

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

111B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 24, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3262, REVISED PERMIT NO. 1 – (Addendum to an Environmental Assessment) – Applicant: Abbasco, Inc. – Engineer/Representative: Bonaldo Engineering Group – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and westerly of Pyrite Street-2.76-Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) **REQUEST:** The Conditional Use Permit Revision 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.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on March 4, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3262R1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CERTIFICATION of an **ADDENDUM TO ENVIRONMENTAL ASSESSMENT NO. 37350** based upon the finding that the project will not have a significant impact to the environment and all

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 7/1/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

03/26/09 10:15:45
Tina Grande

Prev. App. Ref. | **ATTACHMENTS FILED** | District: Second | Agenda Number:

WITH THE CLERK OF THE BOARD

1.6

The Honorable Board of Supervisors

RE: Conditional Use Permit No. 3262, Revised Permit No. 1

Page 2 of 2

mitigation measures have been incorporated into the previously prepared Mitigated Negative Declaration adopted on August 18, 1998.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA 40719, Conditional Use Permit No. 3262, Revised Permit No. 1

Project Title/Case Numbers

Adam Rush
County Contact Person

(951) 955-6646
Phone Number

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

Abbasco, Inc.
Project Applicant

27627 Baseline, Highland, CA 92346
Address

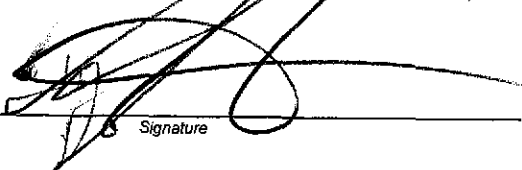
Northerly of State Highway 60 and westerly of Pyrite Street
Project Location

The Conditional Use Permit Revision 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.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 4, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Environmental Assessment No. 37350 was prepared for this project and adopted pursuant to the provisions of the California Environmental Quality Act (\$64.00 and evidence of prior EA fee)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Principal Planner
Title

March 30, 2009
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03262R1\REC & FILE\CUP03262R1 NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40719 ZCFG4157 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0603916

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ABBASCO INC \$64.00
paid by: CK 1443/537
paid towards: CFG04157 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA40719
at parcel #:
appl type: CFG3

By _____ Mar 06, 2006 14:12
MGARDNER posting date Mar 06, 2006

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

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R9806097

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ALABBASI MARWAN \$1,328.00
paid by: CK 3118 & 4579
paid towards: CFG01294 CALIF FISH & GAME - NEG DECL
FISH AND GAME FOR EA37350(CUP3262)
at parcel #:
appl type: CFG1

By _____ Jun 23, 1998 15:25
NMAZIK posting date Jun 23, 1998

Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$1,328.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

**PLANNING COMMISSION
MINUTE ORDER MARCH 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 7.3: CONDITIONAL USE PERMIT NO. 3262, REVISED PERMIT NO. 1** – Intent to Certify an Addendum to an Environmental Impact Report – Applicant: Abbasco, Inc. – Engineer/Representative: Bonaldo Engineering Group – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and westerly of Pyrite Street-2.76-Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) - APN(s): 171-040-028, 171-040-007, & 171-040-030. (Quasi-Judicial)

II. **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 Conditional 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.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeffery Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.

The following spoke in favor of the subject proposal:

Marwan Alabbasi, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

APPROVAL of **CONDITIONAL USE PERMIT NO. 3262R1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CERTIFICATION of an **ADDENDUM TO ENVIRONMENTAL ASSESSMENT NO. 37350** based upon the finding that the project will not have a significant impact to the environment and all mitigation measures have been incorporated into the previously prepared Mitigated Negative Declaration adopted on August 18, 1998.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: **7.3**
Area Plan: Jurupa
Zoning District: Glen Avon
Supervisorial District: Second
Project Planner: Jeffery Childers
Planning Commission: March 4, 2009

Conditional Use Permit No. 3262, Revised Permit No. 1
E.A. Number: 40719
Applicant: Abbasco, Inc.
Engineer/Representative: Ronaldo Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No, 3262, Revised Permit No. 1 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.

The project is located in the Glen Avon Community of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of State Highway 60 and westerly of Pyrite Street.

BACKGROUND:

Conditional Use Permit No. 3262 was originally approved on August 18, 1998 for a 4,594 sq. ft. combined gas station, drive thru restaurant, propane gas dispensing area, and convenience store, with the sale of beer and wine for off the premises consumption (ABC Type 20), and 23 parking spaces.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the east, and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the south |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) and Controlled Development Areas (W-2) to the north and west, Scenic Highway Commercial (C-P-S) to the east, and Light Agriculture (A-1) to the south |
| 5. Existing Land Use (Ex. #1): | Fast Food Restaurant and Gas Station |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land to the north, east, and west, and Highway 60 to the south |
| 7. Project Data: | Total Acreage: 3.92 Gross Acres (2.52 Net Acres)
Total Proposed Retail Building Area: 2,100 sq. ft.
Total Proposed Restaurant Building Area: 2,998 |

Handwritten signature and date: [Signature] 2/14/09

sq. ft.
Total Proposed General Commercial Building Area: 2,416 sq. ft.
Total Proposed Car Wash Building Area: 964 sq. ft.
Total Existing General Commercial Building Area: 4,594 sq. ft.
Total Additional Building Area: 9,361 sq. ft.
Total Building Area: 13,955 sq. ft.
Total Parking: 65 parking spaces
Total Landscaping: 19,357 sq. ft. (18%)
See attached environmental assessment

7. Environmental Concerns:

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3262R1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CERTIFICATION of an **ADDENDUM TO ENVIRONMENTAL ASSESSMENT NO. 37350** based upon the finding that the project will not have a significant impact to the environment and all mitigation measures have been incorporated into the previously prepared Mitigated Negative Declaration adopted on August 18, 1998.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The project is consistent with the Stringfellow Acid Pits / Pyrite Canyon Policy Area.
4. The project is consistent with the Jurupa Valley Redevelopment Area.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, additional retail space that includes a fast food restaurant and an automatic self-serve car wash, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the east, and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the south.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, additional retail space that includes a fast food restaurant and an automatic self-serve car wash, is a permitted use, subject to approval of conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, additional retail space that includes a fast food restaurant and an automatic self-serve car wash, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Controlled Development Areas (W-2) to the north and west, Scenic Highway Commercial (C-P-S) to the east, and Light Agriculture (A-1) to the south.
8. Retail uses have been constructed and are operating in the project vicinity.
9. The project is located within the Stringfellow Acid Pits / Pyrite Canyon Policy Area.
10. The Planning Department has reviewed the project and has concluded that it is consistent with all applicable policies of the Stringfellow Acid Pits / Pyrite Canyon Policy Area.
11. The project is located within the Jurupa Valley Redevelopment Area.
12. The project has been reviewed by the Riverside County Redevelopment Agency and has concluded that the project is consistent with all applicable policies of the Jurupa Valley Redevelopment Area.
13. This project is located within Criteria Area 76 of the Multi-Species Habitat Conservation Plan, and as such is required to be reviewed by the Environmental Programs Department. The Environmental Programs Department has reviewed the project and has found it consistent with the intent of the Multi-Species Habitat Conservation Plan.

14. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40719.
- a. Geology/Soils
 - b. Hazards & Hazardous Materials
 - c. Hydrology & Water Quality
 - d. Transportation/Traffic
 - e. Utilities & Service Systems

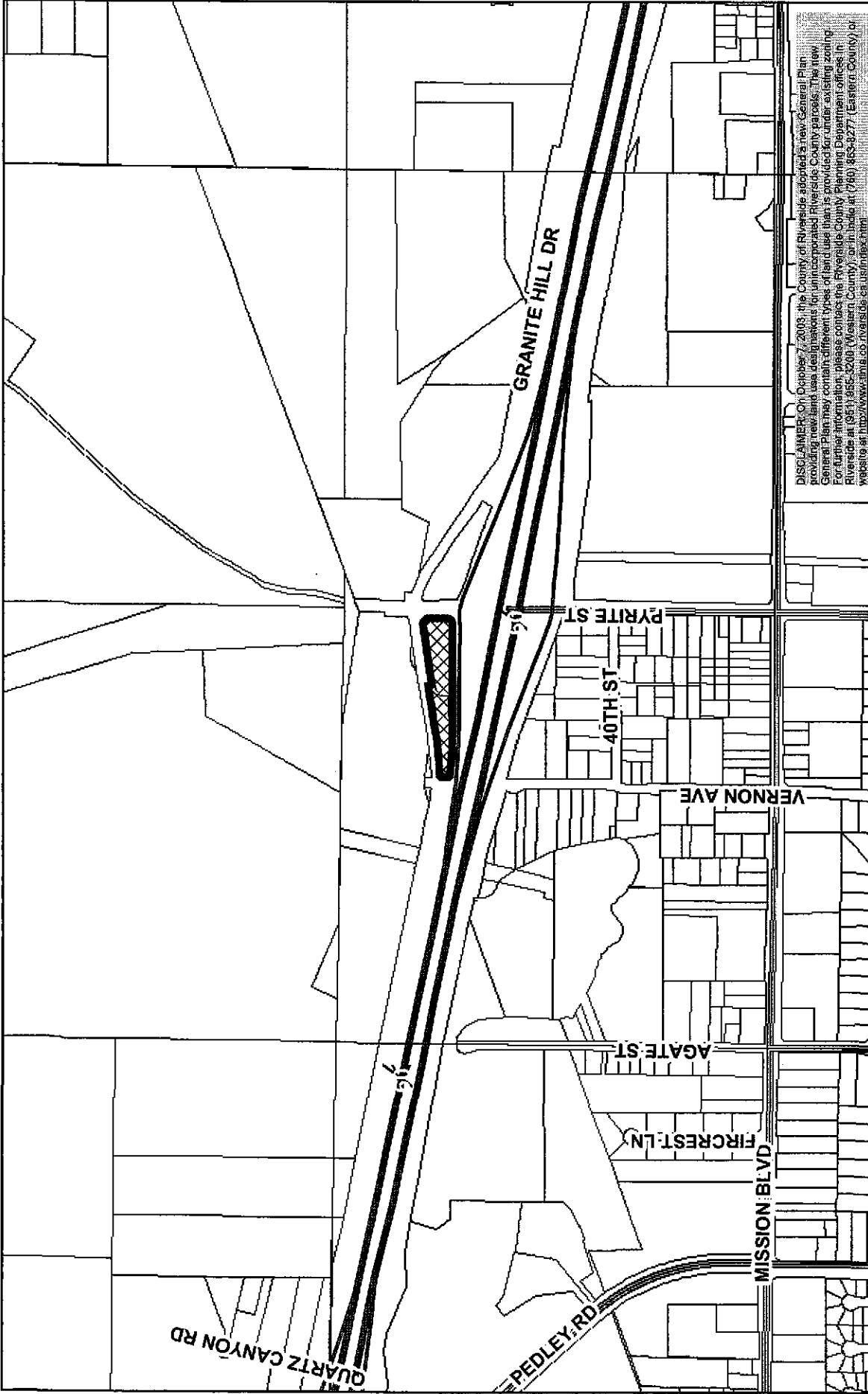
No new environmental impacts have arisen since the adoption of a Mitigated Negative Declaration (EA37350). Although EA37350 adequately addressed the Environmental impacts of the previous project, the revised permit application has provided additional updates and more detailed technical information (i.e. 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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain;
 - c. An area drainage plan;
 - d. A dam inundation area; or,
 - e. A fault zone.
3. The project site is located within:
 - a. The Jurupa Area Recreation and Parks District;
 - b. The Jurupa Community Services District;
 - c. The Jurupa Unified School District;
 - d. The Stringfellow Acid Pits / Pyrite Canyon Policy Area;
 - e. The Jurupa Valley Redevelopment Area;
 - f. A State Fire Responsibility Area;
 - g. A WRCMSHCP Cell;
 - h. An area of low paleontological sensitivity;
 - i. An area of moderate liquefaction potential; and,
 - j. An area susceptible to subsidence.
4. The subject site is currently designated as Assessor's Parcel Numbers: 171-040-007, 171-040-028, 171-040-030.

