



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP180023

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: June 10, 2020

Applicant/Project Sponsor: Beyond Food mart Date Submitted: 10/22/2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Brett Dawson Date: June 10, 2020

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 180100
Project Case Type (s) and Number(s): CUP 180023
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Beyond Food Mart
Applicant's Address: 4300 Edison Avenue, Chino, CA 91710

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 180023 is a proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) within a proposed 7,250 square foot convenience store building with, drive thru restaurant, and a 1,870 square foot drive thru car wash within a 1.66 area of a 4.16 acre parcel.

The approximate 4.1616-acre Project Site is located at the southeast corner of Leon Road and Auld Road in the unincorporated community of French Valley within the County of Riverside (APN: 963-040-001) (see Figure 1 Regional Location Map and Figure 2 Vicinity Map). The current land use designation of the Project Site is Commercial Office. The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. The fueling islands would be located under a 4,329 square-foot canopy within the northern portion of the site, and the convenience store with carwash and drive-thru would be located on the southern portion of the site.

The Project would be constructed on an approximate 1.66-acre portion of a 4.1616-acres site and the remaining 2.67-acres would remain vacant. Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road (see Figure 3 Site Plan). The Project would include landscaping and a total of 36 parking spaces including two handicap accessible spaces and one designated loading/unloading space. The maximum height of the convenience store and canopy would not exceed 29 feet. The Proposed Project also includes a bioretention basin with a storm water retention volume of 3,000 cubic-feet (CF) and would be located near the northwest corner of the Project Site. The Project is planned to operate 24 hours a day, seven days a week, and will include 12 full-time employees. No car wash and/or vacuums operations are allowed between the nighttime hours of 10:00 PM and 7:00 AM.

This Initial Study addresses the potential impacts of the proposed gas station and convenience store with drive thru for food pick up and an attached carwash project ("Proposed Project"), including the associated discretionary actions and approvals required to implement the Proposed Project, as well as all subsequent construction and operation activities.

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

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 4.166	Lots: 1	Sq. Ft. of Bldg. Area: 7,250 Convenience store, 1,870 carwash tunnel and equipment room	Est. No. of Employees: 12
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 963-040-001

Street References:

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 8 Northwest, SBB&M

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

The Project Site is located south of Auld Road, east of Leon Road, and west of Van Gaale Lane (Township 7 South, Range 2 West, Section 8, USGS Bachelor Mountain, California Quadrangle, 1956). Auld Road borders the site on its northern boundary and vacant land borders the site on the south. Other surrounding land uses include vacant land to the north, scattered single-family residential to the east, and public facilities to the approximately 4.16-acre site is composed of a single parcel (APN 963-040-001).

The Project Site has been disturbed by past human activities over the last several decades due to previous agricultural activities (hay production), and the site shows signs of recent weed abatement. The Project Site is relatively flat with an elevation of about 1,370 feet mean sea level. The Project Site slopes primarily from south to north and is located within an area of the French Valley in Riverside County that has been developed or disturbed over the last few decades. The surrounding properties to the north and south are undeveloped agriculture land, while to the west is the Riverside County Southwest Justice Center and scattered single-family residences occur to the east.

The soils at the Project Site are composed mainly of Buchenau silt loam (89%) and Bosanko clay (10.9%) and Yokohl loam (0.1%). Each of the soil series are well drained and have moderately rapid permeability.

The Project Site is vacant and previously supported agricultural uses (e.g. cultivation of hay). Current on-site vegetation is limited and includes: brome grasses (*Bromus*, sp.), lamb's quarters (*Chenopodium album*), heliotrope (*Heliotropium* sp.), Mustard (*Brassica* spp.) Fiddlenecks (*Amsinckia* spp.), dove weed (*Eremocarpus setigerus*), and goldfields

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: Commercial Office (CO) and Business Park (BP)

2. **Circulation:** The Proposed Project is located in the Highway 79 Policy Area. The Proposed Project has adequate circulation to and within the Project Site and is therefore consistent with the Circulation Element of the General Plan. The Proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Proposed Project meets all relevant Multipurpose Open Space policies.
4. **Safety:** The Proposed Project is not located in a floodplain or a fault zone. The Proposed Project is in an area designated as having low liquefaction, but susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The Proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the Proposed Project meets all applicable Noise element policies and is anticipated to have a less than significant noise impact.
6. **Housing:** No housing is proposed.
7. **Air Quality:** The Proposed Project is located within the South Coast Air Basin. According to the California Emissions Estimator Model (CalEEMod) version 2016.3.2., the Proposed Project is anticipated to meet all South Coast Air Quality Management District (SCAQMD) standards and thresholds.
8. **Healthy Communities:** The Proposed Project meets all applicable Healthy Community element policies. The Proposed Project would include the construction of bike racks to promote biking and to provide cyclists using the bike lanes along Auld Road with a safe place to stop.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Office (CO)

E. Overlay(s), if any: Highway 79 Policy Area

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Office
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

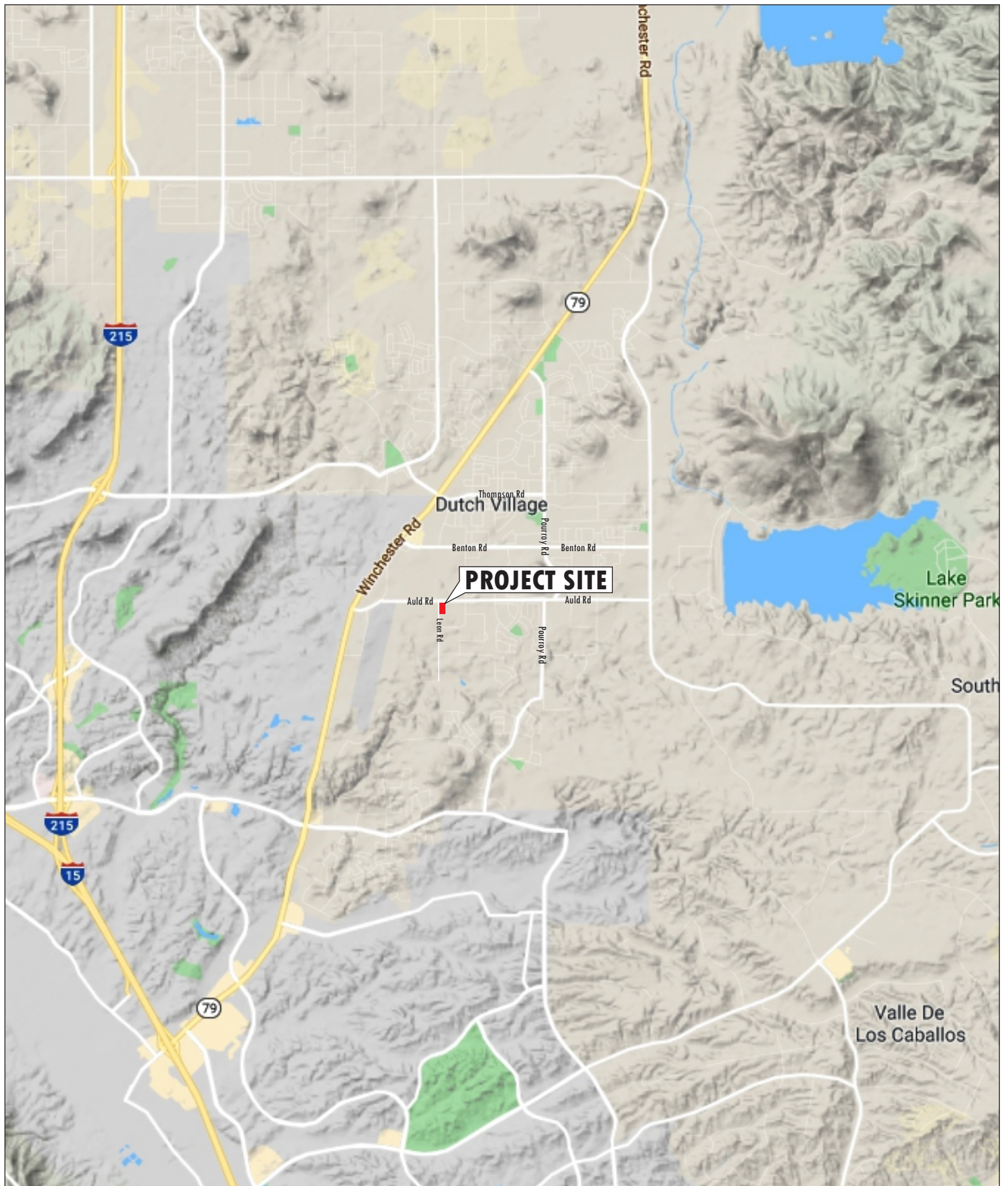
1. Name and Number of Specific Plan, if any: None

2. Specific Plan Planning Area, and Policies, if any: None

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

J. Proposed Zoning, if any: No zoning changes are included as part of the proposed project.

K. Adjacent and Surrounding Zoning: Surrounding zoning includes Light Agriculture (A-1-5) to the east, west, and south, and Scenic Highway Commercial (C-P-S) to the north.





