

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

125B



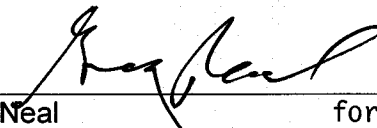
FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3660 (FTA No. 2010-01) – No New Environmental Documentation Required – Applicant: Rick Manners – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue – 10.89 Gross Acres - Zoning: Specific Plan (SP) PA 1 per SP00331 (The Enclave) – **REQUEST:** The Conditional Use Permit proposes to allow the sale of alcoholic beverages for off-premise consumption, 1) in a retail commercial establishment less than 20,000 square feet of interior floor space and 2) does not sell motor vehicle fuels, within a 14,576 square foot CVS/pharmacy, currently under construction, and approved under Plot Plan No. 19946 within Planning Area 1 of Specific Plan No. 331 (The Enclave). This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 144-060-039.

RECOMMENDED MOTION:

FIND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant impacts were adequately analyzed in Environmental Impact Report No. 459 (EIR); and all potentially significant effect of the project have been avoided or mitigated pursuant to the EIR; the project will not result in any new significant environmental impacts not identified in the EIR; the project will not substantially increase the severity of the environmental effect in the EIR; no considerably different mitigation measures have been identified; and no mitigation measures found infeasible have become feasible, as certified by the Riverside County Board of Supervisors on May 17, 2005; and,



Greg Neal for Carolyn Syms-Luna
Deputy Planning Director Planning Director

Initials:
CSL:dm D.M.

Continued on next page

Policy

Consent Policy
Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3

REVIEWED BY EXECUTIVE OFFICE
DATE 9/2/10
Tina Grande
Departmental Concurrence

The Honorable Board of Supervisors
Re: **CONDITIONAL USE PERMIT NO. 3660**
Page 2 of 2

ADOPT a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**,” regarding the sale of beer, wine and distilled spirits from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3660**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Board of Supervisors: September 28, 2010

CONDITIONAL USE PERMIT NO. 3660
(FTA No. 2010-01)
E.I.R. No.: 459
Applicant: Rick Manners
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3660 proposes to allow the sale of alcoholic beverages for off premise consumption within a retail commercial establishment less than 20,000 square feet of interior floor space and does not sell motor vehicle fuels for an 14,576 square foot CVS/pharmacy, currently under construction, and approved under Plot Plan No. 19946 within Planning Area No. 1 of Specific Plan No. 331 (The Enclave). This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

The project site is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of Soleil Drive, southerly of Schleisman Road and westerly of Archibald Avenue.

BACKGROUND:

The project site is within the boundaries of Specific Plan No. 331 (SP00331), Change of Zone No. 6759 (CZ06759), Tentative Tract Map No. 30971 (TR30971), Tentative Parcel Map No. 36283 (PM36283), Plot Plan No. 19946 (PP19946), Agricultural Preserve Case No. 888 (AG00888), and Environmental Impact Report No. 459 (EIR00459) (SCH No. 2003061045). The Specific Plan (Resolution No. 2005-197) and Change of Zone (Ordinance No. 348.4300) were adopted on June 21, 2005, the Tentative Tract Map was approved with certification of the Environmental Impact Report on May 17, 2005, the Tentative Parcel Map was approved with nothing further required on March 16, 2010, the Agricultural Preserve Case (Resolution No. 2006-263) was certified on July 11, 2006 by the Riverside County Board of Supervisors, and the Plot Plan was approved on June 27, 2005 by the Planning Director.

The proposed project consists of 10.89 gross acres out of the 112 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the adopted Specific Plan which proposed a land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 97 acres and 15 acres of Commercial; the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 10 Acre Minimum (A-2-10) to Specific Plan (SP); the approved Tentative Tract Map which subdivided the 112 acre site into 490 residential lots ranging from 2,000 to 7,200 square foot minimum lot sizes, one 15 acre commercial site, 5 park sites, and 49 open space lots; the approved Tentative Parcel Map which subdivided Planning Area 1 (10.89 acre site) into 9 commercial parcels; the certified Agricultural Preserve Case which diminished Mira Loma Agricultural Preserve No. 4, and canceled the associated land conservation contract; and the approved Plot Plan which proposed a retail center of 6 (six) separate buildings to be occupied by a grocery store, CVS/pharmacy, bank, fast food restaurant, and a variety of specialty stores totaling 98,689 leasable square footage and 543 parking spaces.

ISSUE OF POTENTIAL CONCERN:

Existing Alcoholic Beverage Control Board (ABC) Licenses - There are eight Off-Sale Beer and Wine (Type 20) and four Off-Sale General (beer, wine and distilled spirits) (Type 21) liquor licenses currently issued within Census Tract No. 406.02. Two licenses (one Type 20 for the 7 Eleven convenience market and one Type 21 for the Albertsons grocery store) have been issued for properties which are located approximately 500 feet east from the project site. Census Tract 406.02 is currently over concentrated by eight (8) Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding has been included within this report.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | CVS/pharmacy (under construction) |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the north, south and west, and commercial to the east. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) PA 1 per SP00331 (The Enclave) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwelling (R-1) to the north and Specific Plan (SP) to the south, east and west. |
| 5. Specific Plan Land Use (Figure V-1): | Commercial per The Enclave Specific Plan No. 331 Planning Area 1 |
| 6. Surrounding General Plan Land Use (Ex. #5) and Specific Plan Land Use (Figure V-1): | Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, Commercial per The Enclave Specific Plan No. 331 Planning Area 1 to the south and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east. |
| 7. Project Data: | Total Acreage: 10.89 Gross / 1.74 Net
Total Number of Buildings: 1
Total Building Square Footage: 14,576
Total Parking Spaces: 75
ABC License Type: 21 |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 42362 |

RECOMMENDATIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because all potentially significant impacts were adequately analyzed in Environmental Impact Report No. 459 (EIR); and all potentially significant effect of the project have been avoided or mitigated pursuant to the EIR; the project will not result in any new significant environmental impacts not identified in the EIR; the project will not substantially increase the severity of the environmental effect in the EIR; no considerably different mitigation measures have been identified; and no mitigation measures found infeasible have become feasible, as certified by the Riverside County Board of Supervisors on May 17, 2005;

ADOPTION of a **FINDING** of "PUBLIC CONVENIENCE AND NECESSITY," regarding the sale of beer, wine and distilled spirits from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3660**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 Specific Plan (SP) PA 1 per SP00331 (The Enclave) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of The Enclave Specific Plan No. 331 Planning Area 1.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is consistent with the provisions of the 2001 and 2008 Compatibility Land Use Plan for the Chino Airport.
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 Commercial on the Specific Plan (The Enclave Specific Plan No. 331 Planning Area 1) land use plan in the Eastvale Area Plan.
2. The proposed use, sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is permitted use in the Commercial Specific Plan (The Enclave Specific Plan No. 331 Planning Area 1) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, Commercial per The Enclave Specific Plan No. 331 Planning Area 1 to the south and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east.
4. The zoning for the subject site is Specific Plan (SP) PA 1 per SP00331 (The Enclave), which is equivalent to General Commercial (C-1/C-P).

5. The proposed use, sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Specific Plan (SP) PA 1 per SP00331 (The Enclave) zone.
6. The project site is surrounded by properties which are zoned One-Family Dwelling (R-1) to the north and Specific Plan (SP) to the south, east and west.
7. Within the vicinity of the proposed project there is vacant land to the north, south and west, and commercial to the east.
8. The project site is located within the boundaries of the Chino Airport Influence Area Zone D. The proposed project will not generate any construction and as such does not produce any occupancy of buildings that would necessitate review by the Airport Land Use Commission.
9. The year 2000 census population for census tract 406.02 was 4,551 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
11. The 2005 population estimate of census tract 406.02, using the US Census Bureau population growth percentage of 24% for Riverside County, is approximately 1,092 persons. Per the Riverside County Planning Department, the population estimate by 2010 will be much greater than that of the US Census Bureau, due to the number of approved residences within census tract 406.02.
12. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
13. Twelve (12) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 406.02. This is approximately 3.30 licenses per 1,250 persons. Census tract 406.02 is currently over concentrated by eight (8) Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding is required.
14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The project site is located within 100 feet of existing and habited residences.
16. The project is not located within 1000 feet of an established place of religious worship.
17. No schools are located within 1,000 feet from the project site.
18. The project is not located within 1,000 feet of an existing or planned public park or playground.
19. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, Public Park or playground.

20. The proposed use provides public necessity and convenience for the residents of the surrounding community.
21. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Environmental Impact Report (EIR00459) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project. It has been determined that:
 - a. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Environmental Impact Report was certified.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A Redevelopment Project Area;
 - f. A Policy Area;
 - g. A WRCMSHCP Criteria Cell;
 - h. A High Fire area;
 - i. A County Fault Zone;
 - j. A Flood Zone;
 - k. An Area Drainage Plan Area; or,
 - l. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Eastvale Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Jurupa Community Service District;
 - e. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);

- f. The Enclave Specific Plan No. 331 Planning Area 1;
 - g. The Chino Airport Influence Area Zone D;
 - h. A High Paleontological Potential (High B);
 - i. An Area Very High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Corona-Norco Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Number 144-060-039.
 - 5. This project was filed with the Planning Department on July 29, 2010.
 - 6. This project was reviewed by the Land Development Committee 1 time on the following date August 19, 2010.
 - 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,691.60.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03660
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 2

Date Drawn: 08/16/10
Vicinity Map



Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009



Zoning District: Parado-Mira Loma
Township/Range: T2SR7W
Section: 34

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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 Irwin at (760) 853-8277 (Eastern County) or website at <http://www.irma.ca.riverside.ca.us/index.html>

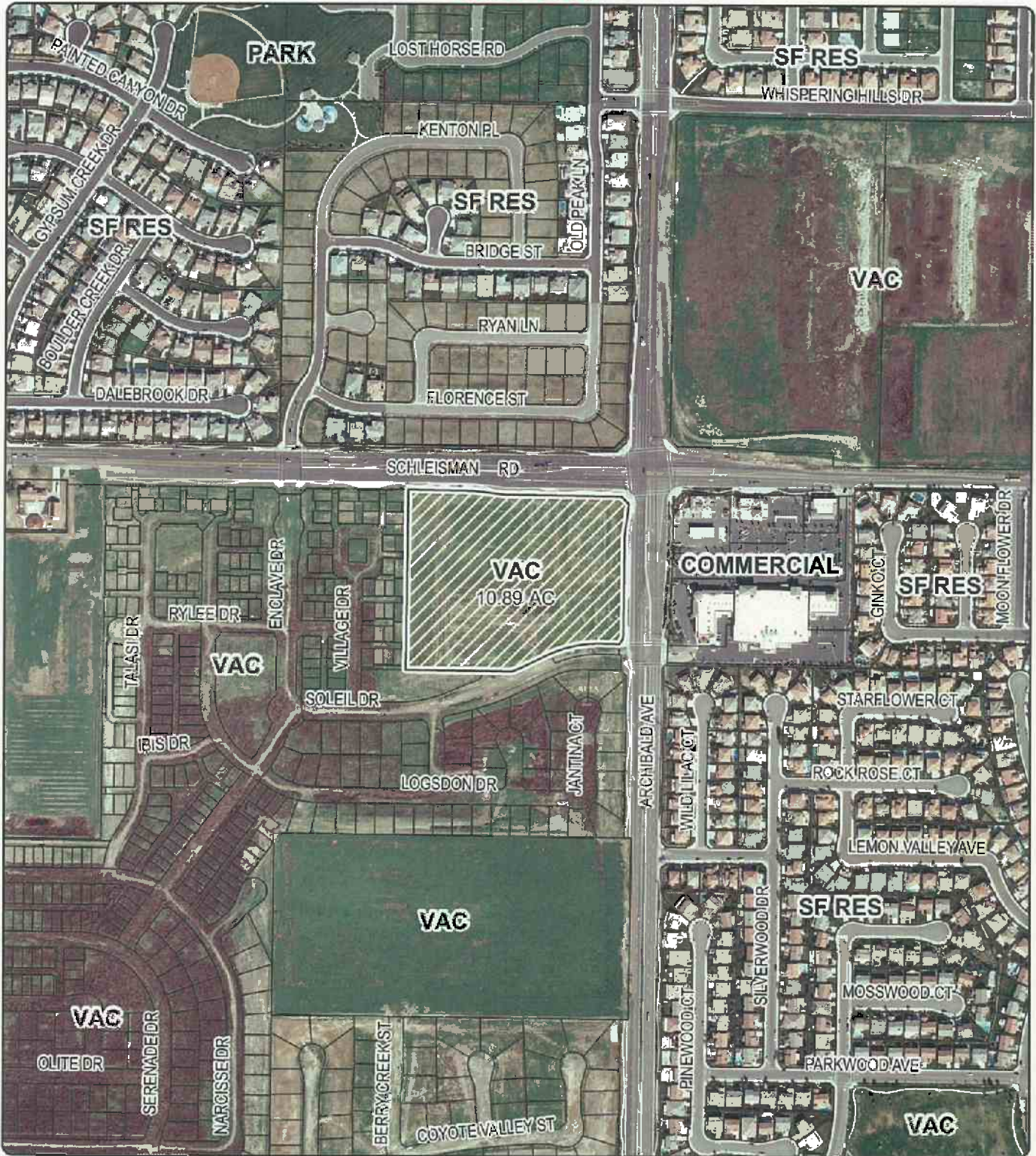
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03660