Supervisor Tavaglione
District 2
Date Drawn: 1/05/09

Planner: Russell Brady
Date: 2/4/09
VICINITY MAP



DISCLAIMER: On December 7, 2008, the County of Riverside adopted its new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-9277 (Eastern County) or [web site at <http://www.amia.co.riverside.ca.us/index.htm>](http://www.amia.co.riverside.ca.us/index.htm)

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12

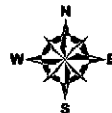
Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6





RIVERSIDE COUNTY PLANNING DEPARTMENT

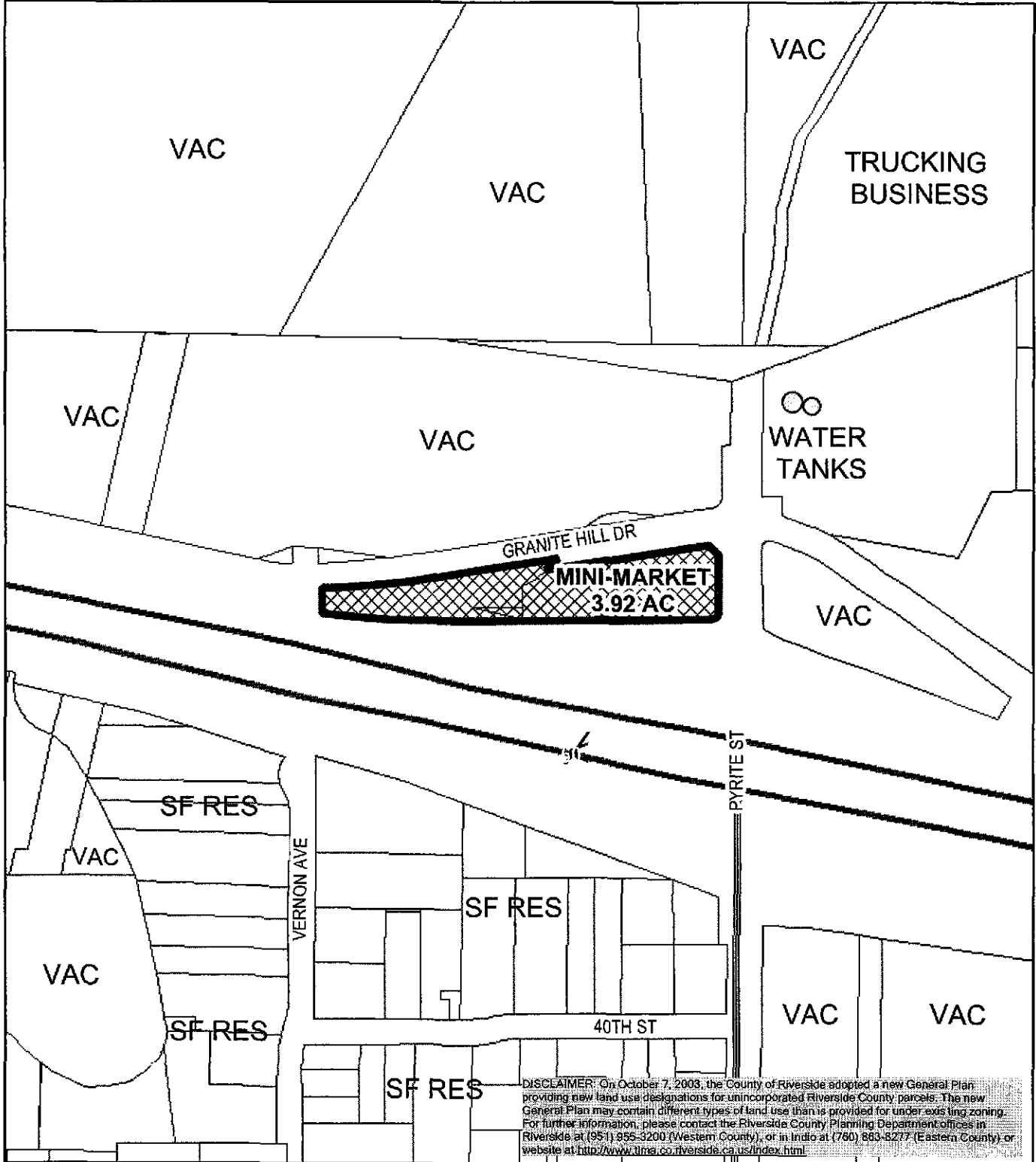
District: Glen Avon
Township/Range: T2SR6W
Section: 12



Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6

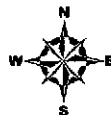
CUP03262R1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12



Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6

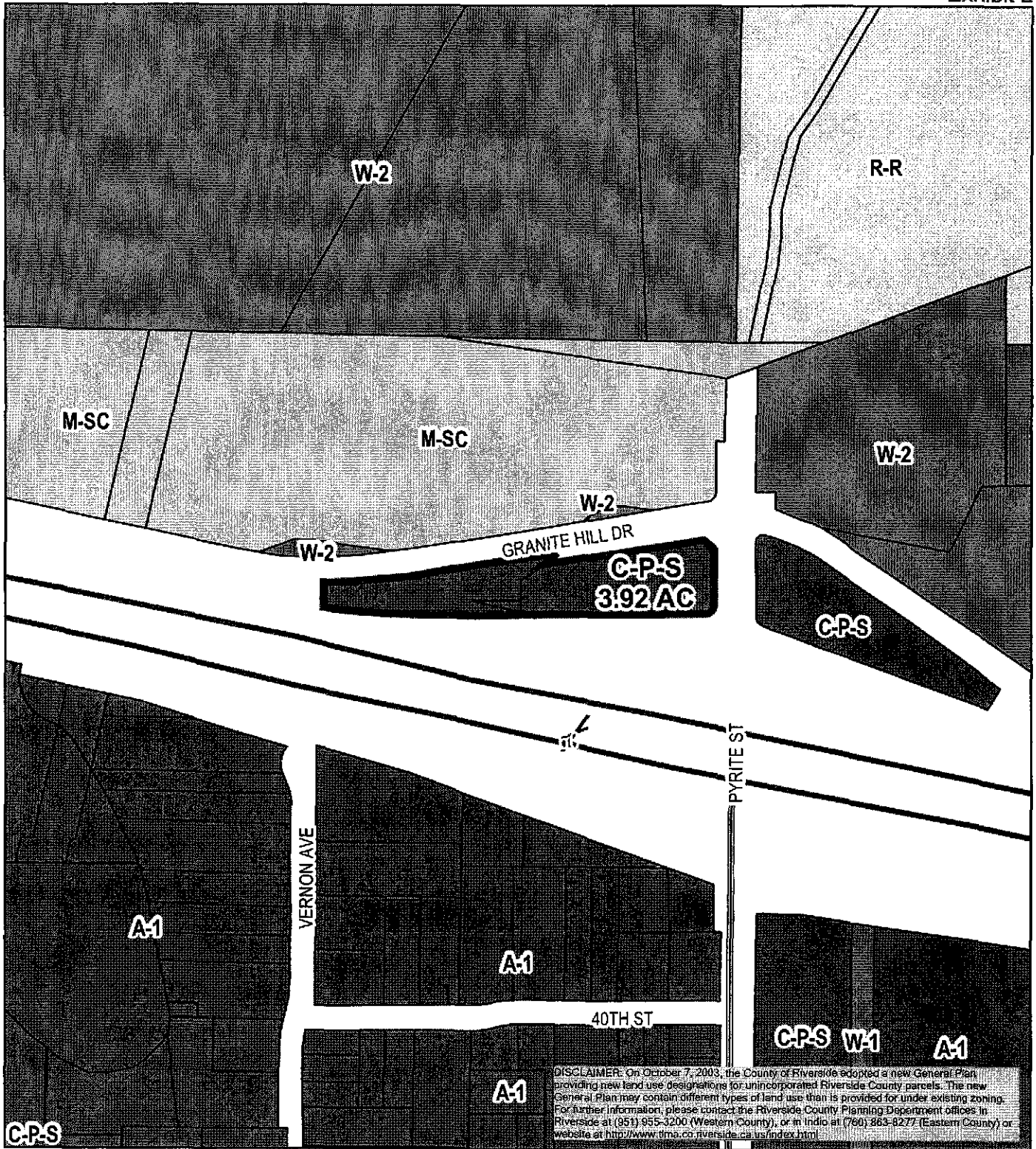


Supervisor: Tavaglione
District 2
Date Drawn: 1/05/09

CUP03262R1

EXISTING ZONING

Planner: Russell Brady
Date: 2/4/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12



Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6

Supervisor: Tavaglione
District 2
Date Drawn: 1/05/09

CUP03262R1

Existing General Plan

Planner: Russell Brady
Date: 2/4/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12



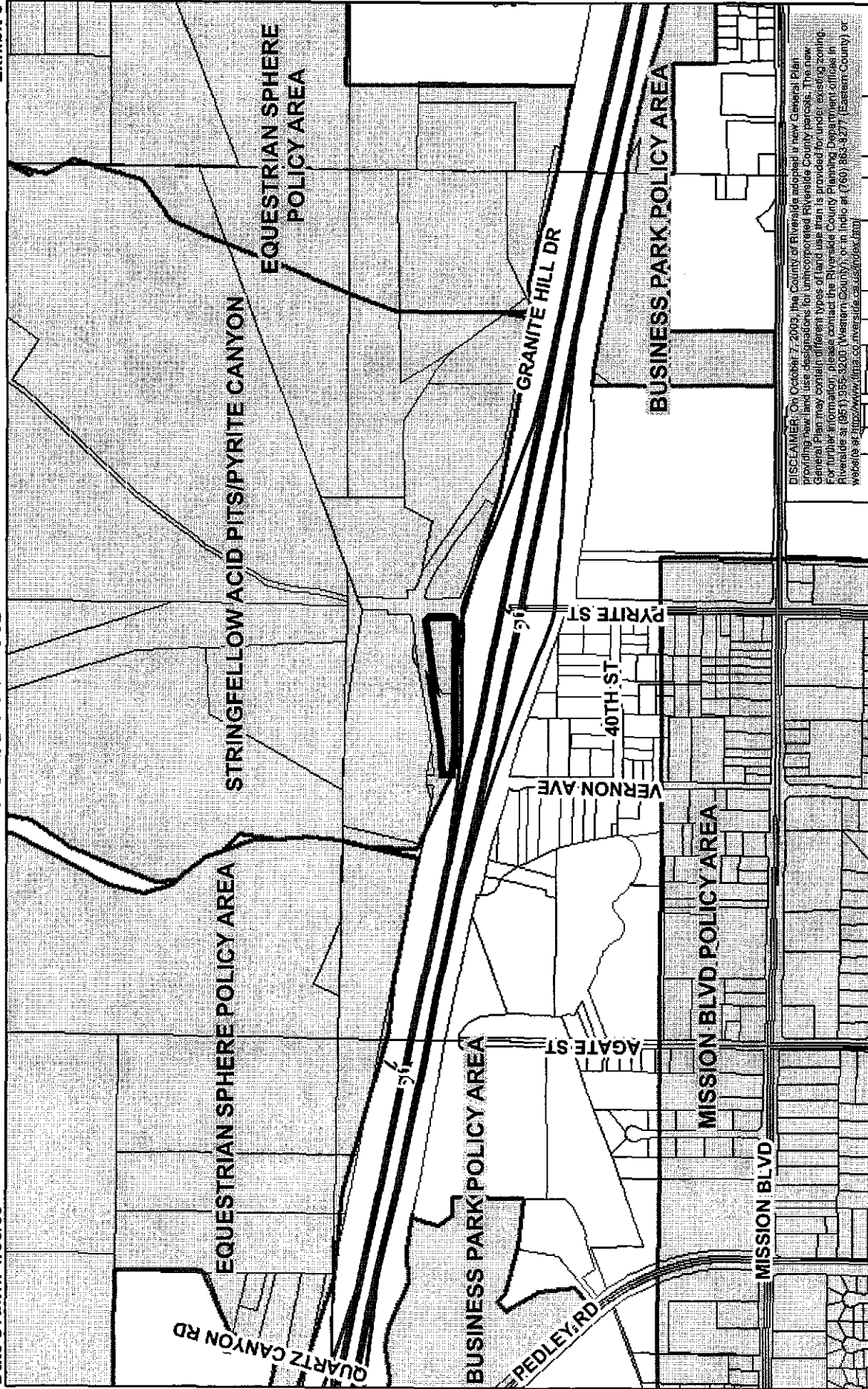
Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6



Supervisor Tavaglione
District 2
Date Drawn: 1/05/09

CUP03262R1 POLICY AREAS

Planner: Russell Brady
Date: 2/4/09
Exhibit 8



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may explain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department Offices in Riverside at (951) 955-1200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or web site address.