III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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


Signature

6/10/20
Date

BRETT DAWSON
Printed Name

For: County of Riverside

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan: Southwest Area Plan, Figure 9 "Southwest Area Plan Scenic Highways"

Findings of Fact:

- a) **Less Than Significant Impact.** The Riverside County General Plan, Southwest Area Plan states that three highways within the Southwest planning area have been nominated for Scenic Highway status. The portions of Interstate 215 and State Route 79 that pass through the Southwest planning area are considered Eligible Scenic Highways. Interstate 215 provides the traveler with panoramic views of agricultural lands and mountain backdrops. State Route 79 South offers views as diverse as adjacent rural horse ranches in Rancho California ("Temecula") and distant views of Palomar Mountain. Interstate 15 is designated as an Eligible State Scenic Highway as well for its distinct rural scenes in Murrieta, nearby and distant mountain views, and linkage to San Diego County's system of scenic routes. According to County of Riverside's General Plan Figure 9, Southwest Area Plan Scenic Highways of Riverside County, the Project Site is not located within a scenic highway corridor. The nearest highway to the Project Site is State Route 79, which is located approximately 0.8 miles to the west. Given the distance to State Route 79, development of the Project would not result in an impact to the Eligible Scenic Highway. Therefore, no significant adverse impacts are identified or anticipated and no

mitigation measures are required. Impacts to a scenic highway corridor would be less than significant

- b) **No Impact.** The Proposed Project is located in French Valley, which is an unincorporated area of Riverside County. The Multipurpose Open Space Section of the Riverside County General Plan, Southwest Plan Area, identifies features such as Agua Tibia and the Santa Ana Mountain ranges; Murrieta, Warm Springs, and Santa Gertrudis Creeks; the richly diverse Santa Margarita River; and numerous mountains, hills, and slopes that provide open space, habitat, and recreation spaces as scenic resources. However, no historic buildings, rock outcroppings, or scenic resources occur on the Project Site or in the immediate vicinity of the site. Therefore, implementation of the Proposed Project would not damage scenic resources. No impacts are identified or anticipated and no mitigation measures are required.
- c) **No Impact.** The Project Site is located on the southeast corner of Leon Road and Auld Road and occurs within an urbanized area that includes nearby development (i.e., Riverside County Southwest Justice Center) and related infrastructure (i.e. roadways). The Project Site is currently vacant and is surrounded by vacant land to the north and south, scattered single-family residences to the east, and Riverside County Southwest Justice Center to the west. Vacant land occurs to the west followed by the Riverside County Southwest Justice Center. The Proposed Project would develop 1.66 acres of a 4.16-acre site with a fueling station and convenience store with an attached drive-thru and carwash. Implementation of the Proposed Project would be consistent with the Commercial Office land use designation or Scenic Highway Commercial zone and would not conflict with the scenic quality for the area. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐☐☒☐

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

Findings of Fact:

- a) **Less Than Significant Impact.** The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. Riverside County Ordinance 655 has established two zones, which create a radius around the Palomar Observatory. Zone A is within a 15-mile radius of Palomar Observatory. The Project Site is approximately 21.3 miles northwest from the Palomar Observatory (according to the Google Earth measuring tool). Zone B is within a 45-mile radius of Palomar Observatory. The Project Site is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area, as shown on Figure 6 of the County of Riverside's General Plan Southwest Plan Area. The Riverside County Ordinance 655, Regulating Light Pollution restricts the use of certain lighting fixtures emitting undesirable light rays into the night sky, which may have a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to the applicable lighting standards established by the ordinance and adherence to the County development standards would ensure no significant impact to astronomical observations at Mount Palomar would occur as a result of development of the Proposed Project. The Proposed Project would be required to adhere to County standards related to the placement and shielding of lighting fixtures. The Applicant would be required to submit an on-site lighting plan for review and approval. This on-site lighting plan requires the identification of the type, intensity, and location of each proposed on-site lighting source for track lighting. The submittal of this plan is required as evidence that the proposed on-site lighting sources would meet Riverside County lighting standards. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

Source(s): On-site Inspection, Riverside County Ordinance. No. 655 (Regulating Light Pollution),

Findings of Fact:

- a, b) **Less Than Significant Impact.** The development of the fueling station and convenience store with an attached drive-thru and carwash would not generate a significant amount of new light and glare when compared to the surrounding area, which includes existing lighting from commercial office development to the west (Riverside County Southwest Justice Center), scattered residential development to the east and street lights. Implementation of the Proposed Project would not introduce substantial light or glare or expose residential property to unacceptable levels of light. Shielding as required by Riverside County Ordinance No. 655, would ensure lighting is mitigated to the extent feasible and would not spill over onto adjacent properties. The Project Proponent would be required to submit an on-site lighting plan for review and approval. The on-site lighting plan requires the identification of the type, intensity, and location of each proposed on-site lighting source. The submittal of this plan is required as evidence that the proposed on-site lighting sources would meet County lighting standards.

With adherence with the Riverside County Ordinance No. 655, the Proposed Project is not anticipated to create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

☐ ☐ ☒ ☐

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☒ ☐

Source(s): Riverside County General Plan: Figure OS-2 "Agricultural Resources", California Department of Conservation: California Important Farmland Finder, Department of Conservation Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3

Findings of Fact:

- a) **Less Than Significant Impact.** Review of the California Department of Conservation, California Important Farmland Finder, indicates that as of 2016 the majority of the Project Site was considered as Other Lands, which is land not included in any other mapping category according to the California Department of Conservation and would not be suitable for certain agricultural use. The very west portion of the Project Site is designated as Farmland of Local Importance. Other Lands and Farmland of Local Importance are not considered Unique Farmland, or Farmland of Statewide Importance. Farmland of Local Importance is land of importance to the local economy, as defined by each county's local advisory committee and adopted by its Board of Supervisors. Farmland of Local Importance is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

For Riverside County Farmland of Local Importance includes areas with soils that would be classified as Prime and Statewide but lack available irrigation water. It also includes, lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops for Riverside County but that are not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinance as Agricultural Zones or Contracts, and lands planted to jojoba which are under cultivation and are of producing age.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project Site encompasses approximately 1.66 acres of a 4.16-acre site and is less than the County-defined Farmland of Local Importance that requires 10 acres or more of hayland. In addition, the Project Site is not an active or permanent pasture and does not produce a unique crop. Therefore, development of the Project Site would not result in the conversion of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

- b-d) **Less Than Significant Impact.** As shown on "Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3", the Project Site is not under a Williamson Act contract. The California Department of Conservation: California Important Farmland Finder identifies the Project Site as "Farmland of Local Importance." As previously discussed, the Project Site encompasses approximately 1.66 acres of a 4.16-acre site and is less than the County-defined Farmland of Local Importance that requires 10 acres or more of hayland. In addition, the Project Site is not an active or permanent pasture and does not produce unique crop. Review of the California Department of Conservation, California Important Farmland Finder, indicates that the property to the west of the Project Site is considered Urban and Built-Up Land. Property to the east is defined as "Other Land" which is described as land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Like the Project Site, properties immediately north and south of the Project Site are considered Farmland of Local Importance. The area north of the Project Site across from Auld Road, is not active or permanent pasture. Since development of the Project Site would be limited to approximately 1.66-acres of the 4.16-acre site and would not convert these adjacent lands to non-agricultural use. Therefore, the Proposed Project would not conflict within any agricultural zoning or agricultural uses. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas"

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

- a-c) **No Impact.** The Project Site has a land use designation of Commercial Office. There are no timber or forest lands on the Project Site or in the immediate vicinity. Additionally, Figure OS-3B: Forestry Resources Eastern Riverside County Parks, Forest, and Recreation Areas of the Riverside General Plan does not identify the Project Site as forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, the Proposed Project would not conflict with any existing zoning, cause any rezoning, or result in the loss or conversion of any forest land. No impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Air Quality Management Plan (AQMP), California Emissions Estimator Model (CalEEMod) version 2016.3.2. Health Risk Assessment, prepared by Lilburn Corp. dated December 2019.

Findings of Fact:

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

The County of Riverside designates the Project Site for Commercial Office land uses. The Project Site is located within the Scenic Highway Commercial (C-P-S) zone. The C-P-S zone

conditionally allows for service stations and convenience stores, including the sale of beer and wine for off-premises consumption. Construction of the proposed 8-island fueling station and a convenience store with an attached drive-thru for food pick-up and an attached carwash would be acceptable use. As such, the Proposed Project is a permitted use within the C-P-S Zone and the emissions associated with the Proposed Project have already been accounted for in the AQMP. Additionally, the Proposed Project does not include a General Plan Amendment (GPA) and/or Zone Change. Therefore, approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

Table 1
Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.7	18.4	8.0	0.02	3.5	2.1
Grading	1.4	15.1	6.8	0.01	3.0	1.8
Building Construction	2.2	16.1	14.6	0.03	1.2	0.9
Paving	1.1	7.8	9.3	0.01	0.6	0.4
Architectural Coating	10.5	1.5	2.0	0.00	0.2	0.1
Highest Value (lbs/day)	10.5	18.4	14.6	0.03	3.5	2.1
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

Phases do not overlap and represent the highest concentration.

Table 2
Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.7	18.4	8.0	0.02	3.5	2.1
Grading	1.4	15.1	6.7	0.01	3.0	1.8
Building Construction	2.2	16.1	14.4	0.03	1.2	0.9
Paving	1.1	7.8	9.2	0.01	0.6	0.4
Architectural Coating	10.5	1.5	9.2	0.01	0.2	0.1
Highest Value (lbs/day)	10.5	18.4	14.6	0.03	3.5	2.1
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.
Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM10 and PM2.5).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2016.3.2 defaults for gas station with convenience store and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	2.3	0.8	11.8	0.0	3.1	0.8
Totals (lbs/day)	2.5	0.8	11.9	0.0	3.1	0.8
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	1.7	0.8	11.3	0.0	3.1	0.8
Totals (lbs/day)	2.0	0.8	11.3	0.0	3.1	0.8
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less than Significant Impact.**

Localized Significance Threshold

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.2 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of Proposed Projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 1.66 acres and therefore the “one-acre” LSTs were utilized for analysis. The nearest sensitive receptor includes residential development located east of the Project Site; therefore, LSTs are conservatively based on an 82-foot (25-meter) distance. The Proposed Project’s construction and operational emissions with the appropriate LST are presented in Table 5.

**Table 5
Localized Significance Thresholds
(Pounds per Day)**

Source	NOx	CO	PM10		PM2.5	
Construction Emissions (Max. from Table 1 and Table 2)	18.4	14.6	3.5		2.1	
Operational Emissions (Max. Total from Table 3 and Table 4) ¹	0.1	1.2	0.3		0.1	
Highest Value (lbs/day)	18.4	14.6	3.5	0.3	2.1	0.1
LST	162	750	4 [*]	1 [†]	3 [*]	1 [†]
Greater Than Threshold	No	No	No	No	No	No

Sources: CalEEMod.2016.3.2 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for one-acre site in SRA No. 25, distance of 25 meters.

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

* Construction emissions LST

† Operational emissions LST

¹ 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 percent of mobile emissions will occur on the Project Site.

As shown in Table 5, the Proposed Project's emissions are not anticipated to exceed the thresholds for LSTs. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Health Risk Screening

A focused Health Risk Assessment (HRA) for the Proposed Project has been prepared in accordance with SCAQMD requirements for projects that include gasoline dispensing facilities. The purpose of the HRA is to address potential impacts to sensitive receptors from benzene, which is a toxic air contaminant that may be emitted during gasoline refueling operations. Such risk would be minimal as standard regulatory controls such as the SCAQMD's Rule 461 (Gasoline Transfer and Dispensing) would apply to the Proposed Project in addition to any permits required that demonstrate appropriate operational controls. Furthermore, prior to issuance of a Permit to Operate, each individual gasoline dispensing station would be required to obtain the necessary permits from SCAQMD which would identify the maximum annual throughput allowed based on specific fuel storage and dispensing equipment that is proposed by the operator.

