

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40719
Project Case Type (s) and Number(s): CUP03262R1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeffery Childers, Urban/Regional Planner IV
Telephone Number: (951) 955-1888
Applicant's Name: Abbasco, Inc.
Applicant's Address: 27627 Baseline. Highland, CA 92346

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit No. 3262 was originally approved on August 18, 1998 for a 4,594 sq. ft. combined gas station, drive thru restaurant, and convenience store, with the sale of beer and wine for off the premises consumption where sold (ABC Type 20), and 23 parking spaces. The revised permit proposes to expand an existing gas station with the addition of three structures totaling 9,361 sq. ft. of building area on a 3.92 gross acre lot (2.52 net acres). The proposal includes an 883 sq. ft. office, a single-story 2,416 sq. ft. structure for retail uses, a single-story 2,100 sq. ft. structure for retail uses, a 2,998 sq. ft. fast food restaurant, a 964 sq. ft. car wash, a new canopy over the existing diesel pumps. Upon completion, the project will consist of 13,955 sq. ft. of total building area, 19,357 sq. ft. (18%) of landscaping, and 65 parking spaces including six (6) accessible parking spaces for persons with disabilities.

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

C. Total Project Area: 3.92 Gross Acres (2.52 Net Acres)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 3.92 Gross Acres (2.52 Net Acres)	Lots: N/A	Sq. Ft. of Bldg. Area: 13,955	Est. No. of Employees: 12
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 171-040-028, 171-040-007, and 171-040-030

E. Street References: Northerly of State Highway 60, westerly of Pyrite Street, and southerly of Granite Hill Drive

F. Section, Township & Range Description or reference/attach a Legal Description: SEC 12 PSEC, T2S, R6W

Brief description of the existing environmental setting of the project site and its surroundings: The project site is partially developed with an existing gas station, accompanying pumps, and propane gas tank dispensing area. A section of the project site is undeveloped, but has been previously graded. No new environmental impacts have arisen since the adoption of a Mitigated Negative Declaration (EA37350). Although EA37350 adequately addressed the Environmental impacts of the previous project, the revised permit application has provided additional updates and more detailed technical information (i.e. traffic studies, biological studies, etc.) that have been required by various technical County agencies.

Therefore, an Addendum to EA37350 and the previously adopted Mitigated Negative Declaration has been prepared in conjunction with this implementing application.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies
2. **Circulation:** Access to the proposed project is provided by Granite Hill Drive to the north and by Pyrite Street to the east; therefore, adequate circulation facilities exist, therefore no new facilities are being proposed. The project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project through perimeter walls and landscaping. The proposed project meets all other applicable noise element properties.
6. **Housing:** The proposed project does not include any housing; sufficient housing exists within the project site vicinity. The proposed project meets all other applicable housing element policies of the General Plan.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable policies.

B. **General Plan Area Plan(s):** Jurupa

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

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

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

F. **Policy Area(s), if any:** Stringfellow Acid Pits/Pyrite Canyon

G. Adjacent and Surrounding:

- **Area Plan(s):** The proposal is surrounded by the Jurupa Area Plan to the north, east, south, and west.
- **Foundation Component(s):** The proposal is surrounded by the Community Development Foundation Component to the north, east, south, and west.

- **Land Use Designation(s):** The proposal is surrounded by the Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio) land use designation to the north, the Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation to the east, the Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) land use designation to the south and west
- **Overlay(s) and Policy Area(s), if any:** The Stringfellow Acid Pits/Pyrite Canyon Policy Area to the north.

H. Adopted Specific Plan Information

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

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) to the north, Scenic Highway Commercial (C-P-S) to the west, Light Agriculture (A-1) to the south and west

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"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **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 Mitigated 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 Mitigated Negative Declaration has been prepared and will be considered by the approving body or bodies. In addition, wherein a Negative Declaration was adopted on August 18, 1998 as EA37350 and does not show any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

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

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

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

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

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	2-18-09 Date
_____ Adam B. Rush, Principal Planner	_____ For Ron Goldman, Planning Director

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- RCIP: Riverside County Integrated Project
- Environmental Assessment No. 37350
- GIS Database
- Riverside County Conditions of Approval
- Jurupa Area Plan
- Riverside County Ordinance No. 348
- Riverside County Ordinance No. 659
- Riverside County Ordinance No. 655
- Riverside County Ordinance No. 457
- Jurupa Unified School District correspondence
- Project Application Materials
- Waste Management District Correspondence
- Riverside County Geologic Report (GEO) No. 2009, prepared by Soil Exploration Company, Inc., dated February 15, 2008

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

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

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Revised: 6/9/08