RIVERSIDE COUNTY PLANNING DEPARTMENT

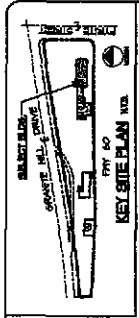
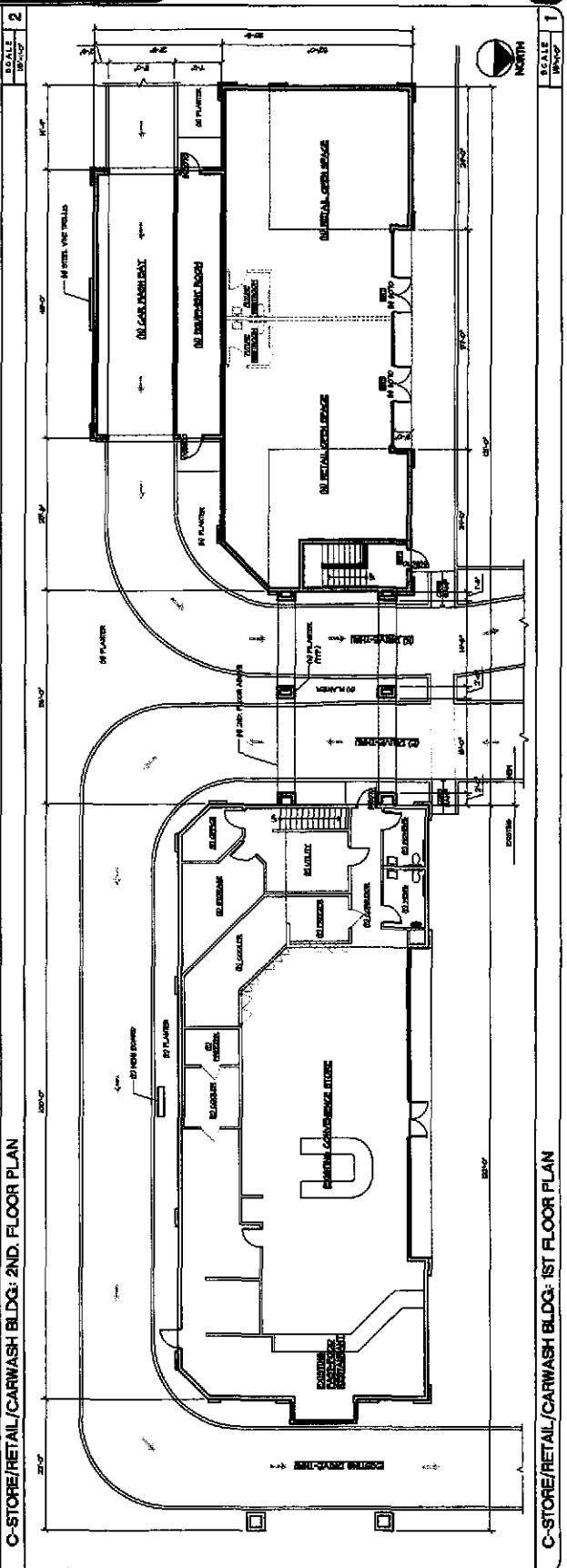
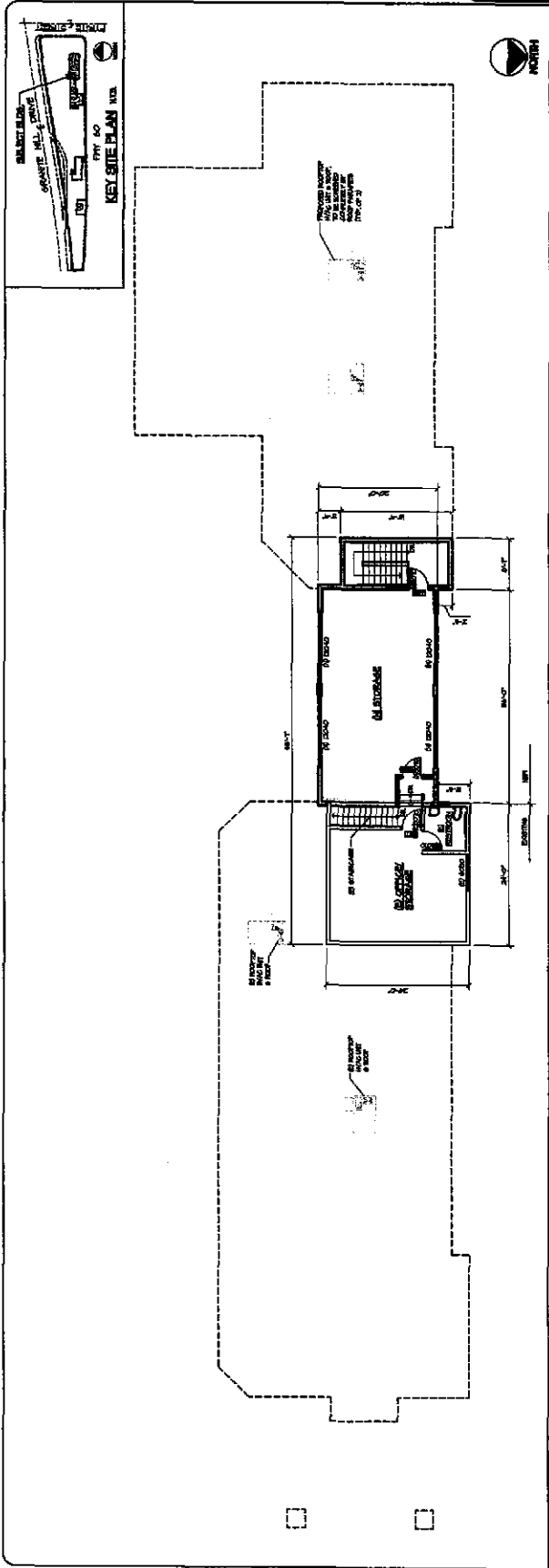
District: Glen Avon
Township/Range: T2SR6W
Section: 12

Assessors
Bk. Pg. 171-04
Thomas
Bros. Pg. 644 F6

PRATE PLAZA
 PROJECT: PRATE STREET, BANGKOK, THAILAND
 ARCHITECT: BONDALDO ENGINEERING & BUILDING DESIGN
 PARTNERSHIP
 DEVELOPER: ARASCO LIMITED
 CASE No. CLP-0000001

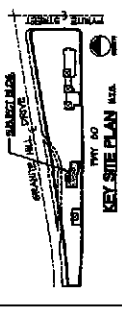
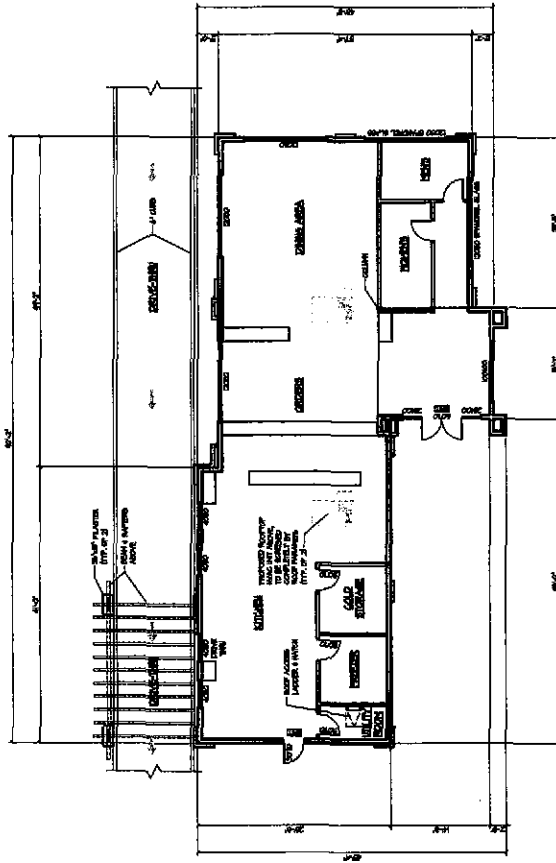
BONDALDO ENGINEERING & BUILDING DESIGN
 1001 CHANGKONG RD. UNIT 8
 BANGKOK, THAILAND 10110
 TEL: (662) 611-1111
 FAX: (662) 611-1112
 WWW.BONDALDO.COM

C-STORE/RETAIL/CARWASH BLDG. FLOOR PLANS



FAST-FOOD RESTAURANT BLDG.: FLOOR PLAN

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



PROJECT: PYRITE PLAZA
FAST FOOD RESTAURANT BLDG. FLOOR PLAN

BONALDO ENGINEERING
 STRUCTURAL ENGINEERING & BUILDING DESIGN
 1000 UNIVERSITY AVENUE, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94103
 TEL: 415.774.8888
 FAX: 415.774.8888
 WWW.BONALDOENGINEERING.COM

ARASCO LIMITED PARTNERSHIP
 1000 UNIVERSITY AVENUE, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94103
 TEL: 415.774.8888
 FAX: 415.774.8888
 WWW.ARASCO.COM

REVISIONS:

DATE: 12/29/08
CLIP: 00000001

SHEET: A-3
DATE: 12/29/08
SCALE: 1/8" = 1'-0"
PROJECT: PYRITE PLAZA
FAST FOOD RESTAURANT BLDG. FLOOR PLAN

PROJECT
PRITE PLAZA
 888 PRITE STREET
 WASHINGTON, DISTRICT OF COLUMBIA 20004

FAST FOOD RESTAURANT BLDG. EXTERIOR ELEVATIONS

BONALDO ENGINEERING
 STRUCTURAL ENGINEERING & BUILDING DESIGN
 10200 TOWERS AT BAY D
 WASHINGTON, DISTRICT OF COLUMBIA 20004

PARTNERSHIP
 ARCHITECTURAL FIRM
 10200 TOWERS AT BAY D
 WASHINGTON, DISTRICT OF COLUMBIA 20004

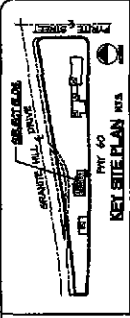
DATE
 12/29/08

SCALE
 1/8" = 1'-0"