As stated in the HRA, the nearest sensitive receptor is a single-family residence located approximately 82 feet from the proposed fueling area. Based on the established SCAQMD procedure outlined in the SCAQMD Permit Application Package "N", it is estimated that the maximum risk attributable to the proposed gasoline dispensing facilities would be 8.9 in one million for the nearest sensitive receptor and the maximum risk to workers would be 0.7 in one million, both of which are below the SCAQMD cancer threshold of 10 in one million.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is concluded that the maximum cancer risk estimate at any sensitive land use in the vicinity of the Proposed Project would be 8.9 in one million and therefore the Proposed Project would not generate emissions that would cause or result in an exceedance of the applicable SCAQMD cancer threshold. Therefore, the Proposed Project would not have a significant impact with respect to health risks from the gasoline dispensing stations. Impacts are considered less than significant, and no mitigation measures are required.

- d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Although, the Proposed Project does not contain uses typically associated with emission of objectionable odors, the Proposed Project is required to comply with SCAQMD Rule 461 to ensure the gasoline vapor from fueling stations are captured and SCAQMD Rule 402 to prevent occurrences of public nuisances. Additionally, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of Riverside solid waste regulations. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, RCA Associates, Inc. July 2018. Riverside County General Plan.

Findings of Fact:

a-c) **Less Than Significant with Mitigation.** On July 26, 2018, a Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. (RCA). As part of the Biological Assessment, RCA conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the site. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on July 23, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The Project Site is located within the MSHCP Conservation Area. The MSHCP is intended to balance demands of the growth of the western Riverside County with the need to preserve open space and protect species of plants and animals that are threatened with extinction. Additionally, the Project Site is located within the Riverside County Habitat Conservation Plan (HCP) fee area for Stephen's kangaroo rat (Riverside County Habitat Conservation Agency, 1995). Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required.

Section 6 of the MSHCP states that all projects must be reviewed for compliance with plan policies pertaining to MSHCP Reserve Assembly Requirements (Section 6.1.1), Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2), Protection of Narrow Endemic Plant Species (Section 6.1.3), Guidelines Pertaining to the Urban/Wildlands Interface (Section 6.1.4), and Additional Survey Needs and Procedures (Section 6.3.2).

The Biological Assessment identified the presence of the following federal and state listed species: Quino checkerspot butterfly and Stephens kangaroo rat; and wildlife species of special concern including the Burrowing owl, Orange-throated whiptail lizard, Coast horned lizard, and Red-diamond rattlesnake. Special status plants identified in the Assessment included the smooth tarplant and Parry's spine flower.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Federal and State Listed Species

Stephen's kangaroo rat has been documented in the region (Occurrence #159, Bachelor Mtn. quad, California Quad, 2018), with the closest observation (1988) about 2.0 miles north of the Project Site (CNDDDB, 2018). According to the CNDDDB, the use of the site by the Stephen's kangaroo rat may be very infrequent given the low population levels in the region as well as the lack of any recent sightings.

It was determined that the Project Site does not support suitable habitat for the Quino Checkerspot butterfly due to recently disturbed vegetation and lack of host vegetation. Quino Checkerspot butterfly has been observed in the region (Occurrence #82, Bachelor Mtn., California Quad) most recently in 2018), (CNDDDB, 2018). However, no Checkerspot butterflies were observed during the extensive field investigations conducted on-site. It was determined that appropriate habitat is not present on site for the species due to existing site disturbance.

Wildlife Species of Special Concern and Special Status Plants

The Burrowing Owl is identified as occurring in the region with the nearest sighting (Occurrence #1281, Bachelor Mtn., California Quad, 2018) located about 0.1-miles north of the site. No owls or owl sign (whitewash, etc.) were seen during the survey. Additionally, no suitable (i.e., "occupiable") burrows were observed on the Project Site nor were any man-made structures suitable for burrowing owl nesting (rock crevices, debris piles, etc.) observed on-site. The probability of owls moving onto the Project Site in the future is low based on the results of the field investigations and the absence of any suitable burrows throughout the Project Site.

The Orange-throated whiptail lizard has been documented in the region (Occurrence #138, Bachelor Mtn., California Quad, 2018), with the closest observation (1990) about one-mile southwest of the Project Site (CNDDDB, 2018). According to the CNDDDB, the use of the Project Site by the orange-throated whiptail lizard may be very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Coast horned lizard has been documented in the region (Occurrence # 768, Bachelor Mtn., California Quad, 2018), with the most recent observation (2008) located approximately three miles east of the Project Site (CNDDDB, 2018). According to the CNDDDB, the use of the Project Site by the coast horned lizard is considered very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Red-diamond rattlesnake has been documented in the region (Occurrence #108, Bachelor Mtn, California Quad, 2018), with the most recent observation (2006) located approximately two miles north of the Project Site (CNDDDB, 2018). According to the CNDDDB, the use of the Project Site by the red-diamond rattlesnakes is considered very infrequent given the low population levels in the region as well as the lack of any recent sightings.

Smooth tarplant has been observed in the region (Occurrence #52, Bachelor Mtn., California Quad, 2018), with the most recent documented sighting occurring approximately two miles south of the Project Site (CNDDDB, 2018). However, no tarplants were observed during the extensive field investigations conducted on-site.

Parry’s spineflowers were identified in the region (Occurrence #110, Bachelor Mtn., California Quad, 2018). The most recent documentation was recorded in 2011 (CNDDb, 2018), approximately 1.5 miles southeast of the Project Site. This particular plant species is found primarily in chaparral and cismontane woodlands but may also occur in coastal sage scrub and grassland habitat; however, no spineflower was observed during the extensive field investigations conducted at the Project Site.

Riverside fairy shrimp are known only from ephemeral pools in farmlands and similar open, flat terrain. Fairy shrimp are confined to temporary pools that fill in spring and evaporate by late spring to early summer. None of these conditions (i.e., depressions, hydric soils, etc.) were observed on-site and all soils are mapped as sandy and do not retain water. No features are present that would support fairy shrimp (i.e., standing water).

Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, RCA states that there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of the Best Management Practices (BMPs) as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. Additionally, the Project Site is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen’s kangaroo rat. Therefore, possible significant adverse impacts have been identified or are anticipated and the mitigation measures (BIO-1 through BIO-3) are required as a condition of project approval, in accordance with the recommendations provided by RCA, to reduce these impacts to less than significant levels.

- d) **No Impact.** According to the MSHCP (Figure 3-2: Schematic Cores and Linkages Map), there are no documented terrestrial migration corridors in the vicinity of the Project Site. The Project Site is within a moderately developed portion of the French Valley and it is not anticipated that the site is used for migration, movement or dispersal of wildlife. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.
- e, f) **No Impact.** Under the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby freshwater source, or areas with freshwater flow during all or a portion of the year. However, the Habitat Assessment and MSHCP Consistency Analysis states that there are no jurisdictional drainages within the Project Site. No impacts would occur.

Vernal pools are defined by the MSHCP as “seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. The Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis of the Project Site states that there is no evidence of vernal pools or other wetland features were recorded on site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. The Project Site does not support conditions suitable for the formation of vernal pools. Additionally, the soils are unsuitable for the formation of long-term ponds, and no obligate wetland perennial plant species typical of vernal pools were observed. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) **No Impact.** With implementation of the above mitigation measures for compliance with the MSHCP, the Proposed Project would not conflict with or have any adverse impact on any local policies or ordinances protecting biological resources. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation:

Mitigation Measure BIO-1:

Grading and vegetation removal activities shall be conducted outside of the nesting bird season, which is typically from February 1 through August 31. If grading and clearing activities must occur during the nesting season, a nesting bird survey shall be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions will be required. If nesting birds are observed on site, no impacts shall occur within 300 feet (500 feet for raptors) of any active nests. Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.

Mitigation Measure BIO-2:

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site in the immediate vicinity, the County Environmental Programs Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure BIO-3:

The site is located within the known distribution of the listed Stephens kangaroo rat and the species could potentially inhabit the site. Prior to the issuance of grading permits, the Project Proponent shall pay mitigation fees as required by the MSHCP.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a 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"/>

Source(s): On-site Inspection, Cultural Resources Technical Memorandum, Rincon Consultants, Inc., October 2018.

Findings of Fact:

a, b) **No Impacts.** In October 2018, Rincon Consultants, Inc. (Rincon) completed a Cultural Resources Technical Memorandum for the Project Site. The memorandum included an archaeological records search, Native American outreach, and a field survey (available at the County offices for review). A search of the California Historical Resources Information System (CHRIS) was completed by Rincon on October 5, 2018, at the Eastern Information Center (EIC) located at the University of California, Riverside. Thirteen of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site and the Project would not negatively impact any of these resources. Therefore, development of the Proposed Project would not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5. No significant impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, Cultural Resources Technical Memorandum prepared by Rincon Consultants, October 2018.

Findings of Fact:

- a, b) **Less Than Significant with Mitigation Incorporated.** A search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) located at the University of California, Riverside, was completed on October 5, 2018. The search was performed to identify all previously conducted cultural resources studies and identified cultural resources within the project site and a 0.5-mile radius surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list.

The EIC records search identified 35 cultural resource studies that have been performed within a 0.5-mile radius of the project site. Although the EIC maps indicate that three of these studies (RI-4933, RI-4934, and RI-7435) are located within the Project Site, a review of the reports indicates that RI-4933 and RI-3934 are both situated immediately north of the current Project Site at the northwest corner of the Auld and Leon road intersection. A Phase I Cultural Study (RI-7435) of the current Project Site was conducted by McKenna (2007). The study yielded no evidence of cultural resources within the project area.

A total of 14 previously recorded cultural resources have been documented within a 0.5-mile radius of the Project Site. As previously stated, 13 of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

The records search revealed no evidence of cultural resources within the Project area. Although the lack of surface evidence of prehistoric archaeological resources does not preclude their subsurface existence, no prehistoric archaeological resources were found in the area immediately adjacent to the Project Site. The Proposed Project is not anticipated to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5. In the event of an unanticipated find, Mitigation Measures CR-1 through CR-3 shall be implemented to avoid potential impacts to archeological resources.

- c) **Less Than Significant with Mitigation Incorporated.** The Proposed Project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries. In the event of an unanticipated find, Mitigation Measure CR-4 shall be implemented to avoid potential impacts to archeological resources.

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

Mitigation Measure CR-1:

Prior to issuance of grading permits, the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Mitigation Measure CR-2:

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

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied:

- a) Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
- b) If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic

Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

Mitigation Measure CR-3:

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Mitigation Measure CR-4:

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Monitoring: Monitoring is required as described in Mitigation Measures CR-1, CR-2 and CR-3.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure OS-5 “Renewable Energy Resources”, Riverside County Climate Action Plan (“CAP”), Southern California Gas Company-List of Communities Served, California Electric Utility Service Areas Map (https://ww2.energy.ca.gov/maps/serviceareas/Electric_Service_Areas_Detail.pdf)

Findings of Fact:

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades.