LAND USE

Supervisor Tavaglione
District 2

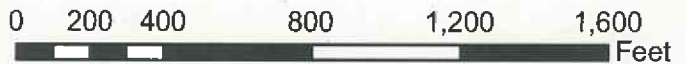
Date Drawn: 8/16/10
Exhibit 1



Zoning District: Parado-Mira Loma
Township/Range: T2SR7W
Section: 34

Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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) 863-8277 (Eastern County) or website at <http://www.lmap.co.riverside.ca.us/index.html>



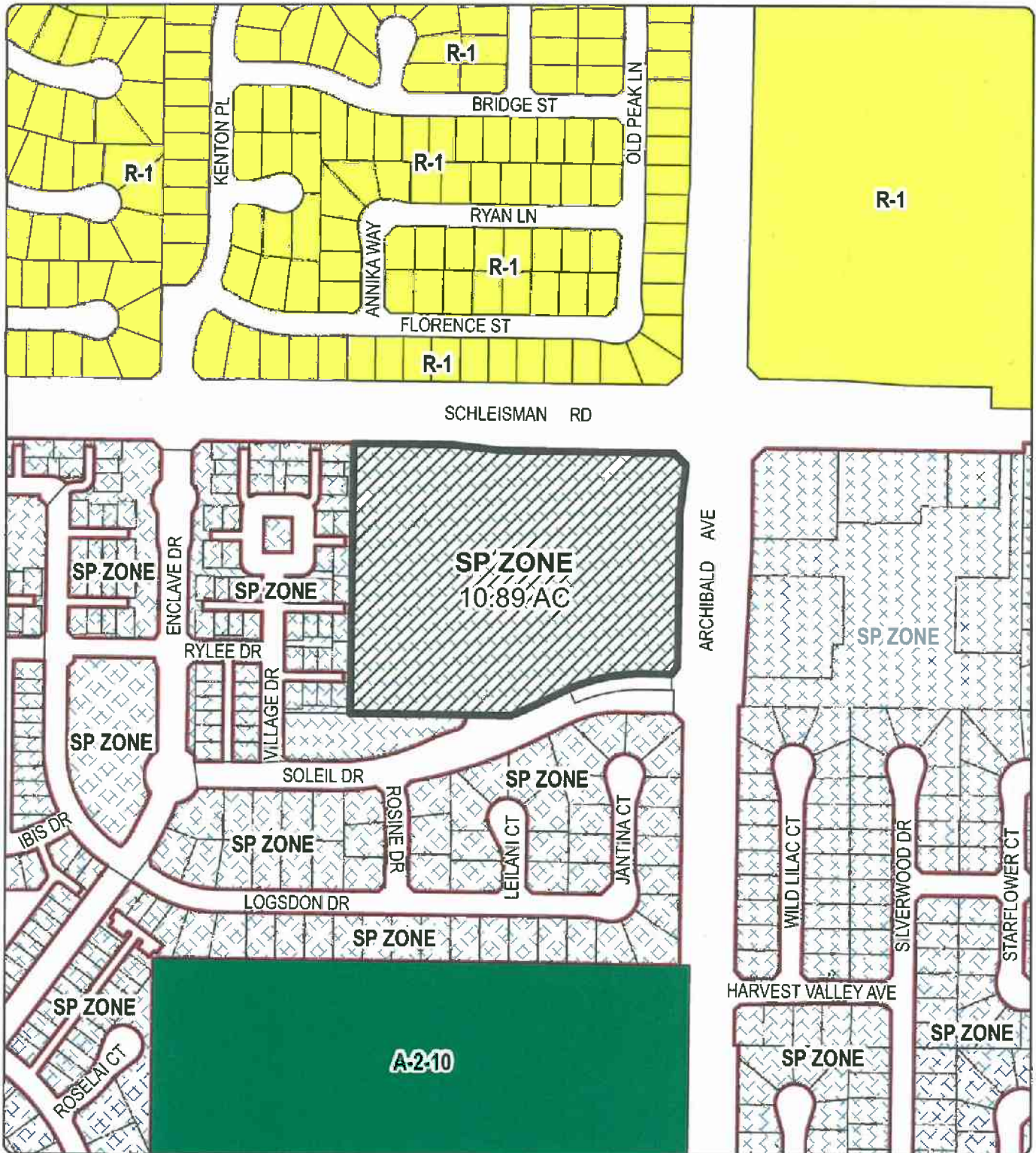
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03660

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 8/16/10
Exhibit 2



Zoning District: Parado-Mira Loma
Township/Range: T2SR7W
Section: 34

Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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) 863-8277 (Eastern County) or website at <http://www.ltrsa.co.riverside.ca.us/index.html>

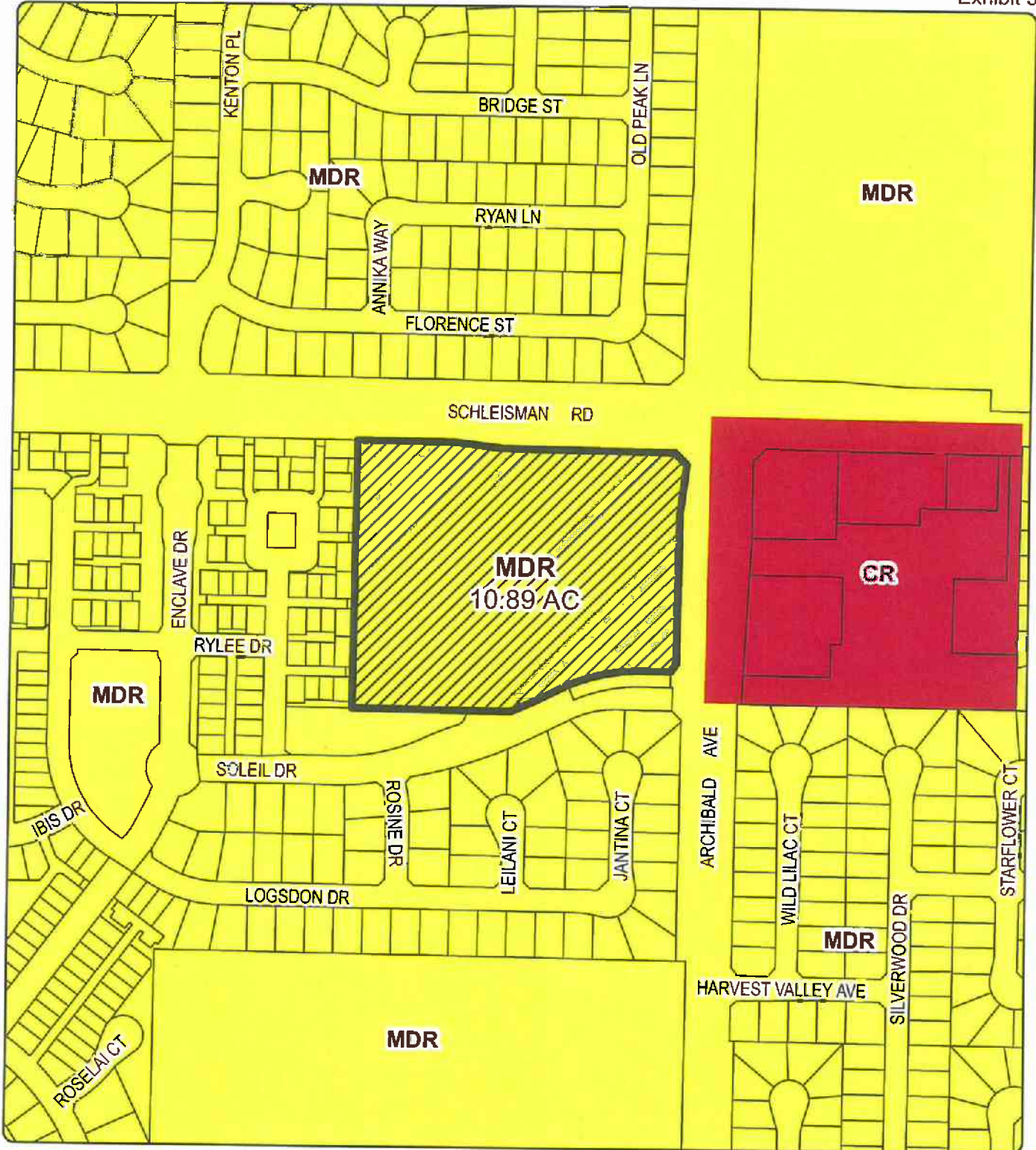
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03660

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 8/16/10
Exhibit 5



Zoning District: Parado-Mira Loma
Township/Range: T2SR7W
Section: 34



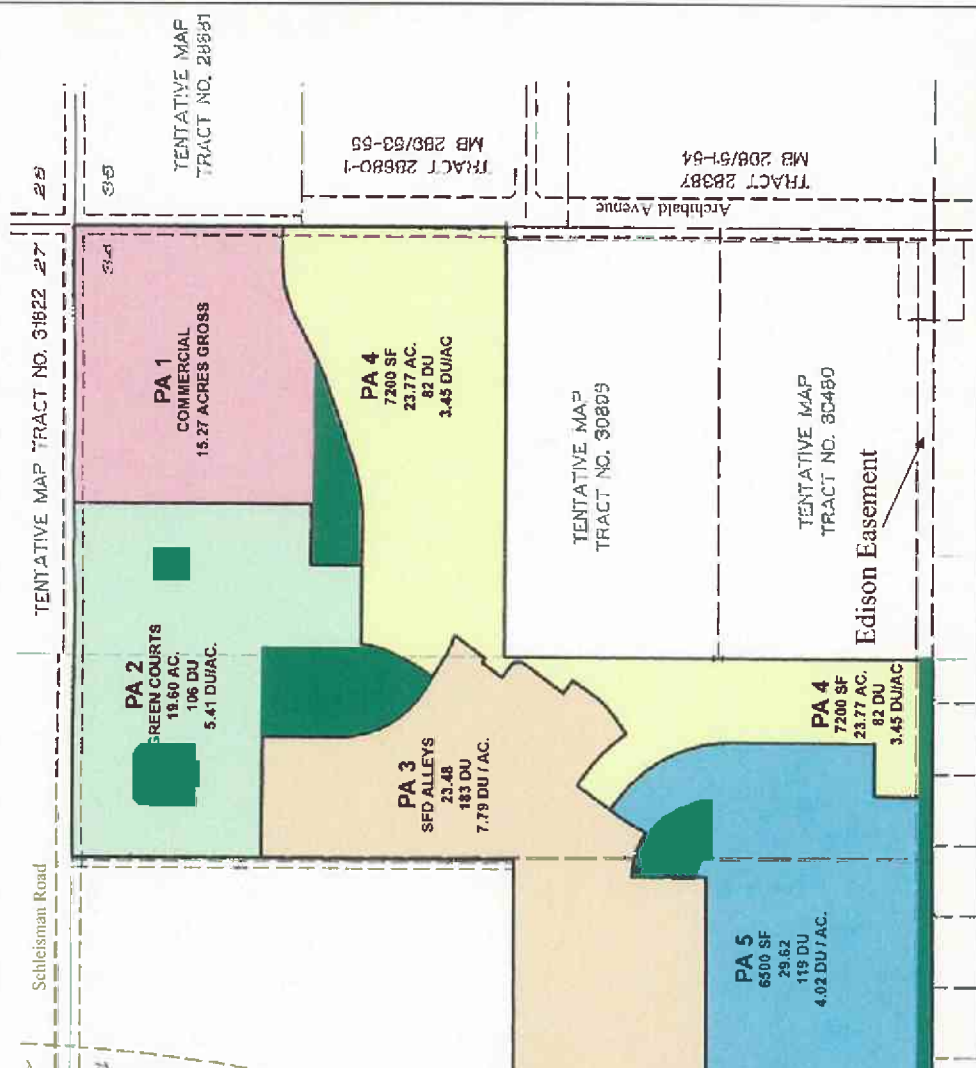
Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