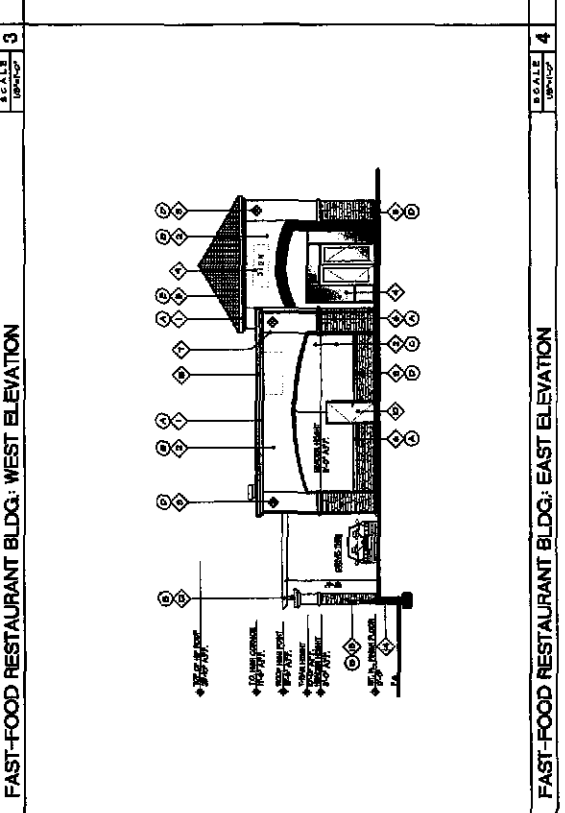
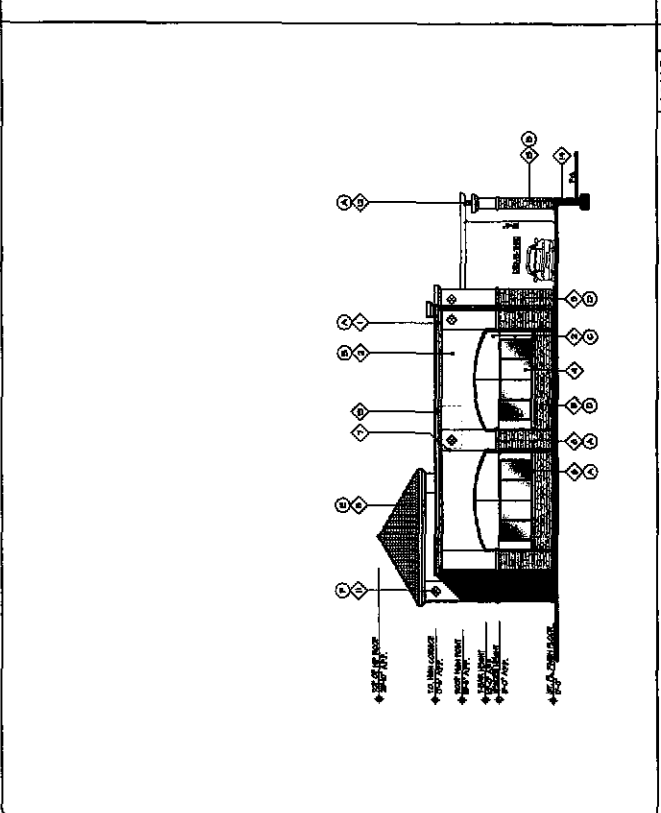
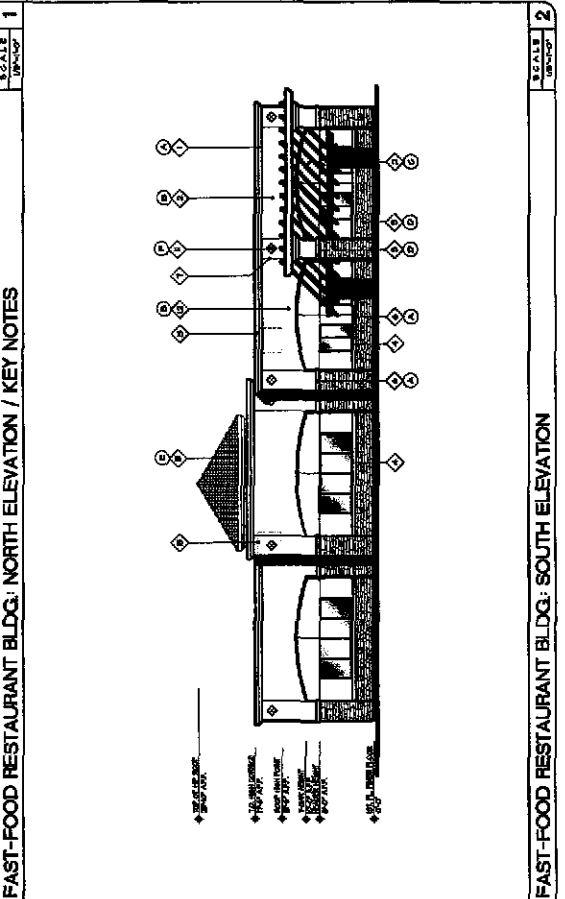
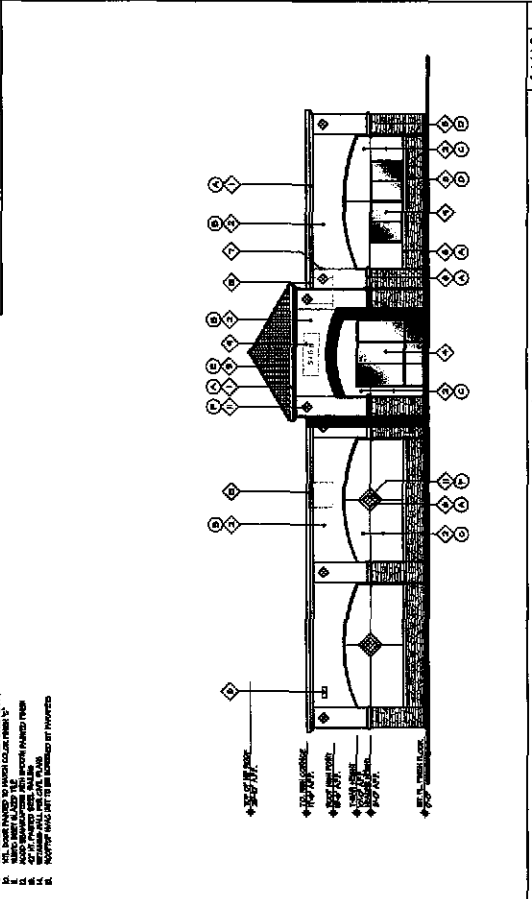
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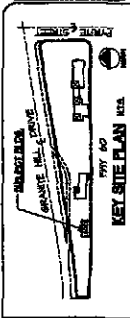
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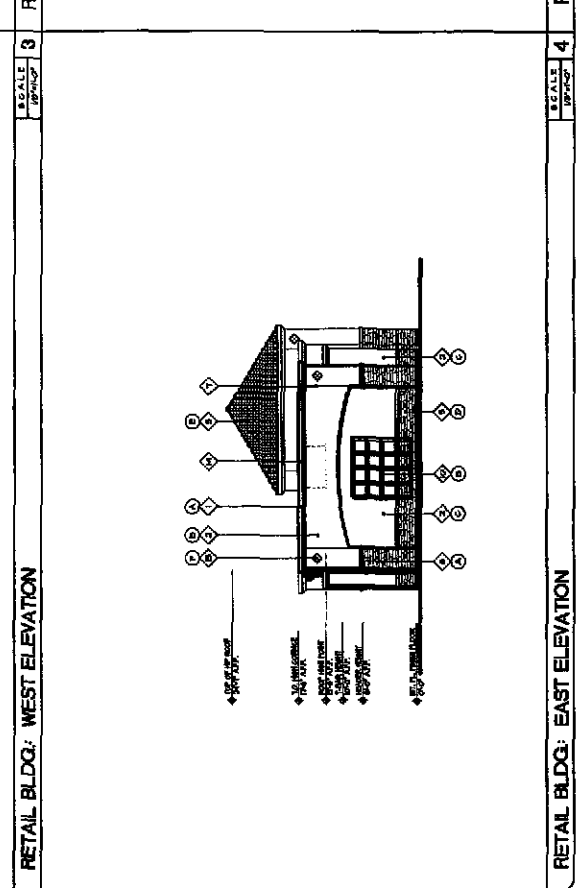
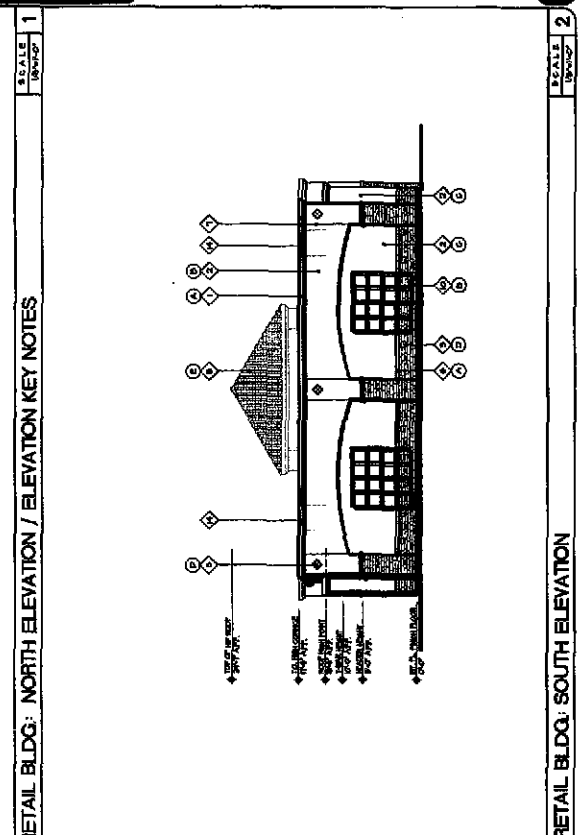
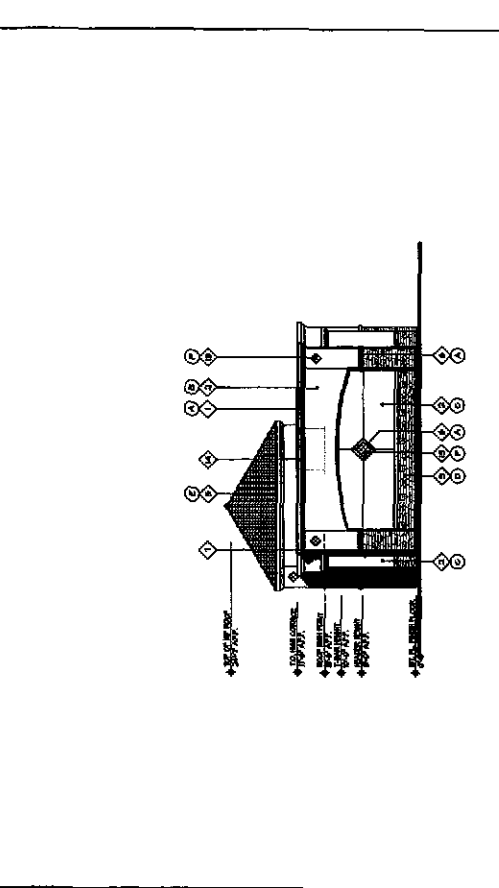
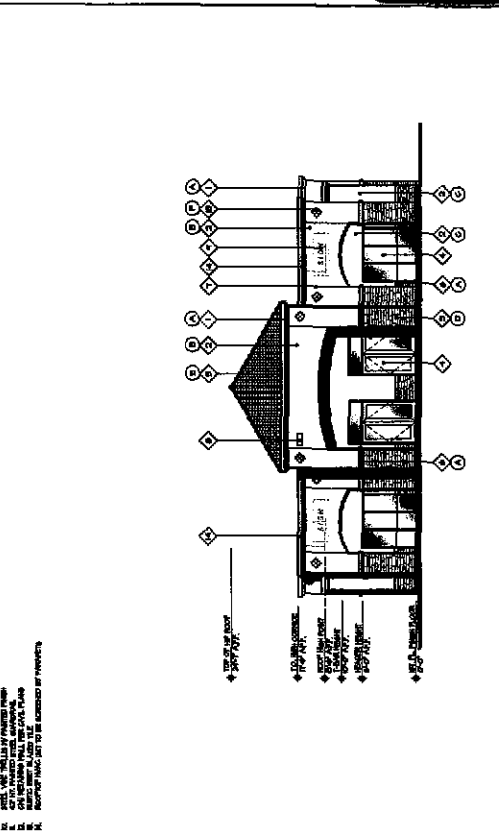


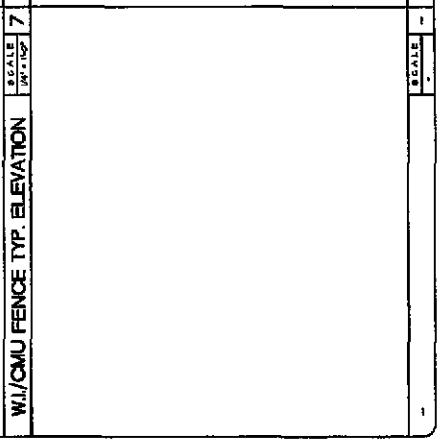
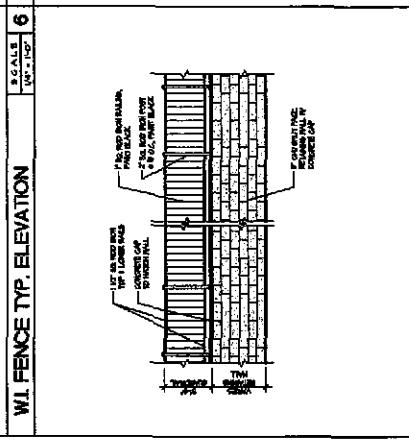
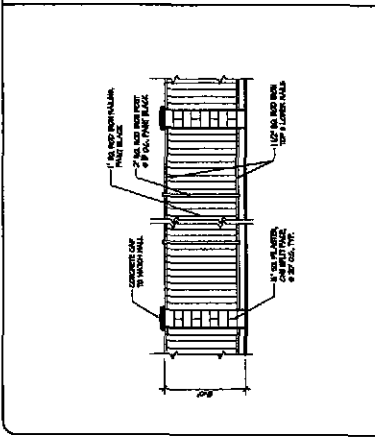
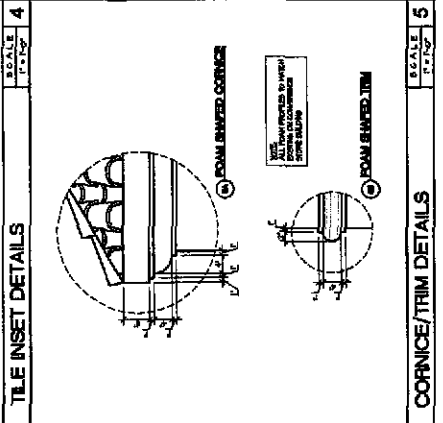
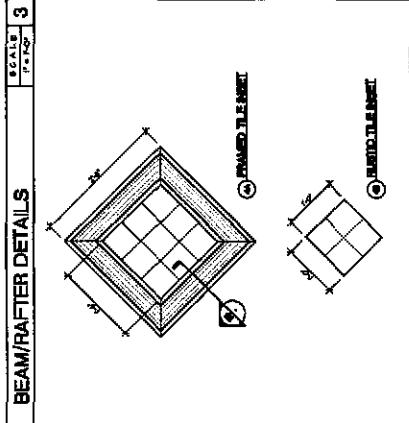
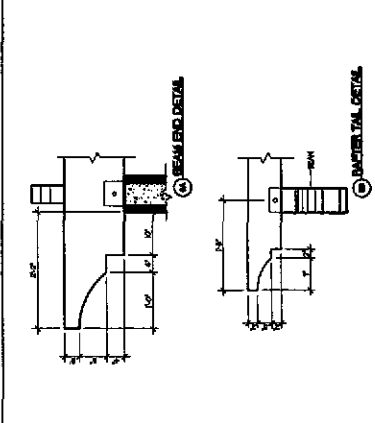
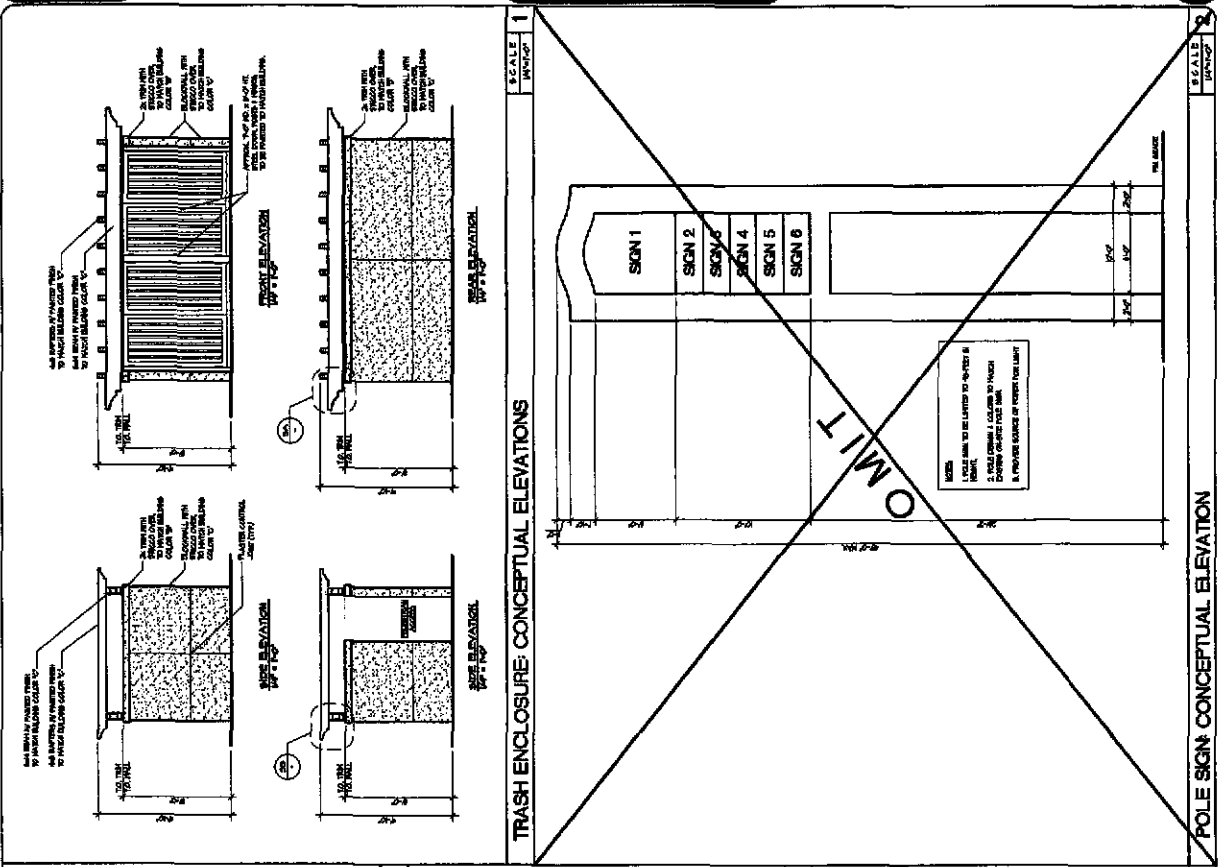
- GENERAL NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES.
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 30. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.