Senate Bill 350

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

Senate Bill 100

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

Electricity

The Proposed Project would be serviced by Southern California Edison (SCE). SCE has developed an integrated framework called “Clean Power” and “Electrification Pathway” to fight climate change and improve air quality. It builds upon existing state policies to achieve California’s environmental goals, including reducing greenhouse gases (GHG) emissions by 40 percent from 1990 levels by 2030 and by 80 percent by 2050, as well as reducing nitrogen oxides and other health-harming pollutants in areas of the state with the highest levels of air pollution by 2032.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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By 2030, it calls for:

- an electric grid supplied by 80 percent carbon-free energy;
- more than 7 million electric vehicles on California roads; and
- using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings.

Natural Gas

The Project Site and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and have no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Electric powered equipment shall be implemented as development furthers. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

During operations of the Proposed Project, the use of fuel would be generated by visitors, trips by maintenance staffs, employee vehicle trips and trucks. The Proposed Project is the development of a convenience store, gas station, drive-thru and car wash. The Proposed Project is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. The fuel use related with truck (i.e., fuel and goods delivery) and vehicle trips produced by the Proposed Project would not be considered inefficient, wasteful, or unnecessary. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County General Plan includes a Climate Action Plan (CAP). Through the CAP the County of Riverside has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment.

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

The State's Title 24 energy efficiency standards are widely regarded as the most advanced energy efficiency standards. These standards help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. Policy OS 16.1 of the County of Riverside's General Plan reinforces the implementation and enforcement of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. The Policy also encourages establishing mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. The Proposed Project would be required by State law to comply with the Title 24 energy efficiency standards and shall abide by the CAP. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"

Findings of Fact:

While the County of Riverside is at risk from many natural and man-made hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects and can overwhelm the ability of local jurisdictions to respond.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Most of the movement between the plates occurs along the San Andreas fault, which bisects Riverside County. The rest of the motion is distributed among northwest-trending, strike-slip faults of the San Andreas system (principally the San Jacinto, Elsinore, Newport-Inglewood and Palos Verdes faults), several east-trending thrust faults that bound the Transverse Ranges and the Eastern Mojave Shear Zone (a series of faults east of the San Andreas, responsible for the 1992 Landers and the 1999 Hector Mine earthquakes).

The major state legislation regarding earthquake fault zones is the Alquist-Priolo Earthquake Fault Zoning Act. In 1972, the State of California began delineating "Earthquake Fault Zones" (called "Special Studies Zones" prior to 1994) around and along faults that are "sufficiently active" and "well defined" to reduce fault-rupture risks to structures for human occupancy (Public Resources Code [PRC] Sections 2621–2630). The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.

- a) **Less Than Significant Impact.** The Project Site is not located in an Alquist-Priolo Earthquake Fault Zone or County of Riverside Earthquake Fault Study Zone. The closest fault to the Project Site is the Elsinore Earthquake Fault Study Zone, located approximately 4.25 miles southwest of the site. Since active faults are not known to cross the Project Site, the potential for ground rupture is considered negligible. Additionally, light to moderate shaking at the site can be expected to occur during the lifetime of the Proposed Project; however, the Project Site is located outside any fault hazard zones. Therefore, less than significant adverse impacts are identified and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) **Less Than Significant Impact.** Liquefaction occurs when loose, unconsolidated, water-laden soils are subjected to shaking as a result of an earthquake, causing the soils to lose cohesion. The possibility of liquefaction occurring at a Project Site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, plasticity, relative density, and confining pressures of the soil at the Project Site. As shown on Figure S-3 of the Riverside County General Plan, the Project Site has a very low liquefaction susceptibility. Therefore, implementation of the Proposed Project would not expose people to adverse liquefaction hazards. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan: Safety Element Figure S-16 “Documented Subsidence Areas Map”

Findings of Fact:

In Riverside County, earthquake-triggered geologic effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches. Earthquake risk is very high in the most heavily populated western portion of the County and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto. Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. For new development, the Riverside County Building and Safety Department enforces current building codes. Building codes establish specific site investigation requirements and define various standards by which hillside projects are assessed.

- a) **Less Than Significant Impact.** According to Figure S-16 of the County’s General Plan Safety Element, the Project Site is located in an area considered to have a “Very High” ground-shaking risk. Threats are significant to developments such as the Proposed Project. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. The Proposed Project would be required to comply with all applicable California Building Code (CBC) requirements to ensure impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General: Plan Southwest Area, Plan Figure 13, “Slope Instability”.

Findings of Fact:

- a) **Less Than Significant Impact.** According to the County’s Southwest Area Plan Figure 13, Slope Instability, the Project Site is considered to have low to no susceptibility to seismically induced landslides and rockfalls. The Project Site is not located on a geologic unit or soil that is considered unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide. Therefore, no significant adverse impacts have been identified or are anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

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

Findings of Fact:

- a) **Less Than Significant Impact.** The Project Site is located in an area identified as susceptible to subsidence as shown on Figure S-7 of the County's General Plan Safety Element. Ground subsidence and associated fissuring in Riverside County have resulted from both falling and rising ground water tables. The Proposed Project is anticipated to comply with the California Building Code which would address any potential impacts to unstable soils. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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Source(s): Project Application Materials

Findings of Fact:

- a) **No Impact.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is located approximately two miles west of Lake Skinner. However, the Riverside County General Plan does not identify the Project Site as occurring in an area at risk from seiches. No volcanoes occur on or near the Project Site, and given the relatively level elevations at the site, no impacts from mudflow are anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials, Riverside County General Plan: Southwest Area Plan, Figure 13 "Southwest Area Plan Steep Slope" & Figure 14 "Southwest Area Slope Instability"

Findings of Fact:

- a, b) **Less Than Significant Impact.** The topography of the Project Site is relatively flat. The Proposed Project would not significantly alter the topography on-site or result in cut/fill slopes greater than 2:1. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
- c) **No Impact.** The Proposed Project would connect to existing sewer lines. The grading of the Project Site would not affect or negate subsurface sewage disposal systems. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

- a) **Less Than Significant Impact.** During the development of the Project Site, which would include disturbance of 1.66 acres of the 4.16-acre Project Site, project-related dust may be generated due to the operation of grading equipment or high winds. As shown in Figure S-8 of the County's General Plan Safety Element, the Project Site is rated "moderate" for wind erodibility. As with any project that requires site preparation and grading, the Proposed Project would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion.

Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project would be subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit include: clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Impacts are considered less than significant, and no mitigation measures are required.

- b) **Less Than Significant Impact.** Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and type of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins. According to the United States Department of Agricultural (USDA) Soil Conservation Service Soil Surveys, there are four soil types on the Project Site. The Project Site is composed mainly of Buchenau silt loam (BkC2). The USDA states that drainage of Buchenau silt loam is well to moderately well drained, and therefore does not include characteristics associated with an expansive soil. Additionally, the Proposed Project would be required to abide by the Riverside County Building Code to ensure all project materials are satisfactory to acceptable standards. The Project Site plan would also be subject to review and approval by the County of Riverside. Therefore, impacts are considered less than significant and no mitigation measures are required.
- c) **No Impact.** The Proposed Project would connect to existing sewer lines. The grading of the Project Site would not affect or negate subsurface sewage disposal systems. No septic tanks or alternative waste water disposal systems are proposed as part of the Project. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Preliminary Hydrology Study and Drainage Analysis, Preliminary Water Quality Management Plan

Findings of Fact:

- a) **Less Than Significant Impact.** As shown in Figure S-8 of the County's General Plan Safety Element, soils that occur at the Project Site are rated "moderate" for wind erodibility. As with any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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movement of soil, development of the Project Site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. As previously discussed, the Project would be required to prepare a SWPPP and WQMP to ensure potential impacts from erosion are reduced to the extent feasible. The SWPPP and WQMP would address any issues related to potential erosion. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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"/>
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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"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials. CalEEMod version 2016.3.2.

Findings of Fact:

- a) **Less Than Significant Impact.** Emissions associated with the construction and operation of the Proposed Project were estimated using the CalEEMod version 2016.3.2. Construction is anticipated to begin in spring of 2020 and be completed in early 2021. Other parameters which are used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilized the CalEEMod defaults. The operational mobile source emissions were calculated using the Traffic Impact Analysis (TIA) prepared by Ganddini Group Inc., in November 2019. The TIA determined that the Proposed Project would generate approximately 2,464 total daily trips. The anticipated total daily trips were used in the CalEEMod Version 2016.3.2 model to estimate the operational mobile source emissions.

Many gases make up the group of pollutants which contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). The County of Riverside Climate Action Plan (CAP) provides guidance on Riverside County's GHG Inventory reduction goals, thresholds, policies, guidelines, and implementation programs. The CAP, prepared in accordance with SCAQMD, recognizes an annual GHG threshold of 3,000 MTCO₂e per year to identify projects that are considered to be less than significant regarding GHG impacts. As such, the modeled emissions anticipated from the Proposed Project compared to the CAP threshold are shown below in Table 6 and Table 7.

Table 6
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
Site Preparation	1.6	0.0	0.0
Grading	2.6	0.0	0.0
Building Construction	152.1	0.0	0.0
Paving	6.5	0.0	0.0
Architectural Coating	1.5	0.0	0.0
Total MTCO₂e	165.0		
CAP Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

Table 7
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
Area	0.0	0.0	0.0
Energy	43.5	0.0	0.0
Mobile	428.6	0.2	0.0
Waste	5.3	0.3	0.0
Water	1.1	0.0	0.0
Total MTCO₂e	473.9		
CAP Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

As shown in Table 6 and Table 7, the Proposed Project's emissions would not exceed the CAP's 3,000 MTCO₂e threshold of significance. Therefore, impacts would be less than significant, and no mitigation measures are required.

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

The CAP was designed under the premise that the County of Riverside, and the community it represents, is uniquely capable of addressing emissions associated with sources under Riverside County's jurisdiction, and that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The County of Riverside developed the CAP with the following purposes in mind:

- Create a GHG emissions baseline from which to benchmark GHG reductions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Provide a plan that is consistent with and complementary to: the GHG emissions reduction efforts being conducted by the State of California through the Global Warming Solutions Act (AB32 & SB32), federal government through the actions of the Environmental Protection Agency (EPA), and the global community through the Kyoto Protocol.
- Guide the development, enhancement, and implementation of actions that reduce GHG emissions.
- Provide a policy document with specific implementation measures meant to be considered as part of the planning process for future development projects.