Table V-A-2, Land Use Summary Table

PLANNING AREA	LAND USE	APPROX. ACRES	PROPOSED DENSITY (DU/AC)	MIN. LOT SIZE	PROPOSED DU OR SF
1	Commercial	15			121,000 sf
2	Parks	0.52			106 du
	High Density - Green Courts	20	5.3	2,030 sf	
	Parks	2.68			
3	High Density-Alley Loaded	23	7.9	2,625 sf	183 du
4	Medium Density Residential	24	3.4	7,206 sf	82 du
	Parks	0.97			
5	Medium Density Residential	30	4.0	6,500 sf	119 du
	Parks	2.55			
	PARKS TOTAL	7.06			490 du
	RESIDENTIAL TOTAL (includes park acreage)	97	4.3		
	COMMERCIAL TOTAL	15			121,000 sf
	TOTAL SITE ACREAGE	112			



LEGEND
 Parks
 (See Figure V-37)

Not to Scale

The Enclave Specific Plan

NOTES:

1. THIS DRAWING IS FOR THE PROJECT AS SHOWN ON SHEET 1 OF THIS SET.
2. THIS AREA IS NOT SUBJECT TO LULACATION OR OTHER REGULATIONS.
3. THE PROJECT IS WITHIN THE JENVA COMMUNITY SERVICES AREA.
4. THE PROJECT IS WITHIN THE JENVA COMMUNITY SERVICES AREA.
5. THE PROJECT IS NOT SUBJECT TO OVERFLOW OR FLOODING.
6. DRAINAGE DITCH REMAINS ARE NOT INTERFERED FOR THIS SITE.
7. DRAINAGE ARE AS SHOWN ON THIS SET.
8. THE PROJECT IS WITHIN THE JENVA COMMUNITY SERVICES AREA.
9. THE PROJECT COVERS THE ENTIRE OVERSICOP OF THE LAND OWNER.
10. THERE ARE NO OPEN CHANNELS ON THIS SITE.
11. THERE ARE NO HOMEOWNERS OR RESIDENTIAL VEHICLES ON THE SITE.
12. THE PROJECT WILL BE ACQUIRED WITH CONCRETE CURB AND SERVICE.
13. THE PROJECT WILL BE ACQUIRED WITH CONCRETE CURB AND SERVICE.
14. WATER QUALITY TREATMENT IS PREVIOUSLY APPROVED IN THE MAP FOR THE TRACT.
15. THE PROJECT IS NOT SUBJECT TO FLOODING OR FLOODING.

APPLICANT:

APPLICANT: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

ENGINEER:

ENGINEER: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

ARCHITECT:

ARCHITECT: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

SCHOOL DISTRICT:

SCHOOL DISTRICT: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

PARKING:

PARKING: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

LAND USE / ZONING:

LAND USE / ZONING: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

ACREAGE:

ACREAGE: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

BUILDINGS:

BUILDINGS: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

UTILITIES:

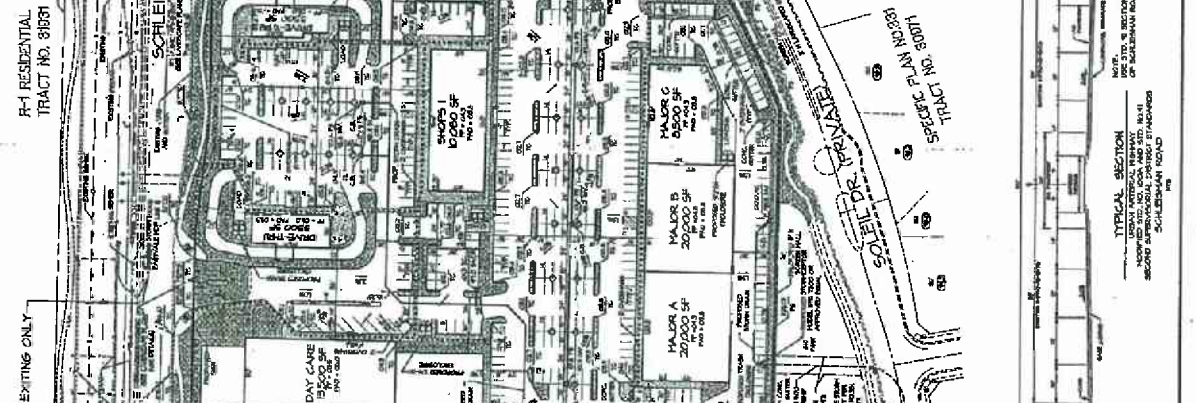
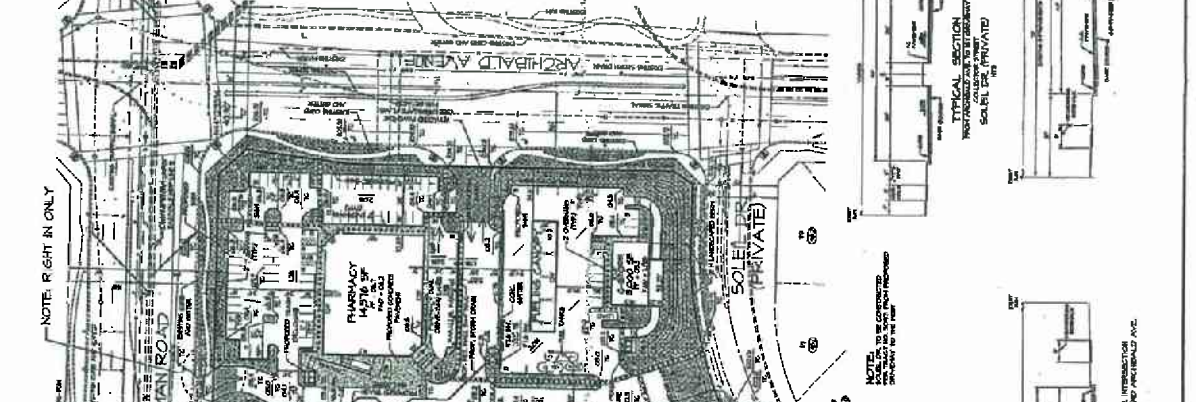
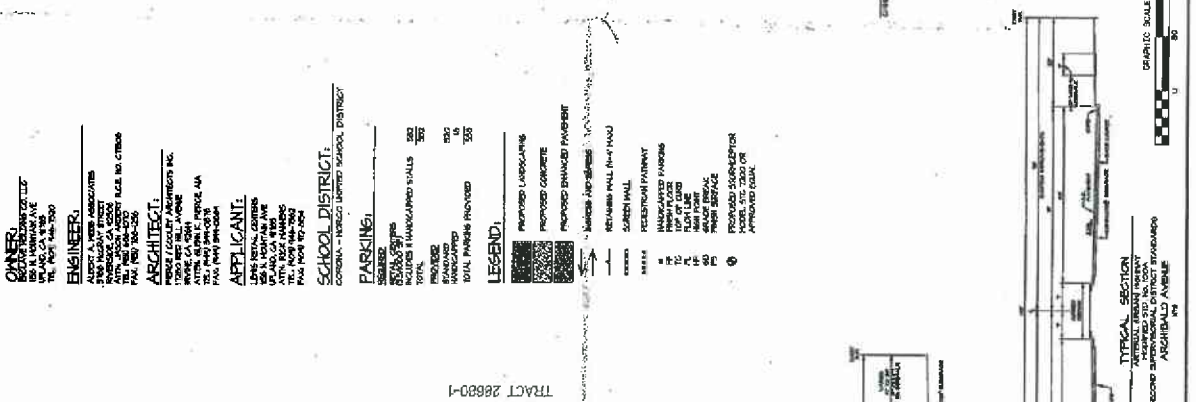
UTILITIES: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

NEIGHBORHOOD:

NEIGHBORHOOD: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

ADDITIONAL NOTES:

ADDITIONAL NOTES: JENVA COMMUNITY SERVICES DISTRICT
 ADDRESS: 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333



NO.	DATE	DESCRIPTION
1	8/19/10	ISSUED FOR PERMIT
2	8/19/10	ISSUED FOR PERMIT
3	8/19/10	ISSUED FOR PERMIT
4	8/19/10	ISSUED FOR PERMIT
5	8/19/10	ISSUED FOR PERMIT
6	8/19/10	ISSUED FOR PERMIT
7	8/19/10	ISSUED FOR PERMIT
8	8/19/10	ISSUED FOR PERMIT
9	8/19/10	ISSUED FOR PERMIT
10	8/19/10	ISSUED FOR PERMIT

AMENDED NO. 1
 THE MARKETPLACE AT THE ENCLAVE
 PLOT PLAN NO. 2010-02
 COUNTY OF RIVERSIDE
 PLOT PLAN NO. 191446
 SUBSTANTIAL CONFORMANCE NO. 1

WEBB
 CIVIL ENGINEERS
 1000 SCHLESSEMAN ROAD, SUITE 100, DALLAS, TX 75241
 PHONE: (214) 343-3333

Y-CINITY MAP
 ENCLAVE - A MAP OF THE ENCLAVE
 DATED: 2/19/10
 PLANNED: Barbara Hinson

SCALE
 GRAPHIC SCALE: 1" = 60'
 0 30 60 90 120 150

CASE#: CUP03660
EXHIBIT: A (Sheets 1-2)
DATED: 8/19/10
PLANNER: C. HINOJOSA

CVS/pharmacy

CVS #75899

Schleisman Rd. & Archibald Ave.
Riverside, CA

Finish Colors:

A	STUCCO/ BBS TO MATCH FRAZEE COLOR 2753M QUARRY	E	PAINT TO MATCH STUCCO- B
B	STUCCO/ BBS TO MATCH FRAZEE COLOR 2833M JOHNSTON	F	ELDORADO STONE YAKIMA RIVER STONE
C	STUCCO/ BBS TO MATCH FRAZEE COLOR 2655A LATE	G	STOREFRONT ANODIZED ALUMINUM
D	EAGLE ROOFING CITYSCAPES NEW ORLEANS SCB 880)		