- ELEVATION KEY NOTES:**
1. FINISH MATERIALS TO BE DETERMINED BY ARCHITECT.
 2. FINISH MATERIALS TO BE DETERMINED BY ARCHITECT.
 3. FINISH MATERIALS TO BE DETERMINED BY ARCHITECT.
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- GENERAL FINISH MATERIALS:**
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 10. FINISH MATERIALS TO BE DETERMINED BY ARCHITECT.





REVISIONS	BY	DATE
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12-02-06	PG	

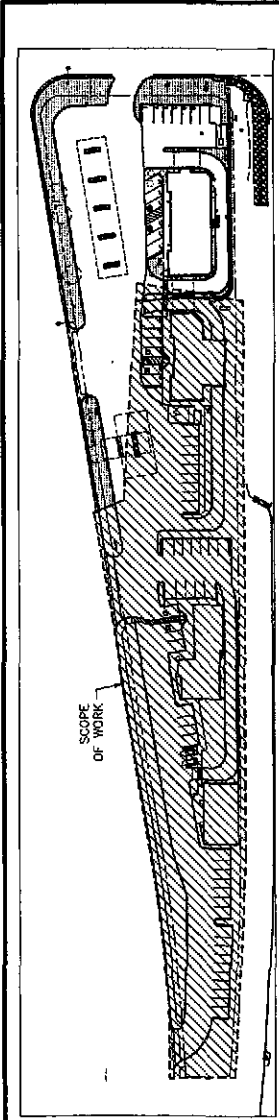


**PHIL MAY
LANDSCAPERS
ARCHITECT**
1837 West 6th Street
Upland, CA 91786
Phone: 909 573 1999
Fax: 909 573 1999
www.philmaylandscapers.com



**PRELIMINARY
LANDSCAPE PLAN**

PRYTE PLAZA
3673 PRYTE STREET
RIVERSIDE, CA 92509



COUNTY OF RIVERSIDE PARKING SHARED AREA REQUIREMENTS & CALCULATIONS
NUMBER OF PARKING SPACES PERCENTAGE OF PARKING AREA TO BE SHARED

SPACE LIMITS	TOTAL PARKING	SHARED CAPACITY AT (45) YEARS
30' x 60'	53 stalls	(4,208 SQU.F.)
30' x 45'	1 stall	(282 SQU.F.)
30' x 30'	1 stall	(1,670 SQU.F.)
30' x 15'	1 stall	(282 SQU.F.)

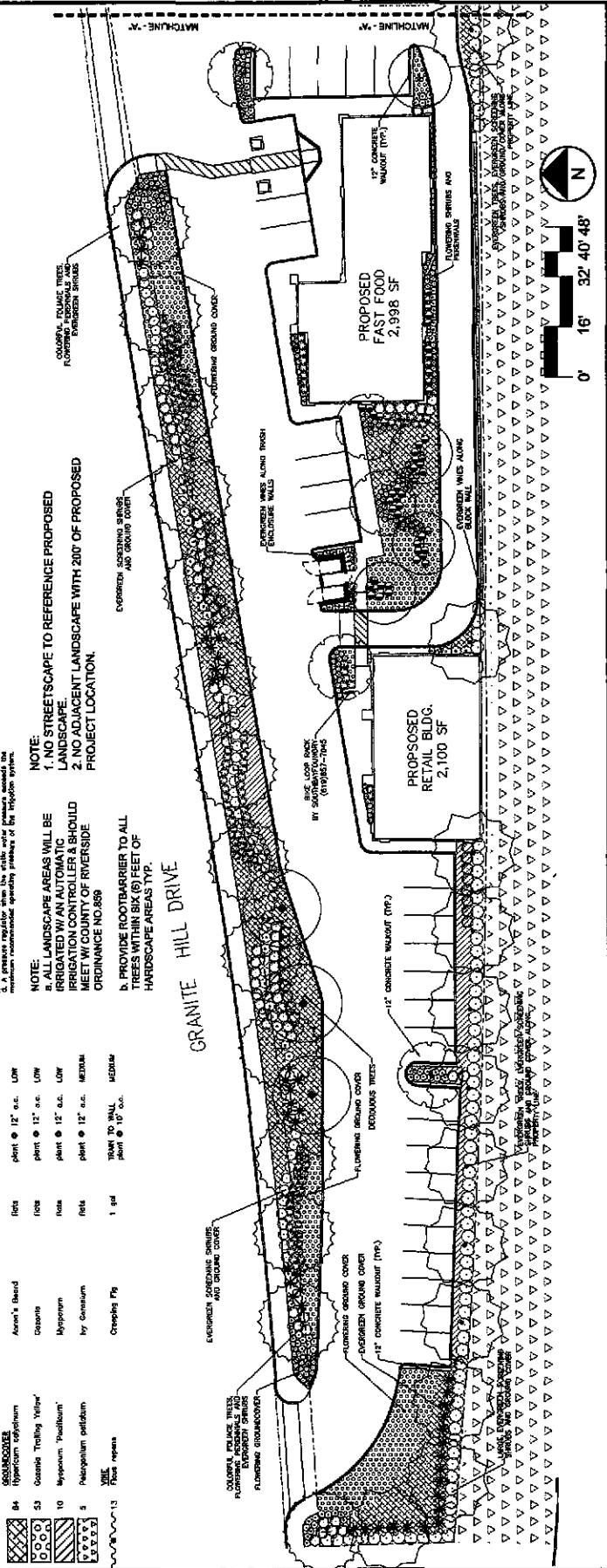
TOTAL LOAN TREE SHADE = 76.4%

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all areas with a 2" layer of mulch. Mulch shall be a layer of shredded forest mulch of 1/2" to 1 1/2" in size. Mulch shall be applied to a depth of 2" on ground. Mulch shall be applied to a depth of 2" on ground. Mulch shall be applied to a depth of 2" on ground. Mulch shall be applied to a depth of 2" on ground.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SHRUB	HEIGHT	REMARKS	PLANT WATER CLASS
1	<i>Forseya ovata</i>	Chinese Flame Tree	24" box	24" box	LOW	LOW
2	<i>Podocarpus neriifolia</i>	London Plane Tree	24" box	24" box	MEDIUM	MEDIUM
3	<i>Pyrus calleryana</i>	Evergreen Pear	24" box	24" box	MEDIUM	MEDIUM
4	<i>Ficus benjamina</i>	African Samson	24" box	24" box	LOW	LOW
5	<i>Ficus religiosa</i>	Brahmeha box	24" box	24" box	LOW	LOW
6	<i>Castanea macrocarpa</i>	Naked Plum	5 gal	5 gal	LOW	LOW
7	<i>Leucobalanus</i>	Lion's Tail	5 gal	5 gal	LOW	LOW
8	<i>Ligustrum japonicum</i>	Texas Privet	5 gal	5 gal	MEDIUM	MEDIUM
9	<i>Pithecolobium birtia</i>	Black Orange	5 gal	5 gal	MEDIUM	MEDIUM
10	<i>Rapanea indica</i>	Indian Hawthorn	5 gal	5 gal	LOW	LOW
11	<i>Rapanea indica</i>	Indian Hawthorn	5 gal	5 gal	LOW	LOW
12	<i>Uy of the hills</i>	Uy of the hills	1 gal	1 gal	MEDIUM	MEDIUM
13	<i>Yucca filifera</i>	Yucca filifera	5 gal	5 gal	LOW	LOW
14	<i>Yucca filifera</i>	Yucca filifera	1 gal	1 gal	MEDIUM	MEDIUM
15	<i>Yucca filifera</i>	Yucca filifera	1 gal	1 gal	MEDIUM	MEDIUM
16	<i>Yucca filifera</i>	Yucca filifera	5 gal	5 gal	MEDIUM	MEDIUM

NOTE:
1. NO STREETScape TO REFERENCE PROPOSED LANDSCAPE.
2. NO ADJACENT LANDSCAPE WITH 200' OF PROPOSED PROJECT LOCATION.
3. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHOULD MEET THE COUNTY OF RIVERSIDE ORDINANCE NO. 889.
4. PROVIDE ROOTBARRIER TO ALL TREES WITHIN SIX (6) FEET OF HARDSCAPE AREAS TYP.



REV	DATE	BY	DESCRIPTION
1	12-02-08	FG	REVISED
2	12-02-08	FG	REVISED

PEIL MAY LANDSCAPE ARCHITECT
 1837 West 8th Street
 Upland, CA 91786
 Phone: 909 373 1959
 Fax: 909 373 1889
 www.peilmaylandscape.com

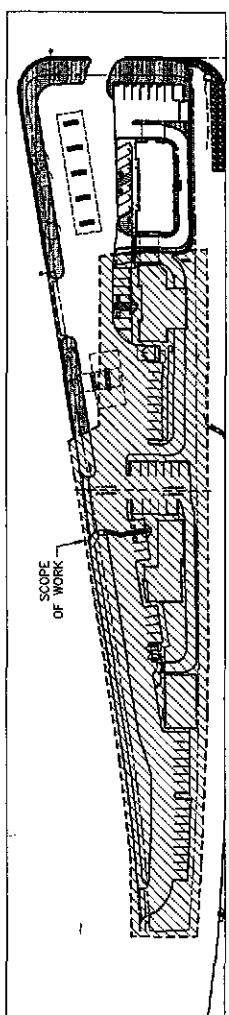
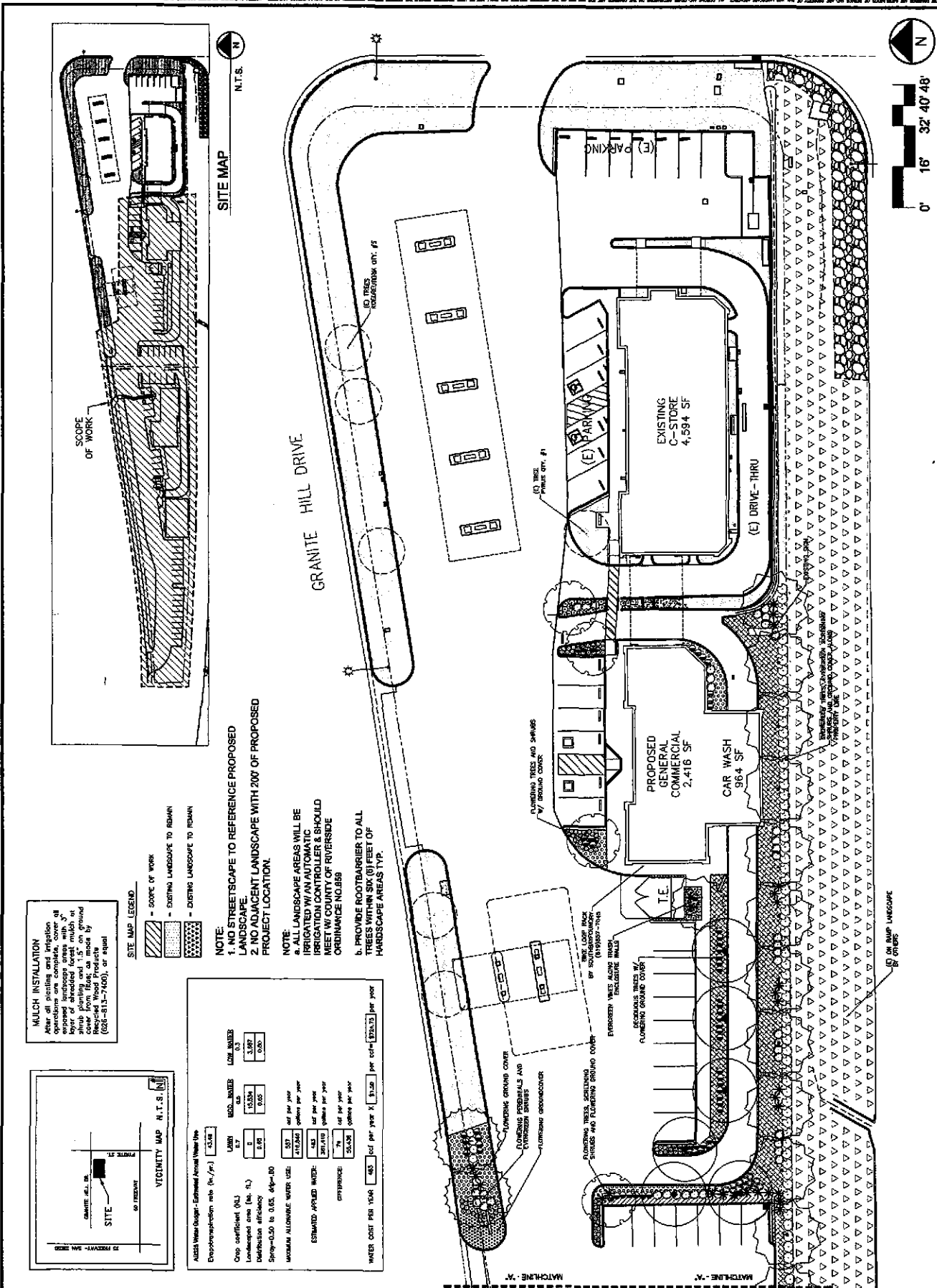