By implementing the CAP, the County of Riverside is able to determine that projects that are consistent with the plan will not have significant GHG-related impacts. Coordination with CARB, SCAQMD, and the State Attorney General's office ensures that the inventories and reduction strategies presented in the CAP adequately address the County of Riverside's emissions. The CAP, prepared in accordance with SCAQMD, recognizes an annual GHG threshold of 3,000 MTCO₂e per year to identify projects that are considered to be less than significant regarding GHG impacts. As demonstrated in Table 6 and Table 7, above, the Proposed Project would not exceed the CAP annual threshold; and therefore, the Proposed Project does not conflict with local or regional GHG plans. Thus, impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

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

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

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

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Source(s): Project Application Materials, Riverside County General Plan: Safety Element, Phase I Environmental Site Assessment, Geo-CAL, Inc., December 26, 2018.

Findings of Fact:

- a, b) **Less Than Significant Impact.** Components of the Project that may involve potential impacts from hazardous materials include a fueling station, the fueling station would be composed of eight fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel.

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

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

Development of the Proposed Project would disturb approximately 1.66 acres, and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit would include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) to control and abate pollutants. Implementation of Mitigation Measure WQ-1 as provided in Section 23 of this Initial Study, would ensure that potential impacts associated with the release of hazardous materials to the environment are reduced to a less than significant level. Therefore, impacts would be less than significant and no mitigation measures are required.

- c) **Less Than Significant Impact.** According to the County's General Plan Figure S-14, Inventory of Emergency Response Facilities, the Project Site does not contain any emergency facilities and does not occur adjacent to an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. Access provided via Leon Road and Auld Road would be maintained for ingress/egress at all times. Therefore, impacts would be less than significant and no mitigation measures are required.
- d) **No Impact.** French Valley Elementary School is the nearest school to the Project Site and is located approximately 1.35 miles northeast of the Project Site. Since no existing or proposed schools occur within one-quarter mile of the Project Site, no impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) **No Impact.** A Phase I Environmental Site Assessment was prepared for the Project Site by Geo-CAL, Inc. (GCI) in December 2018. The report concluded that the Project Site does not occur on a hazardous material site, as listed pursuant to Government Code Section 65962.5. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations" and Figure C-5 "Airport Influence Areas" Riverside County Airport Land Use Compatibility Plan

Findings of Fact:

- a-d) **Less Than Significant Impact.** The Project Site is located approximately 0.35 miles east of the French Valley Airport. According to Figure 5 of Riverside County General Plan Southwest Area Plan, the Project Site occurs within Compatibility Zone D. The Riverside County French Valley Airport Land Use Compatibility Plan states that an average of 150 people per acre is permitted on a site and up to 450 people are allowed to occupy any single acre of the site. The County General Plan states that the Compatibility Zone D prohibits uses of highly noise-sensitive outdoor nonresidential uses and hazards to flight. Uses within Compatibility Zone D area subject to development conditions including airspace restrictions for objects greater than 70 feet tall. Discouraged uses within the zone include children's schools, hospitals and nursing homes. The Proposed Project would not require a review by the Airport Land Use Commission as no noise sensitive uses (i.e., schools, hospitals) or structures exceeding 70 feet in height are proposed. Therefore, the Proposed Project is anticipated to have a less than significant impact to airport hazards. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan: Safety Element, Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone,;" Riverside County Flood Control District Flood Hazard Report/ Condition; W&W Land Design Consultants, Inc: Preliminary Water Quality Management Plan; Rancho California Water District, 2015 Urban Water Management Plan

Findings of Fact:

- a, i) **Less Than Significant with Mitigation.** The Proposed Project would disturb the 1.66 acres of the 4.16-acres site and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Stormwater Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The NPDES also requires a Water Quality Management Plan (WQMP). In July 2018, a Preliminary WQMP for the Proposed Project was prepared by W&W Land Design Consultants, Inc, to comply with the requirements of the County of Riverside and the NPDES Area Wide Stormwater Program. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. To ensure potential impacts are reduced to less than significant, **Mitigation Measure WQ-1** shall be implemented.

- b) **Less Than Significant Impact.** The Project Site is located within the service area of the Eastern Municipal Water District (EMWD). As stated in the 2015 Eastern Municipal Water District Urban Water Management Plan (UWMP), RCWD utilizes water from imported water. The majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Imported water is delivered to EMWD either as potable water treated by Municipal Water District (MWD), or as raw water that EMWD can either treat at one of its two local filtration plants or deliver as raw water for non-potable uses. EMWD's local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. Groundwater in portions of the West San Jacinto Basin is high in salinity and requires desalination for potable use. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system.

According to the UWMP, during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use category and therefore would result in the requirement of water supply that is already anticipated by the Riverside County General: Southwest Plan Area and evaluated in the UWMP. There are no groundwater recharge facilities in the area; the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. Impacts would be less than significant, and no mitigation measures are required.

- c) **Less Than Significant Impact.** The WQMP states that through Project development, post development will maintain existing drainage patterns to direct runoff towards the northwest to the proposed on-site basin. Post-development flows will be conveyed to a single bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin would be designed to retain 3,000 CF of runoff. Design capacity was based on Riverside County WQMP Design guidelines for storage Volume of BMP, 85th percentile, 24-hour Rainfall Depth and a 100-Year storm event. Therefore, the Project would be designed to achieve greater than 100% on-site retention.

There are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to the WQMP, the Proposed Project is not anticipated to substantially increase the rate or amount of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts are considered less than significant, and no mitigation measures are required.

d) **Less Than Significant Impact.** During development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb approximately 1.66 acres and therefore is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Therefore, a less than significant impact would occur, and no mitigation measures are required.

e, f) **Less Than Significant Impact.** The Project Site has been previously disturbed because of routine discing/maintenance for weed abatement purposes. The Proposed Project entails the construction and operation of an 8-island fueling station and a 7,250 square-foot convenience store with an attached drive-thru for food pick-up and an attached 1,870 square-foot carwash. The WQMP states that through Project development, post development will maintain the existing drainage pattern to keep the runoff draining Northwesterly to a proposed storm drain system along Leon Road. Post-development flows will be conveyed to one bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin design would allow the retention of 3,000 CF of runoff. Therefore, the WQMP is designed to achieve greater than 100% on-site retention.

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

g, h) **Less Than Significant Impact.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is located approximately 2.22 miles west of Lake Skinner. However, the Riverside County General Plan does not identify the Project Site as an area of risk for seiches. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. Figure S-10 "Dam Failure Inundation Zone does not identify the Project Site as an area at risk for dam failure inundation. Additionally, the Project Site is not in a Special Flood Hazard Areas as shown on Figure S-9 of the Riverside General Plan: Safety Element. Therefore, the Proposed Project is not anticipated to risk release of pollutants due to project inundation. Thus, impacts are considered less than significant and no mitigation measures are required.

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

Mitigation Measure WQ-1:

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

Monitoring:

Monitoring for Measure WQ-1:

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

LAND USE/PLANNING Would the project:

24. Land Use

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

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

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Source(s): Riverside County General Plan: Southwest Area Plan.

Findings of Fact:

a,b) **No Impact.** The Proposed Project is located in French Valley, an unincorporated area within Riverside County. The Riverside County Map My County (accessed 2/20/2020) identifies the Project Site as within the Commercial Office land use designation, and is within the Scenic Highway Commercial (C-P-S) zone. The C-P-S zone conditionally allows for service stations and convenience stores, including the sale of beer and wine for off-premises consumption. The Proposed Project including the operation of an eight island fueling station and convenience store with the sale of beer and liquor is conditionally permitted within the C-P-S Zone. Surrounding land use designations for the adjacent properties includes: Business Park to the east and south, Public Facilities to the west, and Commercial Tourist to the north. Surrounding land uses include scattered single-family residential to the east, vacant land to the north and south and the Riverside County Southwest Justice Center to the west. The Proposed Project is conditionally permitted within the C-P-S Zone and would not divide an established community. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a, b) **Less Than Significant Impact.** As shown in the County's General Plan Figure OS-6, the Project Site occurs in an area identified as Mineral Resource Zone-3 (MRZ-3). Areas identified as MRZ-3 include areas mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The Project Site occurs in area designated for Commercial Office uses. The proposed uses for the Project Site would be consist with the General Plan and under the existing land use designation, would not be permitted for mining. Similarly, adjacent uses and current zoning in the surrounding area (i.e., commercial and scattered single-family residential) would not be consistent with mining activity. Therefore, a less than significant impact would occur and no mitigation measures are proposed.
- c) **No Impact.** No existing or abandoned mines occur on the Project Site or in the vicinity. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; Riverside County General Plan: Southwest Area Plan, Figure 5 "French Valley Influence Area"

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

- a, b) **Less Than Significant Impact.** The Project Site is located approximately 0.35 miles east of the French Valley Airport. According to the County's Southwest Area Plan Figure 5, the Project Site is located within Compatibility Zone D. The Riverside County Airport Land Use Compatibility Plan for the French Valley Airport states that Compatibility Zone D is permitted to allow an average of 150 people per acre on a site and up to 450 people shall be allowed to occupy any single acre of the site. The Riverside County General Plan Southwest Area Plan states that the Compatibility Zone D prohibits noise-sensitive outdoor nonresidential uses and hazards to flight. The Proposed Project will not include noise-sensitive uses (i.e., schools, hospitals) and would have noise sources consistent with commercial activity (i.e., vehicles, people). Impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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?

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b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Riverside County Ordinance 847, Ganddini Group Inc - "Auld at Leon Gas Station and C-Store: Noise Impact Analysis"

Findings of Fact:

- a) **Less Than Significant with Mitigation Incorporated.** Ganddini Group Inc. (Ganddini) prepared a Noise Impact Analysis for the Proposed Project in Analysis in February 2020. Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The L_{eq} is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hospitals, single- and multiple-family residences, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses that may be affected by the Proposed Project's generated noise include the residential uses located adjacent to the east of the Project Site, those approximately 0.2 miles to the south, and those northeast of the Project Site. The County Judicial System offices to west of the Project Site may also be affected by project construction and/or operational noise.

Construction

Temporary or periodic increases in ambient noise levels in the Project vicinity would occur when events such as construction activities occur. Daytime existing ambient noise levels range between 47.2 and 60.9 dBA and nighttime existing ambient noise level range between 40.7 and 51.5 dBA. Modeled unmitigated construction noise levels when combined with existing measured noise levels would range between 51.3 dBA Leq and 75.1 dBA Leq at sensitive receptors. While these events would increase ambient noise levels, they are typically short-term increases. The County regulates such activities through Ordinance: 847 "Regulating Noise" which states that construction shall not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and shall not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. According to the Noise Impact Analysis, construction equipment is anticipated to be in use at a distance of at least 26 feet or more from nearest receptor (adjacent residence) and that construction would not occur during the noise sensitive nighttime hours. With adherence to the National Institute for Occupational Safety and Health, Riverside County's Ordinance and Mitigation Measures N2 through N-7 (see below), potential adverse impacts associated with construction noise are anticipated to be less than significant.