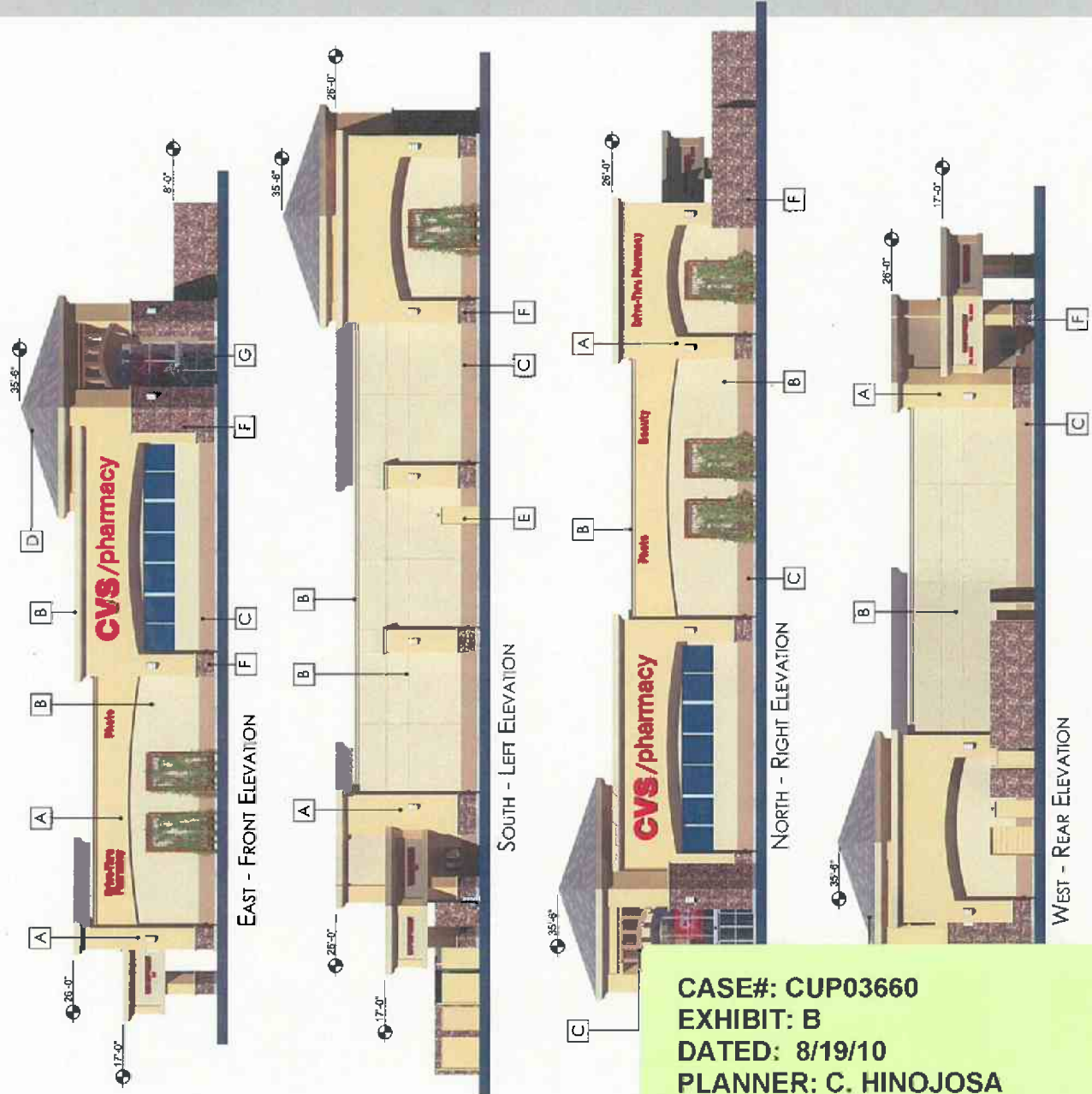


PERSPECTIVE



16816 TELLER AVE
SUITE 100
RIVERSIDE, CA 92512
(949) 416-2700

JACOBS



CASE#: CUP03660
EXHIBIT: B
DATED: 8/19/10
PLANNER: C. HINOJOSA

JACOBS
JACOBS ENGINEERING GROUP INC.
 180 PRIME AVENUE, SUITE 200
 SACRAMENTO, CA 95834
 TEL (916) 929-3323
 FAX (916) 929-1772

CONSULTANT:

NOT FOR CONSTRUCTION

THIS DRAWING SHALL NOT BE USED TO PROCEED WITH CONSTRUCTION OF ANY PART OF THE PROJECT UNLESS IT IS ACCOMPANIED BY THE PROJECT ARCHITECT'S CONTRACT TO THE PROJECT AND THE CONTRACTOR'S AGREEMENT TO BE BOUND BY THE CONTRACTOR'S AGREEMENT TO THE PROJECT ARCHITECT'S CONTRACT.

cvs/
 pharmacy

STORE NUMBER: 59598
 SMC Sacramento Inc & Anshold Ave
 SACRAMENTO, CA

DEVELOPER:

TRAVIS LP
 1600 H STREET, SUITE 200
 SACRAMENTO, CA 95811

CSS PROJECT NUMBER: CAP
CGN:
DATE: 05 MAY 2010
JOB NUMBER: PH061703
TITLE: PRELIM MERCH PLAN
SHEET NUMBER: F-1P

COMMENTS
 NOT RELEASED FOR CONSTRUCTION

COSMETIC VERSIONS:

1. FINISH
 2. WALL FINISH
 3. FLOOR FINISH
 4. CEILING FINISH
 5. PAINT
 6. GLASS
 7. METAL
 8. TILE
 9. CARPET
 10. WOOD

FINISH:
 1. GYPSUM BOARD
 2. 1/2" GYPSUM BOARD
 3. 5/8" GYPSUM BOARD
 4. 1" GYPSUM BOARD
 5. 1 1/2" GYPSUM BOARD
 6. 2" GYPSUM BOARD
 7. 3" GYPSUM BOARD
 8. 4" GYPSUM BOARD
 9. 6" GYPSUM BOARD
 10. 8" GYPSUM BOARD
 11. 12" GYPSUM BOARD
 12. 18" GYPSUM BOARD
 13. 24" GYPSUM BOARD

SPECIAL MERCHANDISING NOTES:

1. SEE NOTES FOR STORE LAYOUT
 2. SEE NOTES FOR STORE LAYOUT
 3. SEE NOTES FOR STORE LAYOUT
 4. SEE NOTES FOR STORE LAYOUT
 5. SEE NOTES FOR STORE LAYOUT
 6. SEE NOTES FOR STORE LAYOUT

PHARMACY NOTES:
 1. N/A
 2. N/A
 3. N/A
 4. N/A
 5. N/A
 6. N/A

RESTROOMS:
 1. MEN
 2. WOMEN
 3. UNASSIGNED
 4. STAFF
 5. JANITOR

LOCKER ROOMS:
 1. N/A
 2. N/A
 3. N/A

RESTRICTION NOTES:
 1. N/A
 2. N/A
 3. N/A

STAIRS:
 1. STAIR 1
 2. STAIR 2
 3. STAIR 3
 4. STAIR 4
 5. STAIR 5
 6. STAIR 6
 7. STAIR 7
 8. STAIR 8
 9. STAIR 9
 10. STAIR 10

ELEVATORS:
 1. ELEVATOR 1
 2. ELEVATOR 2
 3. ELEVATOR 3
 4. ELEVATOR 4
 5. ELEVATOR 5
 6. ELEVATOR 6
 7. ELEVATOR 7
 8. ELEVATOR 8
 9. ELEVATOR 9
 10. ELEVATOR 10

SCALE:
 1" = 10'-0"

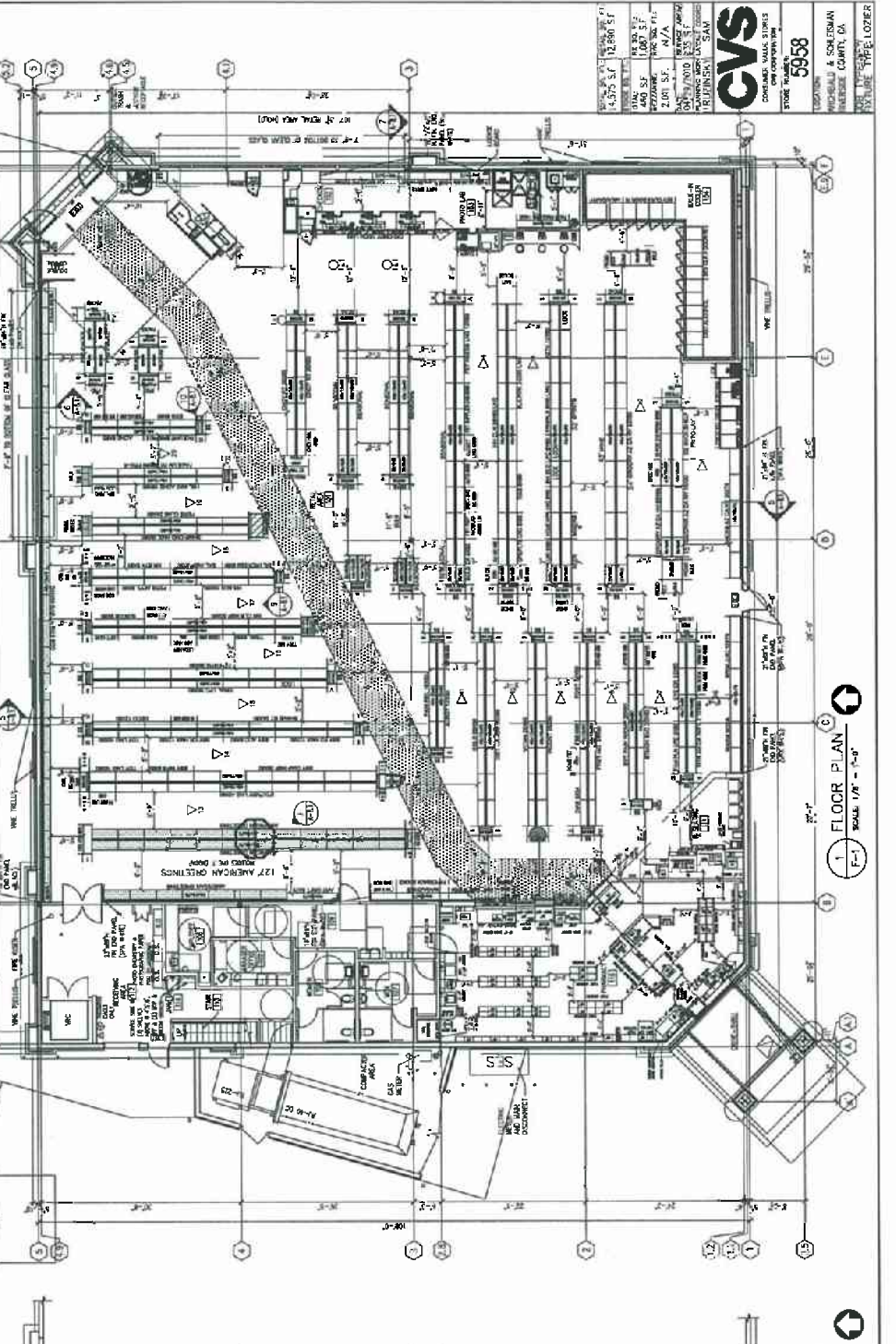
SECTION CUT:
 1. SECTION CUT 1
 2. SECTION CUT 2
 3. SECTION CUT 3
 4. SECTION CUT 4
 5. SECTION CUT 5
 6. SECTION CUT 6
 7. SECTION CUT 7
 8. SECTION CUT 8
 9. SECTION CUT 9
 10. SECTION CUT 10

STORE AREA CALCULATIONS:

SCALE: 1" = 10'-0"	RETAIL AREA:
11,250 SF	830 SF
1,250 SF	(PHARMACY AREA INCLUDED)
PHARMACY AREA:	830 SF
1,250 SF	(TOTAL)
1,250 SF	

ARCHITECT INFO:
 COMPANY NAME: JACOBS ENGINEERING GROUP
 CONTACT NAME: SCOTT LAMONT
 CONTACT PHONE: 916-929-3323
 CONTACT EMAIL: SCOTT.LAMONT@JEG.COM

GROUP FILE NOTES:
 1. N/A
 2. N/A
 3. N/A
 4. N/A
 5. N/A
 6. N/A
 7. N/A
 8. N/A
 9. N/A
 10. N/A



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

2 MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"

cvs

STORE NUMBER: 59598

1,250 SF
 830 SF
 2,080 SF
 2,000 SF

DATE: 05 MAY 2010

JOB NUMBER: PH061703

CASE#: CUP03660
EXHIBIT: C
DATED: 8/19/10
PLANNER: C. HINOJOSA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42362

Project Case Type (s) and Number(s): Conditional Use Permit No. 3660 (Fast Track Authorization No. 2010-01)

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92505-1409

Contact Person: Christian Hinojosa, Project Planner

Telephone Number: (951) 955-0972

Applicant's Name: Rick Manners

Applicant's Address: 1156 N. Mountain Avenue; Upland, CA 91786

Engineer's Name: Albert A. Webb Associates

Engineer's Address: 3788 McCray Street; Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3660 proposes to allow the sale of alcoholic beverages for off premise consumption within a retail commercial establishment less than 20,000 square feet of interior floor space and does not sell motor vehicle fuels for a 14,576 square foot CVS/pharmacy, currently under construction, and approved under Plot Plan No. 19946 within Planning Area 1 of The Enclave Specific Plan No. 331. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

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

C. Total Project Area: 10.89 Gross / 1.74 Net

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 10.89	Lots: 1	Sq. Ft. of Bldg. Area: 14,576	Est. No. of Employees: N/A
Gross / 1.74 Net			
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A		Sq. Ft.: N/A	

D. Assessor's Parcel No: 144-060-039

E. Street References: northerly of Soleil Drive, southerly of Schleisman Road and westerly of Archibald Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 7 West, Section 34

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Eastvale Area Plan of the Riverside County General Plan and urban development exists to the north, south, east, and west of the site. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north, south, east, and west. Single family residences and commercial retail uses currently surround the project site. The project site is currently under construction. The topography of the area is relatively flat.