PRELIMINARY LANDSCAPE PLAN

3873 PYRITE STREET
 RIVERSIDE, CA 92509

DATE	12/02/08
SCALE	1" = 40'
PROJECT	3873 PYRITE STREET
CLIENT	RYAN
DESIGNER	FG

L-2
 OF 2 SHEETS

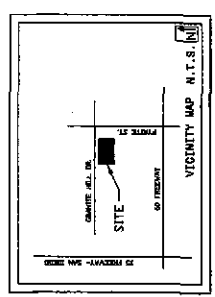


MULCH INSTALLATION
 After all planting and irrigation systems are installed, all exposed landscape areas with 3" layer of amended forest mulch at least 2" deep shall be covered with 3" Recycled Wood Products (02E-813-7400), or equal

SITE MAP LEGEND
 - SCOPE OF WORK
 - EXISTING LANDSCAPE TO REMAIN
 - EXISTING LANDSCAPE TO REMAIN

- NOTE:**
 1. NO STREETScape TO REFERENCE PROPOSED LANDSCAPE.
 2. NO ADJACENT LANDSCAPE WITH 200' OF PROPOSED PROJECT LOCATION.

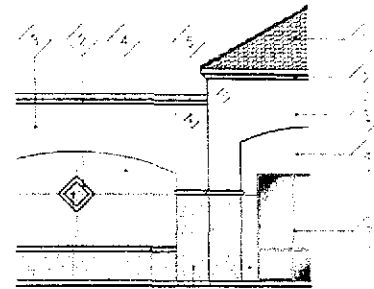
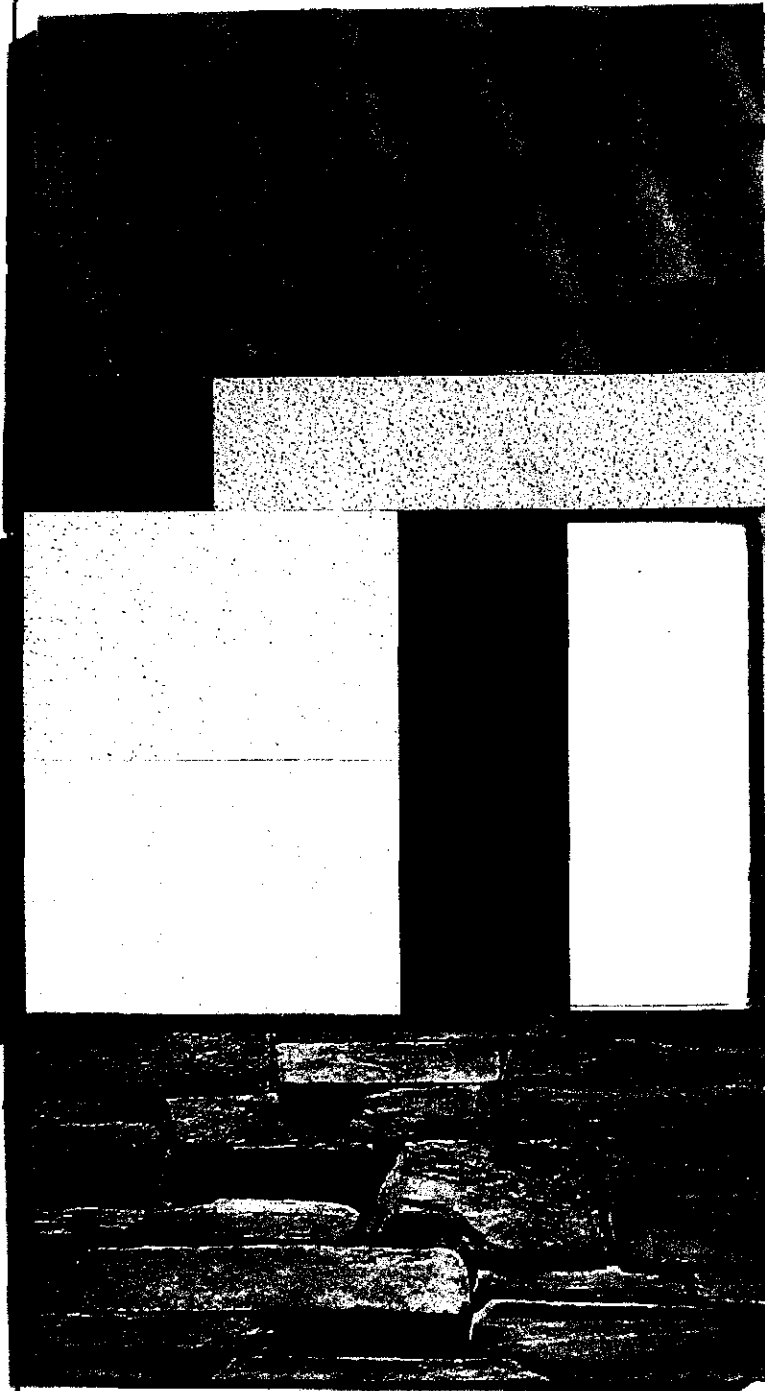
- NOTE:**
 a. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION CONTROLLER & SHOULD MEET W/ COUNTY OF RIVERSIDE ORDINANCE NO.859
 b. PROVIDE ROOTBARRIER TO ALL TREES WITHIN SIX (6) FEET OF HARDSCAPE AREAS TYP.



ACTA Water Budget - Estimated Annual Water Use

Evapotranspiration rate (E _p /yr.)	5.8	MAX. IRRIG. LOSS	0.7	MAX. IRRIG. LOSS	0.3
Crop coefficient (K _c)	0.8	Lowest evap area (ft. x ft.)	13,324	Lowest evap area (ft. x ft.)	1,902
Distribution efficiency	0.95	ESTIMATED APPLIED WATER	281,410	ESTIMATED APPLIED WATER	40,362
Slope-CLS to 0.03, 444'-0.00		WASTEWATER ALLOWABLE WATER USE	237,100	WASTEWATER ALLOWABLE WATER USE	36,342
		ESTIMATED APPLIED WATER	281,410	ESTIMATED APPLIED WATER	40,362
		ENTRANCE	74	ENTRANCE	10
		WATER COST PER YEAR	450	WATER COST PER YEAR	60
			(\$1.10/cf)		(\$1.10/cf)





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COLOR & MATERIAL

- 1. SPATISH STEEL FINISH AS SHOWN IN SECTION
PERFECTA (DARK BRONZE) FINISH
BY TALLER ROLLING
- 2. FOAM GLASS INSULATION (2" THICK)
BY TALLER ROLLING
- 3. SPATISH STEEL FINISH AS SHOWN IN SECTION
PERFECTA (DARK BRONZE) FINISH
BY TALLER ROLLING
- 4. SPATISH STEEL FINISH AS SHOWN IN SECTION
PERFECTA (DARK BRONZE) FINISH
BY TALLER ROLLING
- 5. RUSTIC INSIDE GLAZED BY
PCO MATCH EXISTING
- 6. STONE FINISH (VENEER) AS SHOWN IN SECTION
BY TALLER ROLLING
- 7. STONE FINISH (VENEER) AS SHOWN IN SECTION
BY TALLER ROLLING

PROJECT

PYRITE PLAZA - CUP 03262R1

3873 PYRITE STREET, RIVERSIDE, CA-92509

DATE

FEB 25 2007

BONALDO ENGINEERING
STRUCTURAL ENGINEERING & BUILDING DESIGN

1004 TRADEMARK STREET SUITE B
RANCHO DUE ANONDA, CA 92503
PH: (951) 944-4892
FAX: (951) 944-4892

CMB

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	Lots: N/A	Sq. Ft. of Bldg. Area: 13,955	Est. No. of Employees: 12
Gross Acres (2.52 Net Acres)			
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.

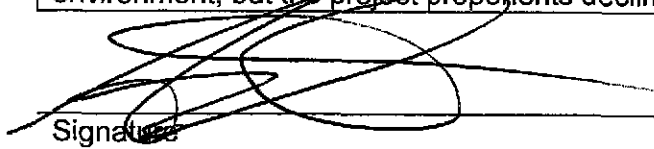
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions 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

AR:ar

Y:\Planning Case Files-Riverside office\CUP03262R1\PC Hearing\CUP03262R1-EA40719-Addendum_03.04.09.doc
Revised: 6/9/08

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Addendum

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;

The project details a Negligible expansion of the original project submittal which includes, but is not limited to the following: (1) expansion of 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). (2) The project includes an 883 sq. ft. office, (3) a single-story 2,416 sq. ft. structure for retail uses, (4) a single-story 2,100 sq. ft. structure for retail uses, (5) a 2,998 sq. ft. fast food restaurant, (6) a 964 sq. ft. car wash, (7) a new canopy over the existing diesel pumps.

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

The increase in project square footage will not constitute a substantial increase above and beyond what has been evaluated under the previously adopted Mitigated 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 measure or alternative; or

All previous adopted mitigation measures are feasible and will reduce all potential impacts to a level below significance.

(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.

All project alternatives were considered and it is not reasonable foreseen to create substantial impacts above and beyond the project proposal.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of three additional 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.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03262R1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3262, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit A (sheets 1-3), Amended No. 2, dated 4/18/08.

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit B (sheets

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10. GENERAL CONDITIONS

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

1-4), Amended No. 2, dated 4/18/08.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit C (sheets 1-3), Amended No. 2, dated 4/18/08.

APPROVED EXHIBIT G = Project Grading Plans for Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit G (sheets 1-2), Amended No. 2, dated 4/18/08.

APPROVED EXHIBIT L = Project Landscaping Plans for Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit L (sheets 1-2), Amended No. 2, dated 4/18/08.

APPROVED EXHIBIT M = Project Colors & Materials for Conditional Use Permit No. 3262, Revised Permit No. 1, Exhibit M, Amended No. 2, dated 4/18/08.

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

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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10. GENERAL CONDITIONS

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first

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10. GENERAL CONDITIONS

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS (cont.) RECOMMND

course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

project (or subdivision) shall comply with them.

FIRE DEPARTMENT

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

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 03262 R1 is a proposal to construct two pads for a drive thru fast food restaurants and a self serve automatic car wash to an existing convenience store in the Jurupa Area. The site is located north of Hwy 60, south of Granite Hill Drive, and west of Pyrite Street.

The site receives storm runoff from a tributary area of approximately 18 acres that sheet flows through the property from the north. These flows are intercepted by a catch basin and a box inlet at the northwest corner of Highway 60 onramp and Pyrite Street. The catch basin discharges into a 6 X 4 RCB which in turn conveys the flows to a District owned Pyrite Street Channel Stage 4. Since

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10. GENERAL CONDITIONS

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

the development would then have an adequate outlet, mitigation for increased runoff due to development is not required but mitigation for water quality impacts is required. The Water Quality Plan dated October 2007 and revised calculations was received and reviewed by the District.

The project proposes to mitigate the impacts to water quality with grassy swales along the eastern, western and southern boundary of the site. Onsite runoff from eastern area and the middle western side of the property is directed to these grassy swales which outlets to catch basin at the northwest corner of Hwy 60 and Pyrite Street. Onsite runoff from the western area is directed to the landscape area and then outlets to the culvert under Highway 60.

This concept is acceptable to the District. It should be noted that the back up calculation submitted in the water quality plan does not coincide with the cross sections shown on the exhibit, these back up calculations and design of grassy swales will require modifications during final engineering.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant

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10. GENERAL CONDITIONS

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

revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this permit was determined primarily on the basis of County Ordinance No. 348, Section 18.12.

General Commercial / Retail Uses:

general retail: 1 space / 200 sq. ft. of gross floor area

restaurants, etc.: 1 space / 45 sq. ft/ of serving area

automobile repair and servic shops: 1 space / 150 sq. ft. gross floor area

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE - NO COILED SECURITY WIRE RECOMMND

At no time shall this project use or install any coiled security wire (razor wire) anywhere on the project site.

10.PLANNING. 40 USE - SHERIFF RECOMMENDATIONS RECOMMND

The project shall be operated in compliance with the recommendations of the Riverside County Sheriff's Office letter dated 11/1/06.