Operation

The Project Site occurs within the Commercial Office land use designation of the County's General Plan. The commercial noise level standards were reviewed to identify the severity of the impact from project-related uses. According to the County of Riverside, the operational noise level shall not exceed an exterior noise level of 65 dBA L_{eq} during the daytime hours (7:00 a.m. to 10:00 p.m.) and 55 dBA L_{eq} during the nighttime hours (10:00 p.m. to 7:00 a.m.) for Commercial Office uses. The Noise Impact Analysis states that the project is proposed to operate 24 hours a day seven days per week. Mitigation Measure N-1(see below) will ensure no use of the car wash and vacuums between the nighttime hours of 10:00 PM and 7:00 AM. With incorporation of modified operational hours of the car wash and vacuums, the modeled nighttime peak hour operational noise levels ranged between 41 and 45 dBA Leq at adjacent and nearby properties. Therefore, with incorporation of mitigation restricting the hours of operation of the car wash and vacuums, the Proposed Project would not violate the County's nighttime noise standard of 45 dBA Leq.

Daytime existing ambient noise levels range between 47.2 and 60.9 dBA. The modeled daytime peak hour operational noise levels are expected to range between 47 and 53 dBA Leq. These noise levels would cause an increase of approximately 3.3 dB over the existing measured ambient noise level at Receiver 4. With incorporation of the modified operational hours of the car wash and vacuums, the modeled nighttime peak hour operational noise levels ranged between 41 and 45 dBA Leq at all nearby sensitive receptors. Nighttime existing ambient noise level range between 40.7 and 51.5 dBA. These modeled nighttime noise levels would result in increases ranging between 0.3 to 4.3 dB over the existing measured ambient noise level at all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the modeled receivers. Therefore, increases in ambient noise levels due to both daytime and nighttime peak hour operation of the Proposed Project, will not exceed 5 dB at nearby and adjacent properties and the project would not result in substantial increases in ambient noise levels. Therefore, adherence to Ordinance: 847 "Regulating Noise" and adherence to Mitigation Measure N-1 through N-7 to reduce impacts to less than significant levels is required as a condition of project approval to reduce impacts to less than significant levels.

- b) **Less Than Significant Impact.** The General Plan states that another annoyance related to noise is vibration. As with noise, vibration can be described by both its amplitude and frequency. Amplitude may be characterized by displacement, velocity, and/or acceleration. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration. Ground vibration associated with earth movement at the Project Site during construction may occur. Construction equipment is anticipated to be in operation at a distance of at least 26 feet or more from any receptor. Temporary vibration levels associated with project construction are anticipated to be less than significant. However, to ensure potential adverse impacts are less than significant, the Proposed Project shall adhere to County of Riverside Code and Mitigation Measures N-1 through N-7.

Mitigation:

Mitigation Measure N-1:

The Project Proponent shall ensure that no car wash activities (including vacuums) shall occur between the nighttime hours of 10:00 p.m. and 7:00 a.m.

Mitigation Measure N-2:

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

Mitigation Measure N-3:

The contractor shall place all stationary construction equipment and all equipment staging areas so that emitted noise and vibrations are directed away from and the greatest distance from noise sensitive receptors nearest the Project Site.

Mitigation Measure N-4:

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

Mitigation Measure N-5:

Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded (i.e., acoustic blankets and/or one-inch thick plywood) and shall be directed away from sensitive receptors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure N-6:

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

Mitigation Measure N-7:

The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (6:00 a.m. and 6:00 p.m. during the months of June through September; and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May).

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

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Source(s): County of Riverside General Plan Figure OS-8 "Paleontological Sensitivity," County of Riverside Environmental Impact Report: Cultural and Paleontological Resources

Findings of Fact:

- a) **Less Than Significant Impact.** According the Figure OS-8 of the County of Riverside's Open Space Element, the Project Site is located in area that is consider low for paleontological sensitivity. The Project Site does not include any unique geological features (i.e., rock outcroppings, etc.). However, during construction, grading and earthmoving activities may uncover unique paleontological resources. To ensure less than significant impacts occur, the Proposed Project is subject to conditions of approval prior to issuance of grading permits:

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.
* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. 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.

Mitigation: No mitigation is required.

Monitoring: Monitoring is required as described in conditions of approval listed above.

POPULATION AND HOUSING Would the project:

29. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

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

- a-c) **Less Than Significant Impact.** The Project Site is currently vacant and therefore, development of the Project would not displace any people or housings. The Proposed Project includes the construction and operation of a fueling station and convenience store with an attached drive-thru for food pick-up and carwash. No housing is proposed as part of the Project. The Project Site is served by an existing public roadway system and utility infrastructure exists to serve the Project. As such, implementation of the Proposed Project would not result in significant direct or indirect growth in the area. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

Less Than Significant Impact. Riverside County provides fire and emergency services to the unincorporated communities of Riverside County. The department consists of 100 fire stations within the County the nearest of which is Station No. 83 (French Valley Fire Station) located less than one-mile southwest of the Project Site. The Proposed Project is required to provide fire safety and suppression including appropriate building materials, fire sprinklers, and paved fire access. The Project Site occurs within an existing fire service area. Review of site plans by the County Fire Department would ensure appropriate access and turning radius for fire apparatus is provided. In addition, developer impact fees would be collected at the time of building permit issuance to provide funding for necessary service increases associated with growth and development in the County. Therefore, impacts would be less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, City of Perris General Plan

Findings of Fact:

Less Than Significant Impact. The Riverside County Sheriff's Department provides law enforcement services to the Project Site and surrounding area. The closest Riverside County Sheriff station is located less than one-quarter mile east of the Project Site at 30755-A Auld Road in Murrieta. The Proposed Project includes the construction and operation of a fueling station and convenience store with attached drive-thru for food pickup and attached carwash. The proposed use is consistent with the General Plan and is a conditionally permitted use within the C-P-S Zone. Implementation of the Proposed Project would not create an increase in demand of police services as development of the Project Site with a commercial use was anticipated during review of the County's General Plan. In addition, developer impact fees are collected at the time of building permit issuance. Therefore, with payment fees, impacts would be reduced to less than significant levels and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

No Impact. The Murrieta Valley Unified School District provides school services for the Project Site. Construction and operation of new school facilities would be funded through school impact fees assessed on new developments that occur within the school district. The Proposed Project is not anticipated to increase population growth within the area, as the addition of 12 full-time employees would likely come from nearby communities, and therefore would not generate new students. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. Library services for the Project Site and surrounding area are provided by the County of Riverside Library Services System. The nearest library to the Project Site is Riverside County's Grace Mellman Community Library located approximately five miles southwest of the Project Site. The Proposed Project is not expected to have a significant impact on libraries services as no residential uses are proposed and no significant increase in population would result. The 12 full-time employees for the Proposed Project are anticipated to come from the local community. The collection of developer impact fees at the time of building permit issuance would ensure potential impacts to library services are reduced to a less than significant level. Therefore, with the payment of fees, impacts would be reduced to less than significant levels and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

Less Than Significant Impact. Health Services are provided by several facilities within the regional. The nearest hospital to the Project Site is the Loma Linda University Medical Center located at 28062 Baxter Road in Murrieta, which is approximately 3.7 miles northwest of the Project Site. The Loma Linda University Medical Center provides the following services: behavioral health, neurology, primary care, cancer center, primary care neurosurgery, rehabilitation, heart & vascular, orthopedics, and transplants. The Project does not include any residential uses or result in any significant population increase that would generate additional demand for health services. No new/upgraded healthcare facilities would be necessary. Therefore, impacts are considered less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) **Less Than Significant Impact.** Recreational services for the Project Site and surrounding area are provided by Riverside County's Regional Parks Open Space District. The Proposed Project would not induce residential development and would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any facilities would result. The Proposed Project would include 12 full-time employees that would likely come from the local area or nearby communities. According to Riverside County: Map My county (accessed 2/10/2020), the Project Site is within tax rate Community Service Area 152, which will require the Proposed Project to pay taxes towards street sweeping. Additionally, the collection of developer impact fees would ensure impacts to recreational facilities are reduced to a less than significant level. Therefore, impacts to recreational facilities would be less than significant and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-7 Trails and Bikeway System

Findings of Fact:

a) **No Impact.** According to Riverside County General Plan Figure C-7, there are no trail systems that occur on or near the Project Site. The Proposed Project includes the construction and operation of a fueling station and convenience store with an attached drive-thru for food pick-up and carwash. No construction or the expansion of a trail system are proposed. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

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

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Traffic Impact Analysis

Findings of Fact:

a, b) **Less Than Significant with Mitigation.** A Traffic Impact Analysis (TIA) was prepared by Ganddini in November 2019 (available at the County for review) to provide an assessment of potential traffic impacts resulting from a proposed fueling station and convenience store. The purpose of the TIA was to evaluate the potential circulation system deficiencies that may result from the development of the Proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions. As directed by County of Riverside staff, the TIA was prepared in accordance with the County of Riverside Traffic Impact Analysis Preparation Guidelines.

The Proposed Project consists of an 8-island fueling station and a 7,250 square-foot convenience store with an attached drive-thru for food pick-up and an attached 1,870 square-foot carwash. The following driveways are assumed to provide access to the Project Site:

- Driveway 1 on Leon Road - Right-in/Right-out
- Driveway 2 on Auld Road
 - Near-Term: Right-in/Right-out and Left-in
 - Long-Term: Right-in/Right-out

Trips generated by the Proposed Project were estimated based on trip generation rates as provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2017. The Proposed Project is anticipated to generate a net total of 2,464 trips. For the purposes of the TIA, potential impacts to traffic and circulation were assessed for each of the following conditions:

- Existing (2019) Conditions
- Existing Completion Conditions (Existing + Ambient + Project)
- Cumulative Conditions (Existing + Ambient + Project + Cumulative)

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

Policy C 2.1 in the County of Riverside General Plan Circulation Element establishes the following Level of Service performance standards:

- Level of Service C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: Riverside Extended Mountain, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.
- 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.
- Level of Service E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.