The project site is within the boundaries of Specific Plan No. 331 (SP00331), Change of Zone No. 6759 (CZ06759), Tentative Tract Map No. 30971 (TR30971), Tentative Parcel Map No. 36283 (PM36283), Plot Plan No. 19946 (PP19946), Agricultural Preserve Case No. 888 (AG00888), and Environmental Impact Report No. 459 (EIR00459) (SCH No. 2003061045). The Specific Plan (Resolution No. 2005-197) and Change of Zone (Ordinance No. 348.4300) were adopted on June 21, 2005, the Tentative Tract Map was approved with certification of the Environmental Impact Report on May 17, 2005, the Tentative Parcel Map was approved with nothing further required on March 16, 2010, the Agricultural Preserve Case (Resolution No. 2006-263) was certified on July 11, 2006 by the Riverside County Board of Supervisors, and the Plot Plan was approved on June 27, 2005 by the Planning Director.

The proposed project consists of 10.89 gross acres out of the 112 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the adopted Specific Plan which proposed a land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 97 acres and 15 acres of Commercial; the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 10 Acre Minimum (A-2-10) to Specific Plan (SP); the approved Tentative Tract Map which subdivided the 112 acre site into 490 residential lots ranging from 2,000 to 7,200 square foot minimum lot sizes, one 15 acre commercial site, 5 park sites, and 49 open space lots; the approved Tentative Parcel Map which subdivided Planning Area 1 (10.89 acre site) into 9 commercial parcels; the certified Agricultural Preserve Case which diminished Mira Loma Agricultural Preserve No. 4, and canceled the associated land conservation contract; and the approved Plot Plan which proposed a retail center of 6 (six) separate buildings to be occupied by a grocery store, CVS/pharmacy, bank, fast food restaurant, and a variety of specialty stores totaling 98,689 leasable square footage and 543 parking spaces.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the 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, including the adopted policies of The Enclave Specific Plan No. 331 Planning Area 1. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for land use related impacts. Therefore, no new environmental documentation is required.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for circulation related impacts. Therefore, no new environmental documentation is required.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project site. This project will comply with all Multipurpose open space standards set forth in the Eastvale Area Plan. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for open space related impacts. Therefore, no new environmental documentation is required.
- 4. Safety:** The proposed project is within the Chino Airport Influence Area Zone D and an area of very high liquefaction potential. The proposed project is not located within any

other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for safety related impacts. Therefore, no new environmental documentation is required.

5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable General Plan Noise element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for noise related impacts. Therefore, no new environmental documentation is required.
6. **Housing:** The project proposes an Alcohol Beverage Control License for off premise consumption for the sale of Beer, Wine and Distilled Spirits (Type 21) to a proposed 14,576 square foot CVS/pharmacy. The project does not propose the creation of residential lots. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for housing related impacts. Therefore, no new environmental documentation is required.
7. **Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project meets all other applicable Air Quality element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for air quality related impacts. Therefore, no new environmental documentation is required.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial per The Enclave Specific Plan No. 331 Planning Area 1

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding

1. **Area Plan(s):** Eastvale

2. **Foundation Component(s):**

To the North: Community Development

To the South: Community Development

To the East: Community Development

To the West: Community Development

3. **Land Use Designation(s):**

To the North: Medium Density Residential

To the South: Medium Density Residential

To the East: Commercial Retail

To the West: Medium Density Residential

4. Policy Area(s): N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: The Enclave Specific Plan No. 331

2. Specific Plan Planning Area, and Policies, if any: Planning Area 1

I. Existing Zoning: Specific Plan (SP) PA 1 per SP00331 (The Enclave)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: One-Family Dwelling (R-1)

To the South: Specific Plan (SP)

To the East: Specific Plan (SP)

To the West: Specific Plan (SP)

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 type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agriculture & Forest Resources	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Other:
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other:
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Mandatory Findings of
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	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 Environmental Impact

Report (EIR00459) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Environmental Impact Report, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Environmental Impact Report, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier Environmental Impact Report, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

8/19/2010

Date

Christian Hinojosa, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. 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:

RCLIS: Riverside County Land Information System database.

MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.

EIR00459: Environmental Impact Report No. 459

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to allow the sale of alcoholic beverages for off premise consumption within a retail commercial establishment less than 20,000 square feet of interior floor space and does not sell motor vehicle fuels for a 14,576 square foot CVS/pharmacy, currently under construction, and approved under Plot Plan No. 19946 within Planning Area 1 of The Enclave Specific Plan No. 331. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

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 Conditional Use Permit No. 3660. 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. 3660 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3660, dated August 19, 2010.

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3660, dated August 19, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit No. 3660, dated August 19, 2010.

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

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. 2 USE - GIN VARY INTRO RECOMMND

This site is currently being developed and has been graded under grading permit BGR100030 for PP19946. The Grading Division does not object to this proposal.

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSO WATER AND SEWER SERVICE RECOMMND

Conditional Use Permit#3660 is proposing Jurupa Community Services District (JCSO) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with JCSO as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03660 (FTA No. 2010 - 01) is a request to add an Alcohol Beverage License for the sale of beer, wine and distilled spirits to a pharmacy within an approved shopping center (Plot Plan 19946). The shopping center is located in the Eastvale area at the southwest corner of Schleisman Road and Archibald Avenue and is within the Enclave Specific Plan No 331. No additional grading or buildings are proposed.

Once all the drainage infrastructure and grading associated with PP 19946 is constructed, the site will be considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

Since no grading or building construction is proposed, a Water Quality Management Plan (WQMP) is not required.

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

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

The site is located in within the bounds of the Eastvale Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. However, since no additional impervious area is created with this request, no fee will be imposed.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 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.

10.PLANNING. 3 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.

10.PLANNING. 10 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.

10.PLANNING. 19 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol & Beverage Control (ABC) as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

10.PLANNING. 20 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 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 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. 24 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. 25 USE - ALCOHOL 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. 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

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - ALCOHOL RESTRICTIONS (cont.)

RECOMMND

these matters.

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

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

d. 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.

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

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

g. 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. 26 USE - ABC21 OFF SALE GENERAL

RECOMMND

OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer, wine and distilled spirits.

TRANS DEPARTMENT

10.TRANS. 1 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 Standards (Ordinance 461). It is understood that the

CONDITIONAL USE PERMIT Case #: CUP03660

Parcel: 144-060-039

10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. 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.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE-ALL COND APPLY (PP19946) RECOMMND

All conditions of approval for PP19946 are applicable for CUP03660.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
Riv. Co. Sheriff's Dept.
Riv. Co. EDA – Fast Track

Riv. Co. ALUC – John Guerin
Chino Airport – General Manager
2nd District Supervisor
2nd District Planning Commissioner
Corono-Norco Unified School Dist.

CONDITIONAL USE PERMIT NO. 3660 (Fast Track Authorization No. 2010-01) – EA42362 – Applicant: Rick Manners – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue – 10.89 Gross Acres - Zoning: Specific Plan (SP) PA 1 per SP00331 (The Enclave) – **REQUEST:** The Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of Beer, Wine and Distilled Spirits (Type 21) to a proposed 14,576 square foot CVS pharmacy approved under Plot Plan No. 19946 within Planning Area 1 of The Enclave Specific Plan No. 331. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 144-060-039 – Related Cases: SP00331, CZ06759, TR30971, PP19946, PM36283, AG00888 and EIR00459

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 19, 2010.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at (951) 955-24190972 or email at **CHINOJOS@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.



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 406.02**

Report as of 8/17/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	15366	ACTIVE	20	7/2/1948	6/30/2011	GALLEANO WINERY INC 4231 WINEVILLE AVE MIRA LOMA, CA 91752 Census Tract: 0406.02	GALLEANO WINERY INC		3300
2)	348596	ACTIVE	20	12/21/1998	11/30/2010	PATEL, MADHUR 5800 HAMNER AVE MIRA LOMA, CA 91752 Census Tract: 0406.02	LAKE MART		3300
3)	367474	ACTIVE	20	8/7/2000	7/31/2011	SANNY INC 14449 CHANDLER ST, # B CORONA, CA 92880-9793 Census Tract: 0406.02	BRAZIL MARKET		3300
4)	387594	ACTIVE	20	6/26/2002	6/30/2011	COSTCO WHOLESALE CORPORATION 11600 RIVERSIDE DR MIRA LOMA, CA 91752 Census Tract: 0406.02	COSTCO WHOLESALE 960	999 LAKE DR, ATTN LICENSING ISSAQUAH, WA 98027-8990	3300
5)	404778	ACTIVE	21	2/2/2005	6/30/2011	RALPHS GROCERY COMPANY 12660 LIMONITE AVE CORONA, CA 92880	RALPHS 45	PO BOX 54143 LOS ANGELES, CA 90054	3306

						Census Tract: 0406.02			
6)	412910	ACTIVE	21	8/18/2004	6/30/2011	VONS COMPANIES INC THE 6170 HAMNER AVE MIRA LOMA, CA 91752 Census Tract: 0406.02	VONS 2688	PO BOX 29096 PHOENIX, AZ 85038-9096	3300
7)	425618	ACTIVE	20	6/24/2005	5/31/2011	TARGET CORPORATION 12471 LIMONITE AVE MIRA LOMA, CA 91752 Census Tract: 0406.02	TARGET T-1961	1000 NICOLLET MALL, TPN-0910 ATTN CAROLE HELMIN MINNEAPOLIS, MN 55403-2542	3300
8)	444396	ACTIVE	20	12/20/2006	11/30/2010	APS MIRA LOMA INC 10015 BELLGRAVE AVE MIRA LOMA, CA 91752-3519 Census Tract: 0406.02	APS MIRA LOMA INC	PO BOX 1809 YUCCA VALLEY, CA 92886-1809	3300
9)	444882	ACTIVE	21	10/2/2007	9/30/2010	BEVERAGES & MORE INC 6477 PATS RANCH RD MIRA LOMA, CA 91752 Census Tract: 0406.02	BEVERAGES & MORE INC	1470 ENEA CIR, STE 1600 CONCORD, CA 94520-5242	3300
10)	448169	ACTIVE	20	3/13/2007	6/30/2011	7 ELEVEN INC 7014 ARCHIBALD AVE CORONA, CA 92880 Census Tract: 0406.02	7 ELEVEN STORE 2171 33560A	PO BOX 2245 BREA, CA 92822-2245	3300
11)	449911	SUREND	21	3/19/2007	6/30/2011	NEW ALBERTSONS INC 7070 ARCHIBALD ST CORONA, CA 92880-8718 Census Tract:	ALBERTSONS 6641	PO BOX 20, ATTN LICENSING DEPT BOISE, ID 83726-0200	3306