10.PLANNING. 41 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 42 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in

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10. GENERAL CONDITIONS

10.PLANNING. 42

MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 43

USE - GEO02009

RECOMMND

County Geologic Report (GEO) No. 2009, submitted for this project (CUP03262R1) was prepared by Soil Exploration Company, Inc. and is entitled: "Preliminary Soil Investigation and Liquefaction Evaluation Report, Proposed Commercial Development, Parcels 1 and 2 (APN 171-040-030), NWC of Pyrite Street and SH-60, Jurupa Area, Riverside County, California, Project No. 8006-01", dated February 15, 2008. In addition, Soil Exploration Company, Inc. submitted the following reports:

"Response to County of Riverside, TLMA Planning Review Comments, CGR No. 2009, Dated May 23, 2008, Proposed Commercial Development, Parcels 1 & 2 (APN 171-040-030), NWC of Pyrite Street and SH-60, Jurupa Area, Riverside County, California, Project No. 8006-01" dated September 25, 2008.

"Response to Review Comments Dated November 6, 2008, County Geologic Report No. 2009 (APN 171-040-030), NWC of Pyrite Street and SH 60, Riverside County, California, Project No.

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10. GENERAL CONDITIONS

10. PLANNING. 43 USE - GEO02009 (cont.)

RECOMMND

8006-01" dated November 20, 2008. Included within this response is an additional report entitled: "Aerial Photo Review and Lineament Analysis, CUP-03262R1, Pyrite and Highway 60, Jurupa Area, Riverside County, California, Project No. 1447-01" prepared by RGS Engineering Geology and dated November 18, 2008.

These additional reports are now included as part of GEO No. 2009.

GEO No 2009 concluded:

1. The geotechnical consultant concluded that no active faults trend toward or cross this site based upon their research and review of aerial photos. Therefore there is a low potential for this site to be affected by surface fault rupture.

2. There is a low potential for liquefaction at the site based on the depth to groundwater and the relatively high density of the subsurface soils.

3. Aside from the potential for this site to be affected by strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced flooding or landsliding or seismically induced dynamic settlement.

GEO No 2009 recommended:

1. The seismic design of structures shall adhere to the seismic design parameters in the report and the seismic design requirements in the recently adopted California Building Code (CBC 2007).

2. The surficial soils on this site should be removed to a depth which exposes in place soils with a relative compaction of at least 85% as determined by ASTM D1557-00 or 3 feet below the base of the proposed footings, whichever is deeper. The removals should extend to at least 10 feet beyond the structure lines in plan view.

3. The approved removal bottoms should be scarified to a depth of at least 12 inches, moisture conditioned as needed and compacted to a relative compaction of at least

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - GEO02009 (cont.) (cont.)

RECOMMND

90 percent as determined by ASTM D-1557-00 and verified by in-place density testing. The excavated on-site soils are acceptable for re-use as compacted fill provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in loose lifts of 8 inches or less, moisture conditioned as needed and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

4. At the completion of grading, the in-place soils should be tested to confirm the prior expansion and corrosion test results.

GEO No. 2009 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2009 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 44

USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

10.PLANNING. 45 USE - 2ND DIST DSGN GUIDELINES RECOMMND

The project shall comply with all applicable sections of the most recently adopted version of "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT," originally adopted by the Board of Supervisors on September 15, 1998.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - TS/CONDITIONS (cont.)

RECOMMND

and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Pyrite Street (NS) at:
Granite Hill Drive (EW)

Pyrite Street (NS) at:
SR-60 WB Ramps (EW)

Pyrite Street (NS) at:
SR-60 EB Ramps (EW)

Driveway A (NS) at:
Granite Hill Drive (EW)

Driveway B (NS) at:
Granite Hill Drive (EW)

Driveway C (NS) at:
Granite Hill Drive (EW)

Pyrite Street (NS) at:
Driveway D (EW)

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

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR.

RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 21 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 22 USE - COC06418 APRVL REQ'D INEFFECT

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.E HEALTH. 3 USE - HAZMAT WASH RACKS RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

80.E HEALTH. 4 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Building elevations shall be in substantial conformance with that shown on Exhibit B.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on Exhibit C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 8 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 27, 2006, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 22 USE - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3262, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 25 USE - RAIN SHUT-OFF IRRIGATION RECOMMND

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - TS/DESIGN (cont.) RECOMMND

NONE

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Pyrite Street (N/S) and Granite Hill Drive shall provide the following geometrics:

- Northbound: One left turn lane, one through lane, one right turn lane - stop control
- Southbound: One shared left turn/through/right turn lane - stop control
- Eastbound: One left turn lane, one through lane, one right turn lane - stop control
- Westbound: One shared left turn/through/right turn lane - stop control

The intersection of Driveway A (N/S) and Granite Hill Drive shall provide the following geometrics:

- Northbound: One shared left turn/through lane - stop control
- Southbound: NA
- Eastbound: One through lane, one right turn lane
- Westbound: One left turn lane, one through lane

The intersection of Driveway B (N/S) and Granite Hill Drive shall provide the following geometrics:

- Northbound: One shared left turn/through lane - stop control
- Southbound: NA
- Eastbound: One through lane, one right turn lane
- Westbound: One left turn lane, one through lane

The intersection of Driveway C (N/S) and Granite Hill Drive shall provide the following geometrics:

- Northbound: One right turn lane - stop control
 - Southbound: NA
 - Eastbound: One through lane, one right turn lane
 - Westbound: One through lane
- NOTE: At this driveway, only right turns in and right turns out will be allowed. Left turns shall be prohibited by appropriate signage and median striping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Pyrite Street (N/S) and Driveway D (E/W) shall provide the following geometrics:

Northbound: Three through lanes

Southbound: One through lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: This intersection is to be restricted to right turns out only. A raised median shall be required on Pyrite Street and appropriate signage shall be provided to restrict this driveway to right turns out only.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 3 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Granite Hill Drive shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

80.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Street lights.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 5 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 6 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Granite Hill Drive and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

CONDITIONAL USE PERMIT Case #: CUP03262R1

Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

CONDITIONAL USE PERMIT Case #: CUP03262R1

Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of sixty-five (65) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of six (6) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed

CONDITIONAL USE PERMIT Case #: CUP03262R1

Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the local sheriff's office."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 7 USE - COMPACT PARKING SPACES RECOMMND

A maximum of ten (10) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A minimum of two (2) Class II bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

CONDITIONAL USE PERMIT Case #: CUP03262R1

Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground.

90.PLANNING. 12 USE - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 13 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

One (2) trash enclosures which are adequate to enclose a minimum of one (1) bin shall be located as shown on APPROVED EXHIBIT NO. "A," and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be six feet in height and shall be made with masonry block and a solid gate that screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 30 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3262,

CONDITIONAL USE PERMIT Case #: CUP03262R1

Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

Revised Permit No. 1 is calculated to be 2.52 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3262, Revised Permit No. 1 has been calculated to be 2.52 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of sixty-five (65) parking spaces shall be provided as shown on the APPROVED EXHIBIT NO. "A," unless otherwise approved by the Planning Department. The parking areas (including the truck parking areas) shall be surfaced

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 33 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

90.TRANS. 2 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 3 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM 35445.

90.TRANS. 4 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - SIGNING & STRIPING (cont.) RECOMMND

performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE-ANNEX L&LMD/OTHER DIST1 (cont.) RECOMMND

461. Said annexation should include the following:

- (1) Landscaping.
- (2) Street lights.
- (3) Street sweeping.

90.TRANS. 10 USE - EXISTING MAINTAINED RECOMMND

Granite Hill Drive along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 39 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (39'/50') (Modified for improvements and reduced right-of-way from 59' to 50'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent the curb line from the westerly project boundary easterly to the middle driveway within the 11' parkway.

2. Driveway shall be constructed per Standard No. 207A.

90.TRANS. 11 USE - IMPROVEMENT RECOMMND

Pyrite Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 32' AC pavement, 8" concrete curb and gutter located 32' from the centerline to curb line, 8" curbed stamped concrete median, and match up existing paving as determined by the Transportation Department within the 50' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (32'/50') (Modified for less improvements from 38' to 32' AC pavement and reduced right-of-way from 59' to 50'.)

NOTE: An 8" curbed stamped concrete median along the project boundary on Pyrite Street shall be constructed to restrict the left-out and left-in movements from and to the project site. Refer to sheet 2/2 of "Proposed Signing and Striping

02/19/09
15:54

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 171-040-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - IMPROVEMENT (cont.)

RECOMMND

Channelization for Pyrite Street and Granite Hill Drive" prepared by Darnell and Associates and dated 7/14/08.

90.TRANS. 12 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 13 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: October 11, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe

Commissioner Snell
Supervisor Tavaglione
CSA# 152 c/o EDA
EDA - Redevelopment
Co. Waste Management Dept.
Co. Sheriff's Office
ALUC – J. Guerin
Jurupa Unified School Dist.
Western Municipal Water Dist.
Southern Ca. Edison Co.

Southern Ca. Gas Co.
Caltrans #8
EIC "Attachment A"
US Postal Service
Riverside Transit Agency
Pechanga Band of Indians
Center for Comm. Action & Env.
Justice

CONDITIONAL USE PERMIT NO. 3262R1 - EA40719 - Applicant: ABBASCO INC - Engineer/Representative: Ramcam Engineering Group - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan: Commercial Retail - Community Development (CR-CD) (0.20-0.35 FAR) Location: southerly of Granite Hill Dr., westerly of Pyrite St., northerly of state highway 60. - 2.79 Gross Acres - Zoning: Scenic Commercial Highway (C-P-S) - REQUEST: The applicant seeks to develop a new commercial center. The proposal includes two pads for drive thru fast food restaurants (2,506 sq.ft. and 3,130 sq.ft., respectively), a self serve automatic car (989 sq.ft.) was to existing CUP03262 and add 2617 sq. ft. to an existing convenience store with up graded existing bathroom and diesel fuel items on site. APN(s): 171-040-028, 171-040-007, 171-040-030 - Related Cases: CUP03262, CUP03262A1, PP18755, PP15619 - Concurrent Cases: NA.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Ray Juarez**, Project Planner, at **(951) 955-2419** or email at rijuarez@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 27, 2006

Ray Juarez, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3262R1
Proposal: CUP proposes to develop a commercial center to include pads for drive thru fast food restaurants and a self-serve automatic car wash.
APN: 171-040-028,-007,-030

Dear Mr. Juarez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Granite Hill Drive and north of SR60, in the Jurupa Area Plan. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:
 - a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
 - b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross, Planner

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC - PO Box 1409
Riverside, CA 92502-1409
ATTN: Ray Juarez, Project Planner

November 1, 2006

RE: Conditional Use Permit No. 3262R1 – EA No. 40719 – Related Cases: CUP03262, CUP03262A1, PP18755, PP15619; Concurrent Cases: N/A
APN's: 171-040-028, 171-040-007 and 171-040-030
Applicant: ABBASCO, Inc.; Engineer: Ramcam Engineering Group
Commercial Center Addition (Glen Avon Area)

Dear Mr. Juarez,

The proposed project includes the construction of a multi-use commercial location to include pads for two fast food restaurants, a self-service automatic car wash to CUP03262 and add an additional 2617 sq. ft. to an existing convenience store with upgraded bathrooms and diesel fuel items on-site. Listed are issues and concerns related to both, law enforcement and public safety, which may include recommendations and conditions for approval.

Post Construction and Operations:

1. Hours of Operation: The hours of operation may vary accordingly based upon business type.

A. Fast Food Restaurants:

The fast food restaurants shall discontinue the walk-in operation of their respective business day no later than 10 PM (weekdays and weekends). The drive-thru operation may continue 24 hours per day.

Appropriate security measures and training for staff should be considered in the event of emergencies or possible criminal events. The staff entrances and exits shall have video monitoring and recording from within the businesses to limit the potential for a take-over robbery or holding of an employee to gain admittance.

The location should be monitored by digital cameras at the drive-thru and the rear parking areas for the sole purposes of the prevention of subjects loitering and "just hanging out" should preclude more serious criminal behavior. Adequate security measures to provide observation of these "blind" areas may be improved during hours of darkness, particularly with respect to "premises liability" for both, employees and patrons.

B. Gas Station & Mini-Market:

The service station may continue operations 24 hours a day. The walk-in operation of the mini-market business should be restricted to between the hours of 6 AM and 10 PM. The service station should be equipped with a ballistic material window with teller drawer for after hours purchases and payment.

The business should be required to install and maintain a drop safe for hourly deposits by employees. The interior and exterior of the premises should be equipped with an integrated digital recording system to include actual recording capable of being downloaded to disk with a date and time stamp for use in any criminal investigation and prosecution.

All the businesses should have installed an emergency (i.e. robbery) alarm system which has direct contact with the Dispatch / Communications Center for the Riverside County Sheriff's Department.

The request for a conditional use permit for the sale of beer and wine beverages should be approved based upon the compliance and final approval of ABC.

The business should design the interior with the concept of observation throughout the store by clerks, to include limitations on excessive vendor displays or advertisements which may restrict window space.

2. Property Signs: The entire project area shall post the following signs and tenant businesses shall enforce the civil laws for their respective leased premises:
 - A. " No Trespassing & Loitering " signs shall be displayed prominently throughout the project area at all businesses (602 P.C.).
 - B. Further recommendations may apply for signs which restrict Skateboard & Rollerblade devices and/or, private property parking restrictions (local County Ordinance, C.O. 792).
3. Lighting: The project area must have an inclusive lighting plan conducted by professional firm. The installation of adequate lighting standards with the proper type light and lumens for the area will require review by the Sheriff's Department.