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

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

To ensure that the TIA satisfies the County of Riverside traffic study requirements, Gandini prepared a project traffic study scoping agreement that was approved by County staff prior to the preparation of the TIA. The agreement provided an outline of the Project study area, trip generation, trip distribution, and analysis methodology. Consistent with the County's traffic study guidelines, the following study area intersections were analyzed in the TIA:

Table 8
Intersection Analysis Locations

ID	Intersection Location	Jurisdiction
#1	Winchester Road/State Route 79 (NS) at Auld Road (EW)	Caltrans
#2	Briggs Road (NS) at Auld Road (EW)	County of Riverside
#3	Leon Road (NS) at Auld Road (EW)	County of Riverside
#4	Leon Road (NS) at Project Driveway (EW)	County of Riverside
#5	Project Driveway (NS) at Auld Road (EW)	County of Riverside
#6	Red Oak Street/High Vista Drive (NS) at Auld Road (EW)	County of Riverside
#7	Pourroy Road (NS) at Auld Road (EW)	County of Riverside

The following study area intersections are anticipated to operate at a deficient LOS during one or both peak hours.:

- Winchester Road/State Route 79 (NS) at Auld Road (EW) (#1) – LOS E AM and LOS F PM peak hours

With implementation of Mitigation Measures TRAN-1 through TRAN-5 (see below), and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict with a plan, ordinance, or policy addressing circulation systems, including transit, roadways, bicycle lanes and pedestrian paths. Therefore, less than significant impacts are anticipated with implementation of Mitigation Measures TRAN-1 through TRAN-5.

- c) **Less Than Significant Impact.** The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. As demonstrated in the TIA, either the driveway at Leon Road or the driveway at Auld Road could serve as the main ingress and digress points to the Proposed Project without resulting in any significant hazards. Discretionary actions for the Proposed Project by the County of Riverside includes approval of the project design. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less Than Significant Impact.** As stated above, with implementation of recommendations and Mitigation Measures TRAN-1 through TRAN-5, and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to cause an effect upon, or a need for new or altered maintenance of roads. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.
- e-f) **Less Than Significant Impact.** During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of Riverside. Therefore, the Proposed Project would not result in inadequate emergency access or impact circulation. Therefore, less than significant are identified or anticipated, and no mitigation measures are required.

With implementation of Mitigation Measures TRAN-1 through TRAN-5, and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with a plan, ordinance, or policy addressing circulation systems, including transit, roadways, bicycle lanes and pedestrian paths. Therefore, less than significant impacts are anticipated.

Mitigation:

Mitigation Measure TRAN-1:

Prior permit issuance, the Project Proponent shall contribute on a fair share basis to the installation of a northbound right turn overlap signal phasing; the construction of a second westbound left turn lane; and modification of the traffic signal phasing to provide protected eastbound/westbound left turn phasing for the intersection of Winchester Road/State Route 79 and Auld Road.

Mitigation Measure TRAN-2:

The Project Proponent shall ensure that all roadway design, traffic signing and striping, and traffic control improvements relating to the Proposed Project are constructed in accordance with applicable engineering standards to the satisfaction of the County of Riverside Public Works.

Mitigation Measure TRAN-3:

Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the County of Riverside Public Works Department

Mitigation Measure TRAN-4:

On-site traffic signing and striping plans shall be submitted for County of Riverside approval in conjunction with details construction plans for the Project.

Mitigation Measure TRAN-5:

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable County of Riverside/California Department of Transportation sight distance standards.

38. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Include the construction or expansion of a bike system or bike lanes?

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

Findings of Fact:

- a) **Less Than Significant Impact.** According to the Figure 8 of the Southwest Area Plan: Trails and Bikeway Systems, the Project Site is adjacent to a Class I Bike Path along Auld Road. The Proposed Project does not include the construction or expansion of a bike system or bike lanes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as defined in the County's General Plan as non-motorized bikes. With adherence to the Riverside County Municipal Code:17.140.03, the development shall be coordinated with existing and planned recreational trails and bike paths. Additionally, sight distance at each project access point should be reviewed with respect to Caltrans and County's sight distance standards. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

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)?

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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.)

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Source(s): County Archaeologist, AB52 Tribal Consultation, SB18 Compliance

Findings of Fact:

a, b) **Less Than Significant.** In October 2018, Rincon Consultants, Inc. (Rincon) completed a Cultural Resources Technical Memorandum for the Project Site. The memorandum included an archaeological records search, Native American outreach, and a field survey. The records search and field investigation revealed no evidence of cultural resources within the Project area.

In compliance with AB 52, separate notices regarding the proposed Project were mailed to by the County to all requesting Tribes on November 1, 2018. Staff received requests to consult from Pechanga on November 8, 2018, exhibits were sent on November 8, 2018, a report was provided January 30, 2019, and the Advisory Notification Document was provided March 11, 2019. The proposed Advisory Notification Document was provided, and the Tribe was notified that staff will move forward in the AB 52 process and consultation concluded and no subsequent response was received.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba Band of Lusieno Indians requested consultation on December 10, 2018. They were provided the Phase 1 cultural study completed by McKenna on December 26, 2018 and a report on January 30, 2019 and the Advisory notification document on March 11, 2019. A conclusion letter was received from Soboba on March 12, 2019.

Pala Tribal Historic Preservation Office turned down a request to consult on January 4, 2019. Morongo Band of Mission Indians turned down a request to consult on December 5, 2018, whereby consultation was concluded.

AB 52 consultation has been concluded and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

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?

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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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Source(s): Riverside County General Plan: Southwest Area Plan, Eastern Municipal Water District: 2015 Urban Water Management Plan

Findings of Fact:

- a) **Less Than Significant Impact.** As stated in the Urban Water Management Plan (UWMP), Eastern Municipal Water District (EMWD) utilizes water from imported water. The majority of EMWD's supplies are imported water purchased through MWD from the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Imported water is delivered to EMWD either as potable water treated by Municipal Water District (MWD), or as raw water that EMWD can either treat at one of its two local filtration plants or deliver as raw water for non-potable uses. EMWD's local supplies include groundwater, desalinated groundwater, and recycled water. Groundwater is pumped from the Hemet/San Jacinto and West San Jacinto areas of the San Jacinto Groundwater Basin. Groundwater in portions of the West San Jacinto Basin is high in salinity and requires desalination for potable use. EMWD owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. EMWD also owns, operates, and maintains its own recycled water system that consists of four Regional Water Reclamation Facilities and several storage ponds spread throughout EMWD's service area that are all connected through the recycled water system.

According to the UWMP, during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use category and therefore would result in the requirement of water supply that is already anticipated by the Riverside County General Southwest Plan Area and evaluated in the UWMP.

Therefore, the Proposed Project will not require or result in the relocation or construction of new or expansion of water treatment facilities.

The EMWD operates and maintains four Publicly Owned Treatment Works (POTWs) located in San Jacinto, Moreno Valley, Temecula and Perris. In addition to having these wastewater treatment facilities, the collection system of Hemet, Menifee, Murrieta and unincorporated areas of Southwest Riverside County are serviced by the District. The EMWD's Sewer Subservice Areas Map shows that the Project Site is within the service area of the Temecula Valley Regional Water Reclamation Facility. The plant treats approximately 14 Million Gallons Per Day (MGD) and has a maximum of capacity of 23 MGD after expansion. The Proposed Project will connect to an existing sewer line along Auld Road. The Proposed Project is conditionally permitted within the C-P-S Zone and therefore its demand on wastewater facilities was anticipated by Riverside County and EMWD. Therefore, the Proposed Project will not require or result in the relocation or construction of new or expansion of wastewater treatment facilities.

The WQMP states that through Project development, post development will maintain existing drainage patterns to direct runoff towards the northwest to the proposed on-site basin. Post-development flows will be conveyed to a single bioretention drainage basin located on the northwest corner of the Project Site. The Proposed Project is anticipated to generate a total of 2,905 cubic feet (CF) of runoff. The bioretention drainage basin would be designed to retain 3,000 CF of runoff. The Project would be designed to achieve greater than 100% on-site retention and would not be connected to an existing off-site drainage system. Therefore, the project would not result in the need to relocate or construct new off-site drainage systems.

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

- b) **Less Than Significant Impact.** According to the 2015 Eastern Municipal Water District (EMWD) Urban Water Management Plan (UWMP), during a multiple dry-year period, EMWD's total water supply is projected to be 198,600 acre-feet (AF) by 2040, while the total water demand is projected to be 198,600 AF in the same year, resulting in neither surplus or deficit. Therefore, EMWD's supplies are sufficient to meet demand within the district's service area. Furthermore, the Proposed Project is an acceptable use within the Commercial Office land use area and therefore would result in a water supply demand that was anticipated by the Riverside County General Southwest Plan Area and evaluated in the UWMP. There are no groundwater recharge facilities in the area; the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may impede substantial groundwater management of the basin. Impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source(s): Eastern Municipal Water District: 2015 Urban Water Management Plan, Eastern Municipal Water District: Wastewater Service "Temecula Valley Regional Water Reclamation Facility", Eastern Municipal Water District: Sewer Subservice Areas Map

Findings of Fact:

a, b) **Less Than Significant Impact.** The EMWD operates and maintains four Publicly Owned Treatment Works (POTWs) located in San Jacinto, Moreno Valley, Temecula and Perris. In addition to having these wastewater treatment facilities, the collection system of Hemet, Menifee, Murrieta and unincorporated areas of Southwest Riverside County are serviced by the District. The EMWD's Sewer Subservice Areas Map shows that the Project Site is within the service area of the Temecula Valley Regional Water Reclamation Facility. The plant treats approximately 14 Million Gallons Per Day (MGD) and has a maximum of capacity of 23 MGD after expansion. The Proposed Project will connect to an existing sewer line along Auld Road. The Proposed Project is conditionally permitted within the C-P-S Zone and therefore its demand on wastewater facilities was anticipated by Riverside County. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a, b) **Less Than Significant Impact.** The County of Riverside Department of Waste Resources contracts with private waste haulers for the collection, transfer, recycling, and disposal of waste. Most refuse is disposed of at the Lamb Canyon Sanitary Landfill, which is owned and operated by the County, is located 16411 Lamb Canyon Rd, Beaumont, CA 92223, approximately 30 miles northeast of the Project Site. The landfill encompasses approximately 703 acres, of which about 144.6 acres (as of 2018) are being used for waste disposal activities.