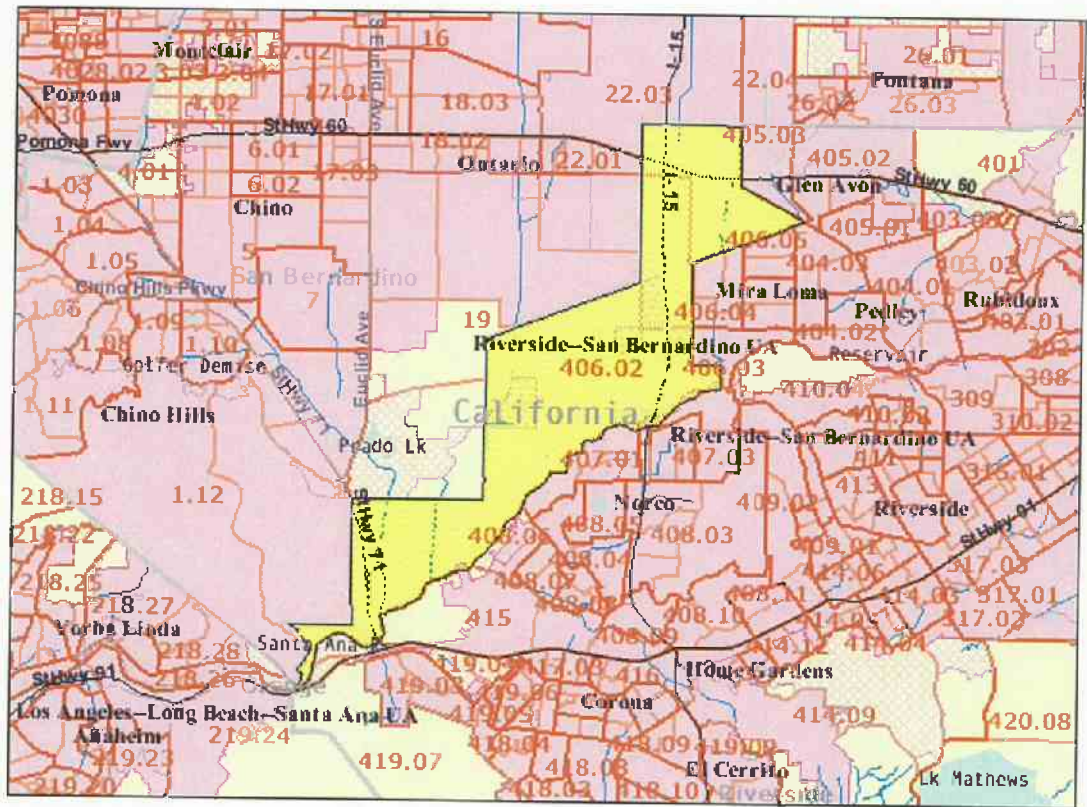
						0406.02			
12)	457456	REVPEN	20	5/9/2008	4/30/2010	FRANK & HUMPHREY INC 12411 LIMONITE AVE, STE 600 MIRA LOMA, CA 91752-2457 Census Tract: 0406.02	WINE STYLES	PO BOX 6945 NORCO, CA 92860-8065	3300
13)	472909	ACTIVE	20	1/16/2009	11/30/2010	PLANET MARS INC 6993 HAMMER AVE, STE B1 CORONA, CA 92880-9784 Census Tract: 0406.02	7 ELEVEN STORE 39038		3306
14)	480315	ACTIVE	21	8/11/2009	6/30/2011	NEW ALBERTSONS INC 7070 ARCHIBALD ST CORONA, CA 92880-8718 Census Tract: 0406.02	ALBERTSONS 6641	PO BOX 20 BOISE, ID 83726	3306

--- End of Report ---

For a definition of codes, view our [glossary](#).

Census Tract 406.02, Riverside County, California

- Boundaries**
- State
 - '00 County
 - '00 Census Tract
 - '00 Block Group
 - '00 Place
 - '00 Place
 - '00 Urban Area
 - '00 Urban Area
- Features**
- Major Road
 - Street
 - Stream/Waterbody
 - Stream/Waterbody



20 miles across

Close

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
Riv. Co. Sheriff's Dept.
Riv. Co. EDA - Fast Track

Riv. Co. ALUC - John Guerin
Chino Airport - General Manager
2nd District Supervisor
2nd District Planning Commissioner
Corono-Norco Unified School Dist.

CONDITIONAL USE PERMIT NO. 3660 (Fast Track Authorization No. 2010-01) - EA42362 -
Applicant: Rick Manners - Engineer/Representative: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) - Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue - 10.89 Gross Acres - Zoning: Specific Plan (SP) PA 1 per SP00331 (The Enclave) - **REQUEST:** The Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of Beer, Wine and Distilled Spirits (Type 21) to a proposed 14,576 square foot CVS pharmacy approved under Plot Plan No. 19946 within Planning Area 1 of The Enclave Specific Plan No. 331. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. - APN: 144-060-039 - Related Cases: SP00331, CZ06759, TR30971, PP19946, PM36283, AG00888 and EIR00459

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 19, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at (951) 955-24190972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

COMMENTS: *No comments if CUP only addresses ABC licensing.*

DATE: September 6, 2010 SIGNATURE: John J. Guerin
PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner
TELEPHONE: (951) 955-0982

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.

JR 1/10/05

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input checked="checked" type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP # 3660 DATE SUBMITTED: 7-29-10

APPLICATION INFORMATION

Applicant's Name: Rick Manners E-Mail: rick.manners@lewisop.com

Mailing Address: 1156 N. Mountain Avenue
_____ Upland, CA 91786
City State ZIP

Daytime Phone No: (909) 946-7562 Fax No: (909) 912-8154

Engineer/Representative's Name: N/A E-Mail: _____

Mailing Address: _____
_____ Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Enclave Holding Company E-Mail: rick.manners@lewisop.com

Mailing Address: 1156 N. Mountain Avenue
_____ Upland, CA 91786
City State ZIP

Daytime Phone No: (909) 946-7562 Fax No: (909) 912-8154

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Rick Manners

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.
The Enclave Holding Company, LLC, a Delaware limited liability company, By: North Mountain Corporation, a California corporation-
Its Sole Manager John M. Goodman, Authorized Agent

John M Goodman
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

John M Goodman, Authorized Agent
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

John M. Goodman, Authorized Agent

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 144-060-039

Section: 34 Township: 2 South Range: 7 West

Approximate Gross Acreage: 10.89 acres

General location (nearby or cross streets): North of Soleil Drive, South of Schleisman Rd., East of _____, West of Archibald Ave.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Sales of prepackaged beer, wine and alcohol for off-site consumption at the proposed CVS drug store.

Related cases filed in conjunction with this request:

Application for Determination of Public Necessity and Convenience.

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PP19946S1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclics/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

The Enclave Holding Company, LLC, a Delaware limited liability company, By: North Mountain Corporation, a California corporation- Its Sole Manager

Owner/Representative (1) John M. Goodman, Authorized Agent Date _____

Owner/Representative (2) *John M Goodman* Date 7-25-10

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	The Marketplace at the Enclave	
Project Location:	Archibald Ave. and Schleisman Ave.	
Project Description:	CVS drug store alcohol sales	
Project Applicant Information:	Rick Manners	
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/12/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03660 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 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: Vinnie Nguyen *Valderrama*

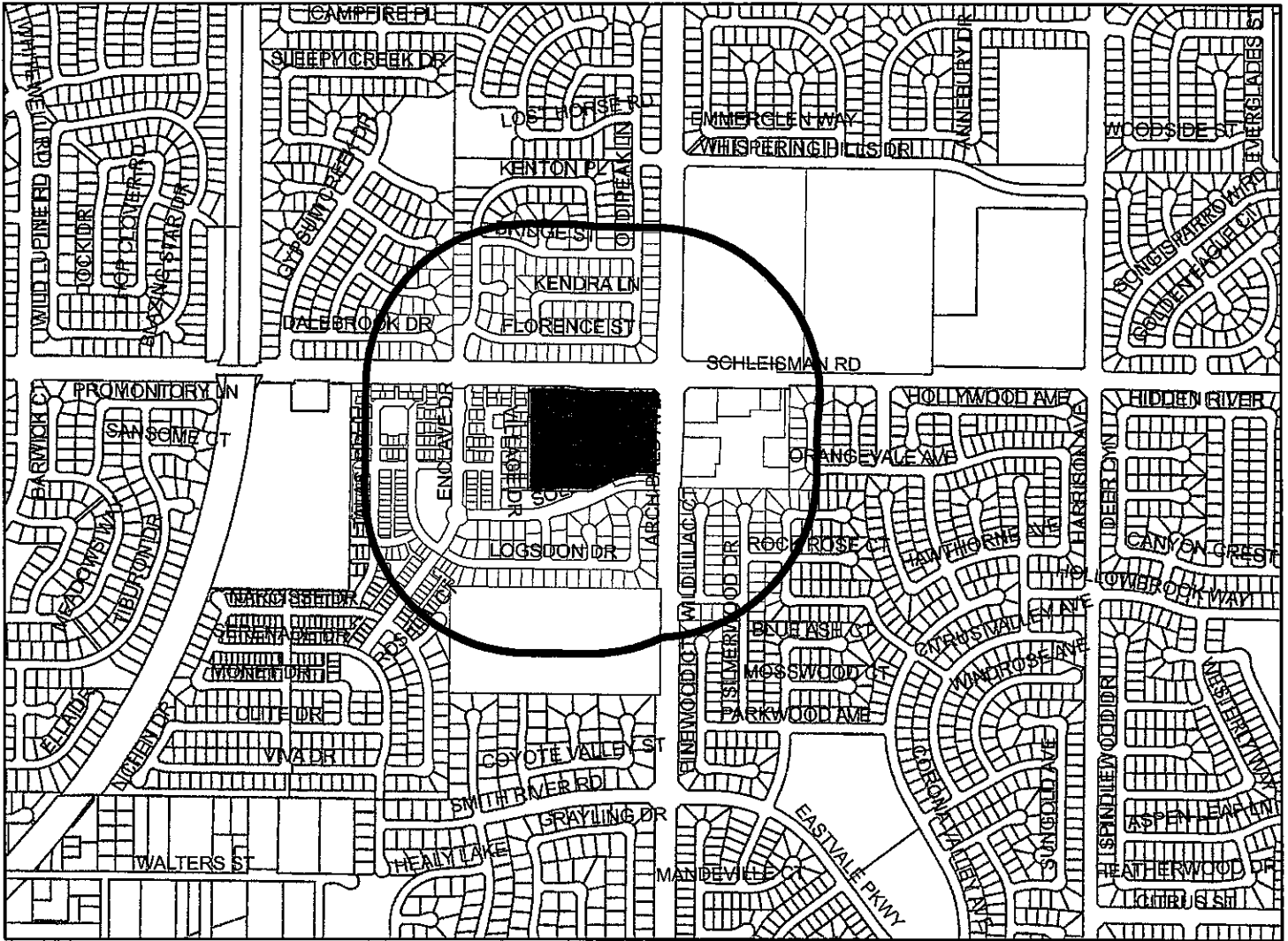
TITLE GIS Analyst *exp: 2/2/11*

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

144-170-037	144-170-001	144-494-001	144-481-027	144-172-003	144-481-019	144-563-018	144-562-011	144-170-013	144-260-029
144-562-005	144-170-025	144-250-018	144-170-024	144-491-016	144-170-018	144-280-022	144-160-057	144-491-027	144-170-035
144-260-033	144-563-016	144-170-007	144-491-014	144-260-035	144-170-030	144-563-017	144-170-031	144-562-014	144-280-029
144-170-002	144-491-002	144-563-023	144-060-039	144-172-002	144-280-018	144-260-016	144-481-029	144-491-006	144-562-009
144-493-002	144-250-019	144-260-037	144-481-017	144-170-033	144-260-032	144-172-001	144-562-015	144-171-002	144-493-004
144-491-025	144-562-012	144-491-017	144-280-026	144-280-028	144-491-018	144-170-006	144-280-017	144-170-019	144-170-003
144-280-023	144-491-019	144-030-029	144-170-032	144-260-030	144-170-015	144-160-037	144-280-016	144-560-001	144-260-034
144-562-007	144-170-012	144-491-005	144-280-019	144-160-039	144-280-031	144-170-036	144-260-015	144-170-016	144-491-028
144-491-023	144-260-018	144-171-003	144-670-051	144-670-015	144-680-035	144-670-019	144-670-012	144-670-011	144-670-016

st 90 parcels shown



1,300 650 0 1,300 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 144170037, ASMT: 144170037
ALBERT MEDINA
C/O NORMA MEDINA
7154 SILVERWOOD DR
CORONA CA. 92880

