

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: County of Riverside - TLMA- Planning Brett Dawson Project Planner

Project Title: PP No. 180011, PP No. 180012, CUP No. 180007, GP No. 1201, CZ No. 1201

Project Location: Unincorporated portion White Water/N. Palm Springs Riverside County
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Attached

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Please provide a list of the responsible or trustee agencies for the project.

N/A

Project Description:

General Plan Amendment 1201 (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail). Change of Zone 07946 (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946:

- CUP180007 (APN: 668-200-018) – Conditional Use Permit application to facilitate the establishment of a travel center. The proposed travel centers includes: a gas station (approximately 2,400 square foot convenience store with eight fuel pumps under a 5,000 square foot canopy), a car wash, and 5,600 square foot drive-thru restaurant. The project would provide 110 parking spaces.
- PPT180011 (APN: 668-200-020) – Plot Plan application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 square feet. The project also propose 36,000 square feet of outdoor storage and staging area, and would provide 358 parking spaces.
- PPT180012 (APN: 668-200-008) – Plot Plan application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 square feet. The project also propose 49,400 square feet of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 square foot, two story building including an administrative office and caretakers unit is also proposed. APN: 668-200-008.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biology

MM BIO-1: A pre-construction survey for burrowing owl shall be conducted within five (5) days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, including all rodent burrows. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and an appropriate buffer shall be created and monitored by an experienced burrowing owl biologist in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be

coordinated with the County of Riverside and California Department of Fish and Wildlife (CDFW).

MM BIO-2: If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

MM BIO-3: Prior to the issuance of any grading permit for development on Parcel 1, , the project applicant shall provide to the County of Riverside evidence that a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW); Federal Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the United States Army Corps of Engineers (USACE); and a Federal Clean Water Act Section 401 permit from the Regional Water Quality Control Board (RWQCB) have been obtained.

The project applicant shall provide evidence to the County of Riverside that all appropriate and applicable permit requirements identified by the CDFW, USACE and/or RWQCB have been satisfied prior to the issuance for any grading permit for development on Parcel 1.

Noise

MM NOI-1: During final design, the project shall incorporate equipment that minimizes noise levels or dampens noise (e.g., installing baffles or silencers on the carwash blow dryer) such that compliance with the noise standards in Section 9.52.040 of the Riverside County Code of Ordinances at nearby noise sensitive land uses is achieved. This measure shall be implemented to the satisfaction of the County of Riverside.