775 for  
Company or Individual's Name RCIT - GIS,  
Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

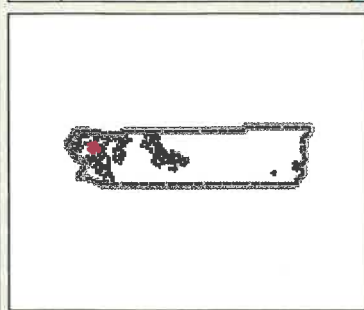
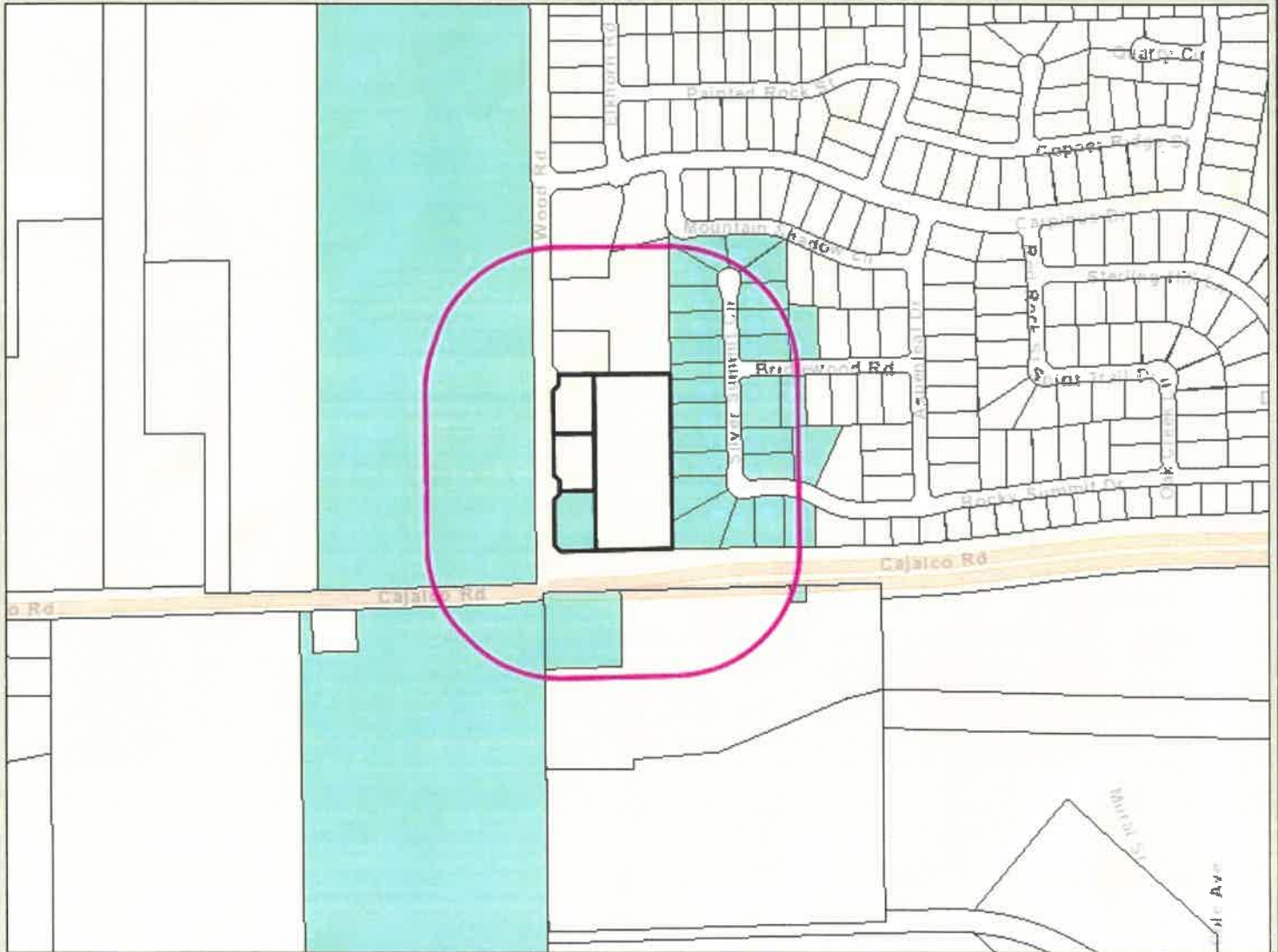
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor





Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

TPM37537 / CUP03775 ( 600 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  Parcels
  -  World Street Map

## Notes



0 752 1,505 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 2/24/2020 11:57:58 AM

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**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

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TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>MARCH 18, 2020</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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If this project is challenged in court, the issues may be limited to those 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