APN: 144562011, ASMT: 144562011
ANTONIO T GO, ETAL
14287 BRIDGE ST
CORONA CA. 92880

APN: 144170001, ASMT: 144170001
ALMA L LEON
7205 WILD LILAC CT
CORONA CA. 92880

APN: 144170013, ASMT: 144170013
ARMANDO GARCIA, ETAL
7122 WILD LILAC
CORONA CA. 92880

APN: 144494001, ASMT: 144494001
ALVIN BUNLOEUN HENG, ETAL
14358 FLORENCE ST
CORONA CA. 92880

APN: 144260029, ASMT: 144260029
ARMEN MERDJANIAN, ETAL
14056 STARFLOWER CT
CORONA CA. 92880

APN: 144481027, ASMT: 144481027
ALWYNE LAWRENCE V PINTO, ETAL
14468 ROCK CANYON CT
CORONA CA. 92880

APN: 144562005, ASMT: 144562005
ARNEL B ASUNCION, ETAL
14359 BRIDGE ST
CORONA CA. 92880

APN: 144172003, ASMT: 144172003
ANA J NUNEZ FLORES, ETAL
C/O MOISES MORENO
7194 SILVERWOOD DR
CORONA CA. 92880

APN: 144170025, ASMT: 144170025
BENJAMIN LIRA
7167 SILVERWOOD DR
CORONA CA. 92880

APN: 144481019, ASMT: 144481019
ANNIE E LIM
14421 COLEBROOK DR
CORONA CA. 92880

APN: 144250018, ASMT: 144250018
BEYENE T KIDANE
14125 LEMON VALLEY AVE
CORONA CA. 92880

APN: 144563018, ASMT: 144563018
ANTONIO BENAVIDES, ETAL
6869 MONTE VISTA CT
CORONA CA. 92880

APN: 144170024, ASMT: 144170024
BRIAN CHRISTOPHER CORNING, ETAL
7177 SILVERWOOD DR
CORONA CA. 92880

APN: 144491016, ASMT: 144491016
BRYAN H MORRIS, ETAL
16012 RANCHO HOUSE RD
CHINO HILLS CA 91709

APN: 144563016, ASMT: 144563016
CHRISTOPHER R BROWN, ETAL
14344 BRIDGE ST
CORONA CA. 92880

APN: 144170018, ASMT: 144170018
CARLA COLLINS, ETAL
7172 WILD LILAC CT
CORONA CA. 92880

APN: 144170007, ASMT: 144170007
CHRISTOPHER T LUDLOW, ETAL
7145 WILD LILAC CT
CORONA CA. 92880

APN: 144280022, ASMT: 144280022
CARLOS A MELGAR, ETAL
7011 GINKO CT
CORONA CA. 92880

APN: 144491014, ASMT: 144491014
CHUNG KUANG LIN, ETAL
14482 DALEBROOK DR
CORONA CA. 92880

APN: 144160057, ASMT: 144160057
CHARLES E BRYAN, ETAL
7223 SILVERWOOD DR
CORONA CA. 92880

APN: 144260035, ASMT: 144260035
CRISANTA FULKERSON
14116 STARFLOWER CT
CORONA CA. 92880

APN: 144491027, ASMT: 144491027
CHERI N VILLARREAL, ETAL
14473 DALEBROOK DR
CORONA CA. 92880

APN: 144170030, ASMT: 144170030
DANIEL VENEGAS, ETAL
7117 SILVERWOOD DR
CORONA CA. 92880

APN: 144170035, ASMT: 144170035
CHIEN LII CHANG, ETAL
1606 LONGVIEW DR
DIAMOND BAR CA 91765

APN: 144563017, ASMT: 144563017
DAVID J WANG, ETAL
6881 MONTE VISTA CT
CORONA CA. 92880

APN: 144260033, ASMT: 144260033
CHRISTOPHER A WALLACE
14096 STARFLOWER CT
CORONA CA. 92880

APN: 144170031, ASMT: 144170031
DAVID SCOTT AULD, ETAL
7107 SILVERWOOD DR
CORONA CA. 92880

APN: 144562014, ASMT: 144562014
DON UHM, ETAL
14251 BRIDGE ST
CORONA CA. 92880

APN: 144280018, ASMT: 144280018
FELICIA COLES
7046 GINKO CT
CORONA CA. 92880

APN: 144280029, ASMT: 144280029
DONALD M DIAZ, ETAL
7081 GINKO CT
CORONA CA. 92880

APN: 144260016, ASMT: 144260016
FRANCIS ASANTE, ETAL
14080 ROCK ROSE CT
CORONA CA. 92880

APN: 144170002, ASMT: 144170002
DOUGLAS ALLEN HECKATHORN, ETAL
7195 WILD LILAC CT
CORONA CA. 92880

APN: 144481029, ASMT: 144481029
FRANCISCO QUEZADA, ETAL
14432 ROCK CANYON CT
CORONA CA. 92880

APN: 144491002, ASMT: 144491002
EDWARD CHIEN, ETAL
14423 ROCK CANYON CT
CORONA CA. 92880

APN: 144491006, ASMT: 144491006
FRANK B BIRCHFIELD, ETAL
14471 ROCK CANYON CT
CORONA CA. 92880

APN: 144563023, ASMT: 144563023
EFRAIN MALDONADO, ETAL
6890 MONTE VISTA CT
CORONA CA. 92880

APN: 144562009, ASMT: 144562009
FREDDY CARRETERO, ETAL
14311 BRIDGE ST
CORONA CA. 92880

APN: 144060039, ASMT: 144060039
ENCLAVE HOLDING CO
C/O LEWIS OPERATING CORP
P O BOX 670
UPLAND CA 91785

APN: 144493002, ASMT: 144493002
GARY S BATES, ETAL
14373 FLORENCE ST
CORONA CA. 92880

APN: 144172002, ASMT: 144172002
ERIC B CROSSON, ETAL
7184 SILVERWOOD DR
CORONA CA. 92880

APN: 144250019, ASMT: 144250019
GEORGIOS TSIMOGIANIS, ETAL
14135 LEMON VALLEY AVE
CORONA CA. 92880



APN: 144260037, ASMT: 144260037
GREGG L ODAM, ETAL
14126 STARFLOWER CT
CORONA CA. 92880

APN: 144493004, ASMT: 144493004
GUO HUI HE
14349 FLORENCE ST
CORONA CA. 92880

APN: 144481017, ASMT: 144481017
GREGORY BOATMAN, ETAL
14406 COLEBROOK DR
CORONA CA. 92880

APN: 144491025, ASMT: 144491025
HAO M CHAO, ETAL
14449 DALEBROOK DR
CORONA CA. 92880

APN: 144170033, ASMT: 144170033
GREGORY R ANDERSON, ETAL
7114 SILVERWOOD DR
CORONA CA. 92880

APN: 144562012, ASMT: 144562012
HARVEY LEE WRIGHT, ETAL
14275 BRIDGE ST
CORONA CA. 92880

APN: 144260032, ASMT: 144260032
GREGORY WILLIAM AMY, ETAL
14086 STARFLOWER CT
CORONA CA. 92880

APN: 144491017, ASMT: 144491017
HENRY ANDRADE, ETAL
14446 DALEBROOK DR
CORONA CA. 92880

APN: 144172001, ASMT: 144172001
GRISELDA TAPIA
7174 SILVERWOOD DR
CORONA CA. 92880

APN: 144280026, ASMT: 144280026
HONG ZHAO
7051 GINKO CT
CORONA CA. 92880

APN: 144562015, ASMT: 144562015
GUADALUPE DIER, ETAL
14239 BRIDGE ST
CORONA CA. 92880

APN: 144280028, ASMT: 144280028
ILDEFONSO VILLA, ETAL
6707 HAVENHURST ST
CORONA CA. 92880

APN: 144171002, ASMT: 144171002
GUILLERMO RUVALCABA, ETAL
14161 HARVEST VALLEY AVE
CORONA CA. 92880

APN: 144491018, ASMT: 144491018
IRMA GALLEGOS IBARRA, ETAL
14434 DALEBROOK DR
CORONA CA. 92880



APN: 144170006, ASMT: 144170006
JAMES CHARLES LITTLE, ETAL
7155 WILD LILAC CT
CORONA CA. 92880

APN: 144170032, ASMT: 144170032
JIANGUO WANG, ETAL
15902A HALLIBURTON NO 280
HACIENDA HEIGHTS CA 91745

APN: 144280017, ASMT: 144280017
JAMES K WRIGHT, ETAL
7056 GINKO CT
CORONA CA. 92880

APN: 144260030, ASMT: 144260030
JOHN ROBERT ALLEN, ETAL
14066 STARFLOWER CT
CORONA CA. 92880

APN: 144170019, ASMT: 144170019
JASON MICHAEL VEIGA, ETAL
7182 WILD LILAC CT
CORONA CA. 92880

APN: 144170015, ASMT: 144170015
JONATHAN R SMITH
7142 WILD LILAC CT
CORONA CA. 92880

APN: 144170003, ASMT: 144170003
JASON STINSON
7185 WILD LILAC CT
CORONA CA. 92880

APN: 144160037, ASMT: 144160037
JORGE AGUILAR
7231 PINEWOOD CT
CORONA CA 92882

APN: 144280023, ASMT: 144280023
JAVIER N GODINEZ, ETAL
7021 GINKO CT
CORONA CA 92880

APN: 144280016, ASMT: 144280016
JORGE ARISTIZABAL, ETAL
7066 GINKO CT
CORONA CA. 92880

APN: 144491019, ASMT: 144491019
JEANITH ANCHETA
14422 DALEBROOK DR
CORONA CA. 92880

APN: 144560001, ASMT: 144560001
JOSEPH ROCCO, ETAL
9666 COOMBS RD
HOLLAND PATENT NY 13354

APN: 144030029, ASMT: 144030029
JHB COLONY INV
C/O JOHN C TROUTMAN
4100 NEWPORT PL STE 800
NEWPORT BEACH CA 92660

APN: 144260034, ASMT: 144260034
JYH SHIUAN LU
14106 STARFLOWER CT
CORONA CA. 92880

APN: 144562007, ASMT: 144562007
KARL KURDI, ETAL
24089 GOLD RUSH DR
DIAMOND BAR CA 91765

APN: 144260015, ASMT: 144260015
LAWRENCE YEPES, ETAL
14070 ROCK ROSE CT
CORONA CA. 92880

APN: 144170012, ASMT: 144170012
KENNETH B KNAPP, ETAL
7112 WILD LILAC CT
CORONA CA. 92880

APN: 144170016, ASMT: 144170016
LEN J DIRSCHEL
7152 WILD LILAC CT
CORONA CA. 92880

APN: 144491005, ASMT: 144491005
KYOUNG H KIM, ETAL
14459 ROCK CANYON CT
CORONA CA. 92880

APN: 144491028, ASMT: 144491028
LENETTA JEAN HUTCHINGS
14485 DALEBROOK DR
CORONA CA. 92880

APN: 144280019, ASMT: 144280019
LANCE HAUPTMEIER, ETAL
7036 GINKO CT
CORONA CA. 92880

APN: 144491023, ASMT: 144491023
LEO B LEUTERIO, ETAL
14425 DALEBROOK DR
CORONA CA. 92880

APN: 144160039, ASMT: 144160039
LARRY LEE GLAVES
7236 PINEWOOD CT
CORONA CA. 92880

APN: 144260018, ASMT: 144260018
LEONARD ORTIZ GONZALES, ETAL
14063 STARFLOWER CT
CORONA CA. 92880

APN: 144280031, ASMT: 144280031
LARRY W SPENCE, ETAL
14079 ORANGEVALE AVE
CORONA CA. 92880

APN: 144171003, ASMT: 144171003
LESTER BERT BALSLEY
14171 HARVEST VALLEY AVE
CORONA CA. 92880

APN: 144170036, ASMT: 144170036
LAWRENCE GRAY
7144 SILVERWOOD DR
CORONA CA. 92880

APN: 144680038, ASMT: 144680038
LEWIS INV CO
P O BOX 670
UPLAND CA 91786



APN: 144170028, ASMT: 144170028
LIEM NGUYEN, ETAL
7137 SILVERWOOD DR
CORONA CA. 92880

APN: 144491004, ASMT: 144491004
MARIA F MYERS, ETAL
14447 ROCK CANYON CT
CORONA CA. 92880

APN: 144172004, ASMT: 144172004
LINDA PHAM, ETAL
1327 W HOLT AVE
POMONA CA 91768

APN: 144260036, ASMT: 144260036
MARIA GUADALUPE MENDOZA, ETAL
14136 STARFLOWER CT
CORONA CA. 92880

APN: 144280027, ASMT: 144280027
LUIS G BLANCO
C/O GLORIA L PEREZ
7061 GINKO CT
CORONA CA. 92880

APN: 144170004, ASMT: 144170004
MARIA GUADALUPE RANGEL, ETAL
7175 WILD LILAC CT
CORONA CA. 92880

APN: 144560004, ASMT: 144560004
MA LILIAN M TOLENTINO
6888 OLD PEAK LN
CORONA CA. 92880

APN: 144481028, ASMT: 144481028
MARIE JEANNE T FAINA
14444 ROCK CANYON CT
CORONA CA. 92880

APN: 144493003, ASMT: 144493003
MANJI LADWA, ETAL
14361 FLORENCE ST
CORONA CA. 92880

APN: 144562004, ASMT: 144562004
MARINA VOYNITSKAYA, ETAL
14371 BRIDGE ST
CORONA CA. 92880

APN: 144561006, ASMT: 144561006
MANUEL CORTES, ETAL
6867 OLD PEAK LN
CORONA CA. 92880

APN: 144170026, ASMT: 144170026