The Lamb Canyon Sanitary Landfill is permitted to receive a maximum of 5,000 tons per day. According to the CalRecycle's estimated solid waste generation rate for commercial development, the Proposed Project would generate approximately 126 pounds of solid waste per day or approximately 0.063 tons per day based on 10.53 pounds per employee. The estimated project-generated waste represents approximately 0.0000125 percent of the total permitted waste received daily at the Lamb Canyon Sanitary Landfill. The Proposed Project would comply with all applicable solid waste statutes and regulations. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, California Energy Commission Efficiency Division, California Energy Commission: Electricity Utilities Service Area Map, California Energy Commission: California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Natural Gas Utility Service Areas Map, Frontier Service Finder, Southern California Edison, Southern California Gas Company

Findings of Fact:

- a) **No Impact.** Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power by connecting to Southern California Edison's existing power lines along Leon Road, west of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities. Therefore, no impact would occur and no mitigation measures are required.
- b) **No Impact.** Southern California Gas Company (SoCalGas) provides natural gas service to the vicinity and the Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line along Auld Road, north of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not require the expansion or construction of new natural gas facilities. Therefore, no impact would occur and no mitigation measures are required.
- c) **No Impact.** The Proposed Project would be serviced by Spectrum and Frontier. Telecommunication services to the area will be via above ground connections from existing telephone lines and therefore the Proposed Project will connect to existing telecommunication infrastructure along Leon Road, west of the Project Site. The Proposed Project is not anticipated to require the expansion or construction of new communications systems facilities. Therefore, no impact would occur and no mitigation measures are required.
- d) **Less Than Significant Impact.** Currently, there are no streetlights adjacent to the Project Site along Auld Road. The nearest streetlights occur west of the Project Site along Auld Road in front of the Riverside County Justice Center. The Project Site is outside of the Imperial irrigation Districts services area for street light maintenance. The installation and maintenance of street lights for the area is provided by Southern California Edison. Installation of streetlights and general maintenance is not anticipated to cause a significant environmental effect, as it is an extension of services within the area and would be along a currently disturbed area (i.e., Auld Road). Therefore, impacts are considered less than significant and no mitigation measures are required.
- e) **Less Than Significant Impact.** Access to the site would be provided by a 40-foot driveway at Leon Road and a 40-foot right-in and right-out only driveway at Auld Road. The County of Riverside Transportation Department is responsible for the repair and maintenance of approximately 2,200 miles of roads located within the unincorporated areas of Riverside County. Auld Road is an existing paved roadway and is currently maintained by the County. Leon Road is an existing unpaved roadway, which would be paved to the standards set forth by the County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Developer impact fees collected at the time of permit issuance fund the installation and maintenance of roadways within the Department's system. Paving of Leon Road is not anticipated to create a significant impact to the environment as general BMPs would be implemented at the time of paving. Therefore, impacts are considered less than significant and no mitigation measures are required.

- f) **No Impact.** The Proposed Project is not expected to have a significant impact on other governmental services, such as libraries, community recreation centers, and/or animal shelter. The employees for the Proposed Project are anticipated to come from the local community. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impact would occur and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County Ordinance No. 457

Findings of Fact:

- a) **No Impact.** According to the County's General Plan Figure S-14, Inventory of Emergency Response Facilities, the Project Site does not contain any emergency facilities and does not occur adjacent to an emergency evacuation route. During construction the contractor would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to maintain adequate emergency access for emergency vehicles as required by the County. Project operations would not interfere with an adopted emergency response or evacuation plan. In addition, appropriate access would be provided by Leon Road and Auld Road at all times. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

- b, c) **No Impact.** According to General Plan Figure S-11 Wildfire Susceptibility, the Project Site is not located within a Very High fire hazard severity. The Project Site is located in an urbanized area and includes existing roadways and emergency water sources. The Project Site is relatively flat and accessible by emergency services (i.e., fire apparatus) and does not include the installation of new roads, power lines or other utilities that would result in an additional fire risk for the area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- D, e) **No Impact.** The Project Site is relatively level. According to the County's Southwest Area Plan Figure 13, Slope Instability, the Project Site is considered to have low to no susceptibility to landslides. Therefore, post-fire slope instability and/or drainage changes are not anticipated. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. On July 26, 2018, a MSHCP Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. The Project Site is located within the MSHCP Conservation Area. Additionally, the Project Site is located within the Riverside County HCP fee area for Stephen's kangaroo rat. Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required. The Biological Assessment identified the presence of the following federal and state listed species including the Quin checkerspot butterfly and Stephens kangaroo rat, and wildlife species of special concern including the Burrowing owl, Orange-throated whiptail lizard, Coast horned lizard, and Red-diamond rattlesnake. Special status plants identified in the Assessment included the smooth tarplant and Parry's spine flower.

According to the CNDDDB, the use of the site by the Stephen's kangaroo rat may be very infrequent given the low population levels in the region as well as the lack of any recent sightings. It was determined that the Project Site does not support suitable habitat for the Quino Checkerspot butterfly due to recently disturbed vegetation and lack of host vegetation, and no Checkerspot butterflies were observed during the extensive field investigations conducted on-site. It was determined that appropriate habitat is not present on site for the species due to site disturbance. The Burrowing Owl is identified as occurring in the region with the nearest sighting (Occurrence #1281, Bachelor Mtn., California Quad, 2018) located about 0.1-miles north of the site. No owls or owl sign (whitewash, etc.) were seen during the survey. Additionally, no suitable (i.e., "occupiable") burrows were observed on the Project Site nor were any man-made structures suitable for burrowing owl nesting (rock crevices, debris piles, etc.) observed on-site. The probability of owls moving onto the Project Site in the future is low based on the results of the field investigations and the absence of any suitable burrows throughout the Project Site.

Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, RCA states that there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of BMPs as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. Additionally, the Project Site is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen's kangaroo rat. Implementation of *Mitigation Measures BIO-1 – BIO-3*, would ensure potential impacts are reduced to a less than significant level.

In October 2018, Rincon Consultants, Inc. completed a Cultural Resources Technical Memorandum for the Project Site. A total of 13 resources were found within the record search area and date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

A total of 14 previously recorded cultural resources have been documented within a 0.5-mile radius of the Project Site. As previously stated, 13 of these resources date to the prehistoric period and include 11 bedrock milling sites (CA-RIV-1268, CA-RIV 1269, CA-RIV-2225, CA-RIV-2933, CA-RIV-2970, CA-RIV-3409, CA-RIV-3839, CA-RIV-6648, CA-RIV-6649, CA-RIV-8220, and CA-RIV-8221), an isolated granitic mano (P-33-17362), and an isolated granitic metate fragment (P-33-29313). One historic period archaeological resource, the remnants of Winchester Road (CA-RIV-11964), was also identified within the record search areas. None of the previously documented cultural resources are located within the Project Site.

The records search revealed no evidence of cultural resources within the Project area. Although the lack of surface evidence of prehistoric archaeological resources does not preclude their subsurface existence, no prehistoric archaeological resources were found in the area immediately adjacent to the Project Site. The Proposed Project is not anticipated to not alter, destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. In the event of an unanticipated find, implementation of *Mitigation*

Measure Cult-01 would ensure potential impacts are reduced to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated, and no additional mitigation measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

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

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

The Project would result in Cumulatively Substantial/Significant Impacts for Population and Housing, Aesthetic and Visual Resources, Agricultural and Forestry Resources, Air Quality, Greenhouse Gases, Cultural and Paleontological Resources, Energy Resources, Geology and Soils, Hazardous Materials and Safety, Noise, Parks and Recreation, Public Facilities, Transportation and Traffic, and Water Resources. The project would also result in Significant Growth Inducing Impacts, as well as Significant Irreversible Commitments.

The Proposed Project is consistent with the General Plan land use patterns and applicable regional plans and would not result in development that would be substantially greater in intensity than what was planned for in the General Plan. The potential cumulative environmental effects of the Proposed Project would fall within the impacts identified in the County's General Plan Update EIR. This includes cumulative air quality/GHG, noise, traffic, water and cultural impacts. No cumulative impact greater than that identified in the General Plan EIR would result from construction of the Proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the Proposed Project meets all applicable Noise element policies and is anticipated to have a less than significant noise impact. The Proposed Project occurs within the Highway 79 Policy Area and would provide adequate circulation to and within the Project Site and is therefore consistent with and meets all other applicable policies within the Circulation Element of the General Plan. Potential impacts to traffic with implementation of the Proposed Project would be mitigated to a less than significant level with adherence to Mitigation Measure TRAN-1 through TRAN-6 as provided in this Initial Study. Construction of the Project would be required to adhere to standards provided by the National Institute for Occupational Safety and Health. Operational noise of the Project would be required to adhere to Riverside County Ordinance: 847 "Regulating Noise" and adherence to Mitigation Measure N-1 through N-8 as provided in this Initial Study.

As demonstrated in this Initial Study, construction emissions during both summer and winter seasonal conditions would not exceed SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM10 and PM2.5).

Proposed Project is consistent with the MSHCP and is within Riverside County Habitat Conservation Plan mitigation fee area, thus the project proponent would be required to pay the fee for the Stephen's kangaroo rat. Implementation of mitigation measures (BIO-1 through BIO-3) as provide in this Initial Study are required as a condition of project approval.

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

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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. The incorporation of the Southwest Area Plan design measures and Riverside County policies, standards, guidelines, and proposed mitigation measures as provided in this Initial Study would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, impacts would be less than significant or would be reduced to less than significant levels and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Riverside County, *County of Riverside General Plan*. Adopted December 8, 2015.
- Riverside County, *County of Riverside General Plan Draft Environmental Impact Report*. Adopted December 8, 2015.

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

Location: County of Riverside Planning Department
4800 Lemon Street, 12th Floor
Riverside, CA 92505

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Accessed November 2019

from <https://www.emwd.org/sites/main/files/fileattachments/tvrwrffactsheet.pdf?1537295201>

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PROJECT-SPECIFIC REFERENCES

Cultural Resources Technical Memorandum for the French Valley Auld and Leon Project, City of Murrieta, Riverside County, California, Rincon Consultants, Inc. October 17, 2018.

Project Specific Water Quality Management Plan for New Car Wash & Gas Station, W&W Land Design Consultants, Inc. July 2, 2019.

Habitat Assessment and MSHCP Consistency Analysis for APN 963-040-001, RCA Associates, Inc. July 26, 2018.

Phase-I Environmental Site Assessment Report At: SEC Auld Road and Leon Road French Valley, Riverside County, California, 943-040-001-3, Prepared for Mark Sater, GEO-CAL Inc, December 26, 2018

Auld at Leon Gas Station and C-Store, Noise Impact Analysis, County of Riverside, Ganddini Group Inc. February 12, 2020.

Auld at Leon Gas Station and C-Store, Traffic Impact Analysis, County of Riverside, Ganddini Group Inc. November 27, 2019

Preliminary Project Specific Water Quality Management Plan, New Car Wash & Gas Station, Prepared for Mark Sater, July 9, 2018