321110020  
SAND HAVEN PINES INC  
18800 CAJALCO RD  
PERRIS CA 92570

321120016  
GENUS L P  
12671 HIGH BLUFF NO 150  
SAN DIEGO CA 92130

321130053  
B&C LAND BOULDER  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401

321140003  
O C CALLERY INC  
PO BOX 1987  
PERRIS CA 92572

321140035  
WILLIAM R. CRAMER  
PO BOX 1987  
PERRIS CA 92572

321501008  
COLLEEN KIEMELE  
19199 BRIDLEWOOD RD  
PERRIS CA 92570

321502001  
JERRY & JULIA BUILDERS  
PO BOX 1136  
LAKE ELSINORE CA 92531

321510001  
RAYMOND J. ROMERO  
19295 SILVER SUMMIT CIR  
PERRIS CA 92570

321510002  
LUCRECIA MORENO  
19277 SILVER SUMMIT CIR  
PERRIS CA 92570

321510003  
EDWARD J. GOMEZ  
19259 SILVER SUMMIT CIR  
PERRIS CA 92570

321510004  
MANUEL JESUS PAT  
19241 SILVER SUMMIT CIR  
PERRIS CA 92570

321510005  
ERIK JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS CA 92570

321510006  
JOAQUIN AGUILAR  
19238 SILVER SUMMIT CIR  
PERRIS CA 92570

321510007  
KEITH D. GODDARD  
19256 SILVER SUMMIT CIR  
PERRIS CA 92570

321510008  
CALVIN WING LI  
19274 SILVER SUMMIT CIR  
PERRIS CA 92570

321510009  
CHRISTOPHER MIRABAL  
19292 SILVER SUMMIT CIR  
PERRIS CA 92570

321510010  
EVANS GAMBINA CARRIE  
19310 SILVER SUMMIT CIR  
PERRIS CA 92570

321510015  
BOULDER SPRINGS COMMUNITY ASSN  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS CA 92570

321520002  
JANIECE EDWA  
19331 SILVER SUMMIT CIR  
PERRIS CA 92570

321520003  
JOSE A. GONZALEZ  
19349 SILVER SUMMIT CIR  
PERRIS CA 92570

321520004  
DAVID WEST  
19367 SILVER SUMMIT CIR  
PERRIS CA 92570

321520005  
JASON HAND  
19385 SILVER SUMMIT CIR  
PERRIS CA 92570

321520006  
ERISA RODRIGUEZ  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

321520007  
ANTONIO A. SIMOES  
19191 ROCKY SUMMIT DR  
PERRIS CA 92570

321520008  
LYDIA GONZALEZ  
19209 ROCKY SUMMIT DR  
PERRIS CA 92570

321520009  
JESUS SALVADOR MELGOZA  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

321521001  
RUDOLFO TREVINO  
19181 BRIDLEWOOD RD  
PERRIS CA 92570



321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS CA 92570

321521003  
RYAN JASON ROQUES  
19382 SILVER SUMMIT CIR  
PERRIS CA 92570

321521004  
MANUEL O. OJEDA  
19224 ROCKY SUMMIT DR  
PERRIS CA 92570

Cajalco Square, LP  
139 Radio Road  
Corona, CA 92879

J&T Management  
Attn: Claudia Grajeda  
139 Radio Road  
Corona, CA 92879

Debbie Walsh  
P.O. Box 2244  
Perris, CA 92572

B&C Land – Boulder Springs, LLC  
341 West 2nd Street, #1  
San Bernardino, CA 92401  
Attn: Wood & Cajalco project (CUP03775)

John L. Minnella, Esquire  
1820 East Seventeenth Street  
Santa Ana, CA 92705-8604

John L. Minnella  
19464 Killdeer Court  
Lake Mathews, CA 92570

Nancy Varela  
19031 Avenue C  
Perris, CA 92570

Laurie Sabo-Salem  
19120 Sterling Hill Ln.  
Perris, CA 92570

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

JoAnn Eldred  
19569 Rocky Summit Drive  
Perris, CA 92570

Annette Sapiano  
18888 Priceless Road  
Perris, CA 92570

Margaret Lindou  
18540 Malkoha Street  
Perris, CA 92570

Anjanette Anzaldi  
18535 Granite Avenue  
Riverside, CA 92508

Jerry and Ann Grell  
19828 Smith Road  
Lake Mathews, CA 92570

Steven Krause  
16995 Rocky Glen Road  
Lake Mathews, CA 92570-7441

Jodi Montano  
16661 Multiview Drive  
Perris, CA 92570

Carol Garland  
16080 Multiview Drive  
Lake Mathews, CA 92570



**INVOICE (PLAN-CFG06410)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

B&C Land Boulder  
341 W 2Nd St, Ste 1  
San Bernardino, Ca 92401

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06410	07/03/2017	07/03/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06410	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS	
	<b>SUB TOTAL</b>
	<b>\$50.00</b>

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	Riverside Permit Assistance Center 4080 Lemon St., 9th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.