MARK BRYDGES
7157 SILVERWOOD DR
CORONA CA. 92880

APN: 144481030, ASMT: 144481030
MARCHELL L NEWTON
14420 ROCK CANYON CT
CORONA CA. 92880

APN: 144171001, ASMT: 144171001
MARTHA ALVAREZ
14151 HARVEST VALLEY AVE
CORONA CA. 92880

APN: 144491003, ASMT: 144491003
MAYUR SAVALIA, ETAL
14435 ROCK CANYON CT
CORONA CA. 92880

APN: 144170027, ASMT: 144170027
MICHELLE A SWAN
7147 SILVERWOOD DR
CORONA CA. 92880

APN: 144060007, ASMT: 144060007
MBK HOMES LTD
175 TECHNOLOGY DR STE 200
IRVINE CA 92618

APN: 144563015, ASMT: 144563015
MICHELLE RAE KOBOLD
14356 BRIDGE ST
CORONA CA. 92880

APN: 144491024, ASMT: 144491024
MEIYI LIANG
14437 DALEBROOK DR
CORONA CA. 92880

APN: 144563021, ASMT: 144563021
MIGUEL SANCHEZ
6866 MONTE VISTA CT
CORONA CA. 92880

APN: 144280015, ASMT: 144280015
MELINDA C PEREZ
7076 GINKO CT
CORONA CA. 92880

APN: 144562016, ASMT: 144562016
MISAEEL SERENO
14227 BRIDGE ST
CORONA CA. 92880

APN: 144170034, ASMT: 144170034
MELISSA NADINE PATTERSON
7124 SILVERWOOD DR
CORONA CA. 92880

APN: 144171004, ASMT: 144171004
MOHAMED A DOAIFI
14181 HARVEST VALLEY AVE
CORONA CA. 92880

APN: 144170005, ASMT: 144170005
MELVIN D LAWSON
7165 WILD LILAC CT
CORONA CA. 92880

APN: 144563022, ASMT: 144563022
NATE D KERR, ETAL
6878 MONTE VISTA CT
CORONA CA. 92880

APN: 144491026, ASMT: 144491026
MICHAEL DAVID ANDERSON, ETAL
14461 DALEBROOK DR
CORONA CA. 92880

APN: 144562008, ASMT: 144562008
NICK STAMAT, ETAL
14323 BRIDGE ST
CORONA CA. 92880

APN: 144562017, ASMT: 144562017
NORA GOMEZ, ETAL
14215 BRIDGE ST
CORONA CA. 92880

APN: 144260031, ASMT: 144260031
RAUL F MEJIA, ETAL
14076 STARFLOWER CT
CORONA CA. 92880

APN: 144030030, ASMT: 144030030
OAKVILLE RESERVE
C/O VANDER DUSSEN
4100 NEWPORT PLACE NO 800
NEWPORT BEACH CA 92660

APN: 144280024, ASMT: 144280024
REMEGIO F ASENCE, ETAL
7031 GINKO CT
CORONA CA. 92880

APN: 144170023, ASMT: 144170023
PATRICIA VALDIVIA, ETAL
7187 SILVERWOOD DR
CORONA CA. 92880

APN: 144170029, ASMT: 144170029
RENE SALAS
7127 SILVERWOOD DR
CORONA CA. 92880

APN: 144494002, ASMT: 144494002
PATRICK M BORJA, ETAL
14370 FLORENCE ST
CORONA CA. 92880

APN: 144170011, ASMT: 144170011
RICARTE J DELASALAS, ETAL
7102 WILD LILAC CT
CORONA CA. 92880

APN: 144170021, ASMT: 144170021
RAJENDRA BABARIA, ETAL
7202 WILD LILAC CT
CORONA CA. 92880

APN: 144280030, ASMT: 144280030
RICHARD D SIMMONS, ETAL
7091 GINKO CT
CORONA CA. 92880

APN: 144481018, ASMT: 144481018
RAJENDRA K PATEL
1617 W SPRUCE ST
RAWLINS WY 82301

APN: 144260017, ASMT: 144260017
RICHARD DALE HAILEY, ETAL
14073 STARFLOWER CT
CORONA CA. 92880

APN: 144170022, ASMT: 144170022
RAMONCITO R DELOSREYES, ETAL
7197 SILVERWOOD DR
CORONA CA. 92880

APN: 144561007, ASMT: 144561007
RICHARD J PANNAZZO, ETAL
6879 OLD PEAK LN
CORONA CA. 92880

APN: 144160038, ASMT: 144160038
ROBERT B HERRERA, ETAL
7226 PINWOOD CT
CORONA CA. 92880

APN: 144560005, ASMT: 144560005
ROSARIO COTAYA, ETAL
6876 OLD PEAK LN
CORONA CA. 92880

APN: 144481031, ASMT: 144481031
ROBERT E ALVORD, ETAL
14408 ROCK CANYON CT
CORONA CA. 92880

APN: 144170010, ASMT: 144170010
RUBEN VILLA, ETAL
7115 WILD LILAC CT
CORONA CA. 92880

APN: 144562013, ASMT: 144562013
ROBERT JEFFREY VONREHDER, ETAL
14263 BRIDGE ST
CORONA CA. 92880

APN: 144171005, ASMT: 144171005
SANDRA L CRONCE
14191 HARVEST VALLEY AVE
CORONA CA. 92880

APN: 144481020, ASMT: 144481020
ROBERT S TEIXEIRA, ETAL
14433 COLEBROOK DR
CORONA CA. 92880

APN: 144650066, ASMT: 144650066
SC EASTVALE DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
UPLAND CA 91785

APN: 144170017, ASMT: 144170017
RODNEY R DEAS, ETAL
7162 WILD LILAC CT
CORONA CA. 92880

APN: 144280025, ASMT: 144280025
SEBASTIAN R MORALES, ETAL
7041 GINKO CT
CORONA CA. 92880

APN: 144491021, ASMT: 144491021
RONALD D CATAPANG, ETAL
14401 DALEBROOK DR
CORONA CA. 92880

APN: 144491015, ASMT: 144491015
SINNARO YOS, ETAL
14470 DALEBROOK DR
CORONA CA. 92880

APN: 144280020, ASMT: 144280020
RONALD TURNER, ETAL
7026 GINKO CT
CORONA CA. 92880

APN: 144752016, ASMT: 144752016
STANDARD PACIFIC CORP
C/O AUGUST BELMONT
255 E RINCON STE 200
CORONA CA 92879

APN: 144491022, ASMT: 144491022
SUTHEE MUENYONG, ETAL
14413 DALEBROOK DR
CORONA CA. 92880

APN: 144160036, ASMT: 144160036
TONYA J KIRK, ETAL
7241 PINEWOOD CT
CORONA CA. 92880

APN: 144172005, ASMT: 144172005
SYLVIA J CHOI
7214 SILVERWOOD DR
CORONA CA. 92880

APN: 144170040, ASMT: 144170040
TRIMARK HUGHES CORONA VALLEY
P O BOX 8700
NEWPORT BEACH CA 92658

APN: 144491001, ASMT: 144491001
TAI WOAN KIM, ETAL
14411 ROCK CANYON CT
CORONA CA. 92880

APN: 144170042, ASMT: 144170042
TRIMARK HUGHES CORONA VALLEY
CARL KARCHER ENT TAX DEPT
P O BOX 4349
ANAHEIM CA 92803

APN: 144562010, ASMT: 144562010
THALIA PHI
14299 BRIDGE ST
CORONA CA. 92880

APN: 144170038, ASMT: 144170038
TRIMARK HUGHES CORONA VALLEY
P O BOX 8700
NEWPORT BEACH CA 92658

APN: 144560003, ASMT: 144560003
TOMAS RAMIREZ, ETAL
6900 OLD PEAK LN
CORONA CA. 92880

APN: 144170039, ASMT: 144170039
TRIMARK HUGHES CORONA VALLEY, ETAL
C/O NEW ALBERTSONS INC STORE NO 6641
P O BOX 29
BOISE ID 83726

APN: 144560002, ASMT: 144560002
TONY G TRAN, ETAL
6912 OLD PEAK LN
CORONA CA. 92880

APN: 144170043, ASMT: 144170043
TRIMARK HUGHES CORONA VALLEY
C/O 7 ELEVEN TAX DEPT 33560
P O BOX 711
DALLAS TX 75221

APN: 144561008, ASMT: 144561008
TONY WONG, ETAL
6891 OLD PEAK LN
CORONA CA. 92880

APN: 144491029, ASMT: 144491029
TSUTAI T YIN, ETAL
14497 DALEBROOK DR
CORONA CA. 92880



APN: 144250016, ASMT: 144250016
TURAB A TALWALA, ETAL
14105 LEMON VALLEY AVE
CORONA CA. 92880

APN: 144170020, ASMT: 144170020
WINDLE HAWKINS, ETAL
7192 WILD LILAC CT
CORONA CA. 92880

APN: 144491020, ASMT: 144491020
TYRONE BROOKS
14410 DALEBROOK DR
CORONA CA. 92880

APN: 144562006, ASMT: 144562006
ZULEIKA V PENAFIEL
14347 BRIDGE ST
CORONA CA. 92880

APN: 144250017, ASMT: 144250017
VICTOR AGUILAR, ETAL
14115 LEMON VALLEY AVE
CORONA CA. 92880

APN: 144170008, ASMT: 144170008
VICTOR D GOMEZ MUSTAFA, ETAL
7135 WILD LILAC CT
CORONA CA. 92880

APN: 144170014, ASMT: 144170014
WARREN E ROBERTS, ETAL
7132 WILD LILAC CT
CORONA CA. 92880

APN: 144170009, ASMT: 144170009
WAYNE L HEGER, ETAL
7125 WILD LILAC CT
CORONA CA. 92880

APN: 144280021, ASMT: 144280021
WILLIAM SUAREZ, ETAL
7016 GINKO CT
CORONA CA. 92880

Chino Airport
7000 Merrill Ave. #1
Chino, CA 91710-9091

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Applicant:
Rick Manners
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

Engineer:
Mo Faghihi
Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · 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.

EA42362, Conditional Use Permit No. 3660 (FTA No. 2010-01)

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

951-955-0972
Phone Number

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

Rick Manners 1156 N. Mountain Avenue; Upland, CA 91786
Project Applicant *Address*

The proposed subdivision is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of Soleil Drive, southerly of Schleisman Road and westerly of Archibald Avenue.
Project Location

The Conditional Use Permit proposes to allow the sale of alcoholic beverages for off premise consumption within a retail commercial establishment less than 20,000 square feet of interior floor space and does not sell motor vehicle fuels for a 14,576 square foot CVS/pharmacy, currently under construction, and approved under Plot Plan No. 19946, within Planning Area 1 of The Enclave Specific Plan No. 331. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on September 28, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that no new environmental documentation is required for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00)+ EIR 459 F&G receipt.
3. Mitigation measures WERE NOT 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 EIR, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42362 ZCFG05724.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1008442

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MANNERS RICK \$64.00
paid by: VI 08869C
CFG FOR CUP03660
paid towards: CFG05724 CALIF FISH & GAME: DOC FEE
at parcel: 14280 SOLEIL DR COR
appl type: CFG3

By MGARDNER Jul 29, 2010 08:57
posting date Jul 29, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0508699

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SC EASTVALE DEVELOPMENT CORP \$850.00
paid by: CK 0080012
EIR 459 (SP331.CZ6759/TR30971/AG888)
paid towards: CFG02375 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 28, 2005 14:49
CYUHAS posting date Apr 28, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00

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