4. **Convex Mirror(s):** Due to limited visibility (i.e. blind corners of businesses) the installation of convex mirror type devices may be required to improve safety for the public and employees, to limit vehicular and pedestrian accidents, as well as, decrease premises liability. These devices may be appropriate at the corners of buildings and corners of the drive-thru areas.
5. **Refuse Containment Areas:** According to the proposed plan, every business has a respective trash or refuse container with enclosed area. The metal door(s) to the containment area shall have a locking device. The doors should remain locked at all times, absent trash being discarded, which should preclude unlawful dumping at the site and/or homeless shelter problems.
6. **Graffiti Resistant Surfaces, Walls and Monuments:** The developer shall be required to maintain the property and the leased tenants with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.
7. **Address Numbering:** The several locations need to have displayed address numerics of a size and contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The businesses shall have their address numerics affixed atop the roofline of the structure, contrasting in color from the rooftop and a minimum size of 4 x 1 ft. to be observable from aircraft (i.e. helicopter).

Site Preparation & Construction Phases:

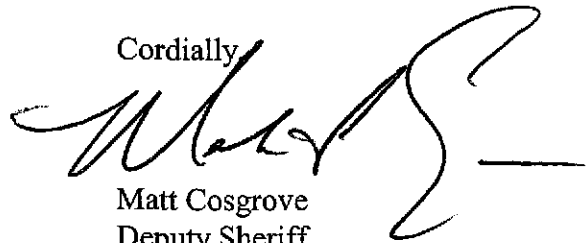
1. The construction site(s) for the various businesses should have respective material storage areas established with an enclosed six (6) foot chain link fence. This will minimize the theft of materials and/or equipment.
2. A list of the serial numbered property, equipment, and/or licensed vehicles stored at the locations should be maintained at both, the site (contractors office) and off-site to provide a back-up copy of the listed property.
3. The public and non-essential employees should be restricted in access to the construction areas.
4. Current emergency contact information for the project should be kept on file with Riverside County Sheriff's Department. The developer and builders name, address and phone number should be conspicuously posted at the work site.

The site should have a clearly designated point of contact, such as a trailer or office. Post the emergency and non-emergency numbers for the fire department, law enforcement and ambulance service within the local area. The address for the location(s) should be posted visibly from the street and posted near phones at the site. Any phones blocked for outgoing calls should not be blocked from calling 9-1-1.

5. Visibility into the construction site should not be intentionally hampered. Areas under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

Should the applicant, developer or Land Development Committee have any questions regarding the above issues and conditions, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a horizontal line extending to the right from the end of the signature.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
CPTED Coordinator

cc: - RSO, Admin.
- JVS File

NOTICE OF PUBLIC HEARING
and
**INTENT TO CERTIFY AN ADDENDUM TO AN
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3262, REVISED PERMIT NO. 1 – Intent to Certify an Addendum to an Environmental Impact Report – Applicant: Abbasco, Inc. – Engineer/Representative: Bonaldo Engineering Group – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60 and westerly of Pyrite Street-2.76-Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: 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 Conditional 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. – APN(s): 171-040-028, 171-040-007, & 171-040-030. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: March 4, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeffery Childers, Project Planner at 951-955-3626 or e-mail jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Jeffery Childers

P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0901239

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ABBASCO INC \$1,993.00
paid by: CK 1109
paid towards: CFG04157 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA40719
at parcel #:
appl type: CFG3

By _____ Jan 28, 2009 09:27
SBROSTRO posting date Jan 28, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

PROPERTY OWNERS CERTIFICATION FORM
CUP03262R1
APN's 171-040-007, 028, 030

I, Mickey Zolezio, certify that on
(Print Name)

12/29/2008 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

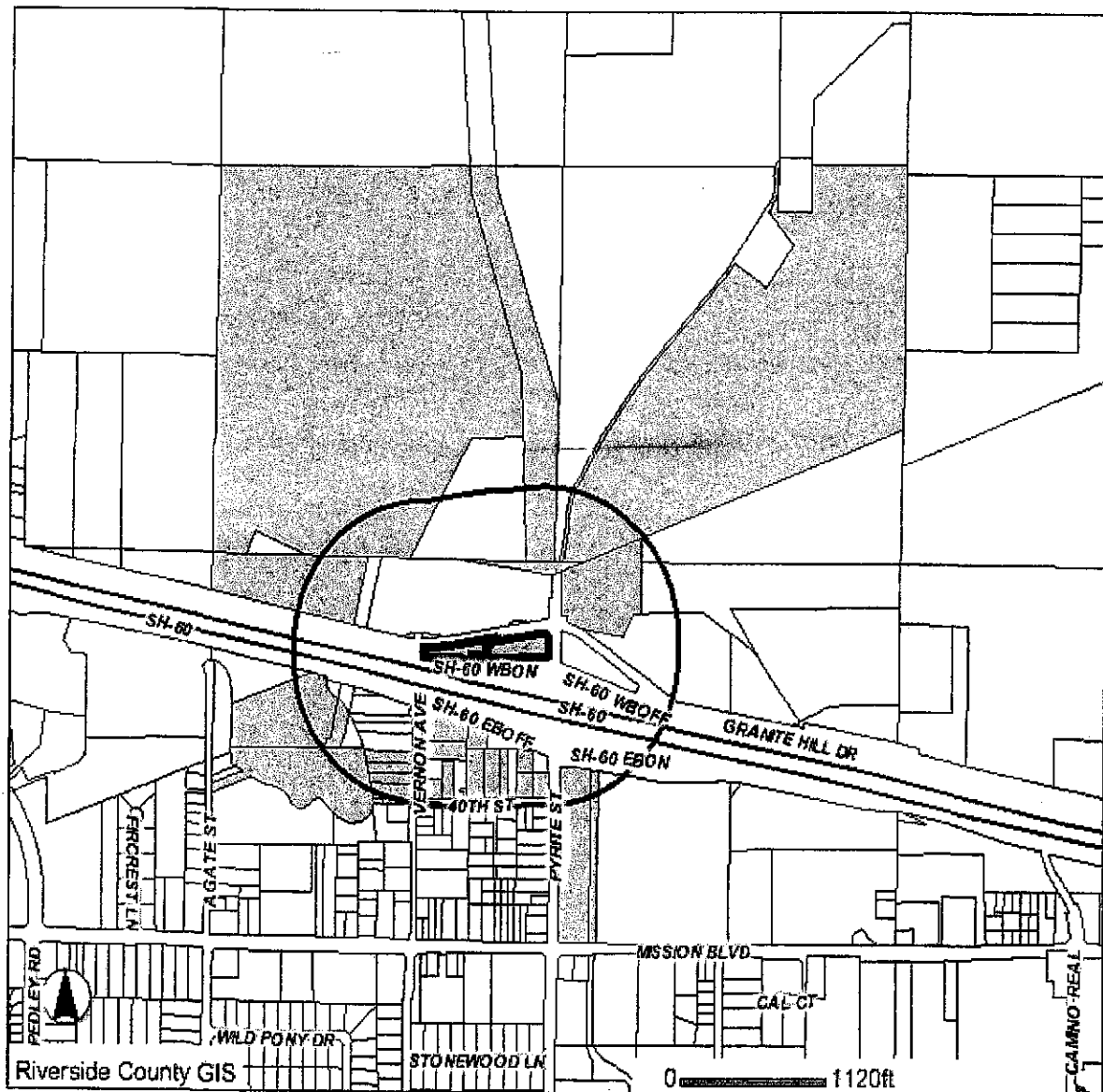
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 2nd Floor
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Checked by
Vannors
12.29.09
MZ*

CUP03262R1



Selected parcel(s):

- 171-020-001 171-020-002 171-030-002 171-040-003 171-040-004 171-040-007 171-040-012
- 171-040-025 171-040-026 171-040-028 171-040-030 171-040-031 171-050-012 171-060-010
- 171-060-011 171-060-012 171-060-022 171-071-004 171-071-006 171-071-008 171-071-009
- 171-071-010 171-071-014 171-071-015 171-071-024 171-071-027 171-071-028 171-071-030
- 171-071-033 171-071-035 173-180-002 173-180-008 173-180-011 173-180-013

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...12/29/2008



APN: 171020001 ASMT: 171020001
GRONKSY LIVING TRUST
HENRY S HENDLER
PAUL GARRETT
VICKY LYNNHENDLER NAPOLEONI, ETAL.
C/O HENRY S HENDLER
12555 W JEFFERSON BLV 102
LOS ANGELES CA 90066

APN: 171020002 ASMT: 171020002
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 171030002 ASMT: 171030002
STATE OF CALIF
3580 WILSHIRE BLV STE 800
LOS ANGELES CA 90010

APN: 171040003 ASMT: 171040003
JOHN DAVID REAVER
PHILIPPA JANE REAVER
3951 VERNON AVE
RIVERSIDE CA 92509

APN: 171040004 ASMT: 171040004
FCC
C/O TOM SEARIES
2030 MAIN ST STE 1300
IRVINE CA 92614

APN: 171040007 ASMT: 171040007
ABBASCO LP
C/O ABBASCO ENTERPRISES
3873 PYRITE ST
RIVERSIDE CA 92509

APN: 171040012 ASMT: 171040012
TIAOTIAO HSU
TIAOTIAO HSU
40 BLAZING STAR
IRVINE CA 92714

APN: 171040025 ASMT: 171040025
GABRIEL W WITT
PATRICIA J WITT
3954 AGATE ST
RIVERSIDE CA 92509

APN: 171040026 ASMT: 171040026
WILLIS CLARK
P O BOX 33362
RIVERSIDE CA 92519

APN: 171040028 ASMT: 171040028
ABBASCO L P
P O BOX 2039
RIVERSIDE CA 92516

APN: 171040030 ASMT: 171040030
ABBASCO ENTERPRISES
C/O MARWAN ALABASSI
3873 PYRITE ST
RIVERSIDE CA. 92509

APN: 171040031 ASMT: 171040031
CALTRANS
P O BOX 942873
SACRAMENTO CA 94273

APN: 171050012 ASMT: 171050012
REBECCA L BLAIR
4100 AGATE ST
RIVERSIDE CA 92509

APN: 171060010 ASMT: 171060010
AUDREY MURIE MURPHY
WENDALL LEE MURPHY
C/O WENDALL L MURPHY
4033 VERNON AVE
RIVERSIDE CA. 92509





APN: 171060011 ASMT: 171060011
MARIA CARMEN MARTINEZ
4023 VERNON AVE
RIVERSIDE CA. 92509

APN: 171060012 ASMT: 171060012
ALLAN WAYNE LOVE
PAULA G LOVE
4075 VERNON AVE
RIVERSIDE CA. 92509

APN: 171060022 ASMT: 171060022
MICHAEL JAMES REAVER
VERONIQUE REAVER
3951 VERNON AVE
RIVERSIDE CA 92509

APN: 171071004 ASMT: 171071004
JORGE E MARTINEZ
CARMEN L MARTINEZ
1825 BERRY HILL DR
CHINO HILLS CA 91709

APN: 171071006 ASMT: 171071006
JUAN VALENCIA
DELIA VALENCIA
8321 40TH ST
RIVERSIDE CA. 92509

APN: 171071008 ASMT: 171071008
JOSE DANIEL HERNANDEZ
8309 40TH ST
RIVERSIDE CA 92509

APN: 171071009 ASMT: 171071009
MARTHA L SANCHEZ
EMMA B CARDENAS
8279 40TH ST
RIVERSIDE CA. 92509

APN: 171071010 ASMT: 171071010
MICHAEL W OLLIS
VIRGINIA M OLLIS
8249 40TH ST
RIVERSIDE CA 92509

APN: 171071014 ASMT: 171071014
LESLIE T WETTERHUS
KAREN S WETTERHUS
LESLIE A SELLE
ROBERT P SELLE
8225 40TH ST
RIVERSIDE CA. 92509

APN: 171071015 ASMT: 171071015
HSBC MORTGAGE SERVICES INC
C/O REO DEPT
931 CORPORATE CENTER DR
POMONA CA 91768

APN: 171071024 ASMT: 171071024
MANUEL HERNANDEZ
8353 40TH ST
RIVERSIDE CA. 92509

APN: 171071027 ASMT: 171071027
ROBERT L STARK
1620 S MAPLE BLV
SPOKANE WA 99203

APN: 171071028 ASMT: 171071028
CLINTON C SUNDEEN
KELLIE K SUNDEEN
2144 ARDEN CIR
CORONA CA 92882

APN: 171071030 ASMT: 171071030
STAN K KURE
24070 WATERCRESS DR
CORONA CA 92883



APN: 171071033 ASMT: 171071033
FELIPE D RUBIO
4020 VERNON AVE
RIVERSIDE CA 92509

APN: 171071035 ASMT: 171071035
LAURA L HOGLUND
LINDA DAVIS
3966 VERNON AVE
RIVERSIDE CA. 92509

APN: 173180002 ASMT: 173180002
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 173180008 ASMT: 173180008
RIVERSIDE MINING LTD
3500 PYRITE ST
RIVERSIDE CA 92509

APN: 173180011 ASMT: 173180011
TEAM TRUCK DISMANTLING INC
3760 PYRITE ST
RIVERSIDE CA 92509

APN: 173180013 ASMT: 173180013
TEAM TRUCK DISMANTLING
3670 PYRITE ST
RIVERSIDE CA 92509



ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Applicant:
Abbasco Inc
27627 Baseline
Highland, CA 92346

Engineer:
Bonaldo Engineering
10241 Trademark St. Ste. B
Rancho Cucamonga, CA 91730