

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



701 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE Ag 11/10/10
Alex Gann
Departmental Concurrence

SUBJECT: CONDITIONAL USE PERMIT NO. 3622 – Categorically Exempt per CEQA - Applicant: Jeff Rahman - Engineer/ Representative: Jeff Rahman - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to convert an existing unoccupied building totaling approximately 9,720 square-feet into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits for off-premises consumption (ABC License Type 21). In addition, an approximately 650 square-foot storage facility to be removed and 42 parking spaces are proposed.

RECOMMENDED MOTION:

The Planning Department’s revised recommendation is for Approval; and,

ADOPTION of a **FINDING** of “**PUBLIC NECESSITY AND CONVENIENCE**,” regarding the sale of beer, wine and distilled spirits (TYPE 21) 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 3622**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syme Luna

Carolyn Syme Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

BACKGROUND: The project had been placed on the Planning Commission agenda on May 5, 2010 and July 14, 2010 and September 15, 2010. There have been several key issues raised by the Planning Commission related to the project. The major issues related to the project can be attributed to site design and off-site improvements. The applicant has indicated through site design submittals that no further street improvements would be necessary given the on-site buildings that currently exist. Several meetings have occurred between staff and the applicant where the applicant has stressed processing time and financial factors as a key contributor to moving the project forward. The applicant requested a DENIAL of the project in order to appeal the outstanding issues to the Board of Supervisors. On September 15, 2010, the Planning Commission moved forward with a DENIAL recommendation.

On October 19, 2010, the Planning Director prepared a Notice of Decision to inform the Board of the Planning Commission's action. At that time the Board decided to assume jurisdiction on this project and directed the Clerk to set the matter for public hearing. This package has been prepared for that hearing. The applicant has subsequently submitted a revised site plan reflecting matters raised at the September 15, 2010 Planning Commission hearing.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

I. AGENDA ITEM 4.5: CONDITIONAL USE PERMIT NO. 3622 – CEQA Exempt - Applicant: Jeff Rahman - Engineer/ Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S). (Quasi-judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits (Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage. The applicant has also proposed 35 parking spaces. - APN: 438-230-027.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai: 951-955-2419 or e-mail wbugtai@rctlma.org.

The following person(s) spoke in favor of the subject proposal:

None

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

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

DENIAL of CONDITIONAL USE PERMIT NO. 3622 based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 4.5
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: September 15, 2010
Continued from: May 5, 2010, July 14, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

ISSUES OF POTENTIAL CONCERN:

The project had been placed on the Planning Commission agenda on May 5, 2010 and July 14, 2010. There have been several key issues raised by the Planning Commission related to the project. These issues are as follows:

1. Florida Avenue and Columbia Street Improvements
2. Parking issues in relation to Florida Avenue
3. Alcohol Sales and the proximity to the surrounding Church and Pre-School
4. South Wall improvements
5. On and Off-site landscaping
6. Architectural Details – materials color board
7. 50-foot Setback from Florida Avenue Scenic Highway Corridor

The major issues related to the project can be attributed to site design and off-site improvements. The applicant has indicated through site design submittals that no further street improvements would be necessary given the on-site buildings currently exist. Several meetings have occurred between staff and the applicant which the applicant has stressed processing time and financial factors as a key contributor to moving the project forward. The applicant has since requested a DENIAL of the project in order to appeal the outstanding issues to the Board of Supervisors.

As of the writing of this report, staff has received landscape and wall plans as part of their submittal. The applicant has since made a payment in order to move the project forward and has stated that materials and color board are forthcoming.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): City of Hemet to the north and west
Commercial Retail (CR) to the east and south

- | | |
|-----------------------------------|-----------------------------------------------------------------------------------------------|
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | City of Hemet to the north and west
Scenic Highway Commercial (C-P-S) to the east and west |
| 5. Existing Land Use (Ex. #1): | Vacant commercial buildings |
| 6. Surrounding Land Use (Ex. #1): | North: City of Hemet
East: Vacant
South: Single Family Residence
West: City of Hemet |
| 7. Project Data: | Total Acreage: 0.67-acres |
| 8. Environmental Concerns: | CEQA Exempt per Section 21061.3 |

RECOMMENDATIONS:

DENIAL of CONDITIONAL USE PERMIT No. 3622 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) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are not protected through project design.
4. The proposed project is clearly not compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development : Commercial Retail (CD:CR) to the east and south and the City of Hemet to the north and west.

4. The public's health, safety and general welfare through the proposed use, convenience and liquor store with retail office, will not be protected through project design. The current site plan which provides no street improvements will be a major safety issue for Planning Staff along Florida Avenue and Columbia Street.
5. The proposed use is clearly not compatible with the present or future logical development of the area. Street improvements have been and will be requested for past and future projects which will require right-of-way improvements within the area. The lack of street improvements along a major intersection such as Florida Avenue and Columbia Street pose a major concern for the logical development of the surrounding area.
6. The zoning for the subject site is Scenic Highway Commercial (C-P-S) zoning.
7. The proposed use, a convenience and liquor store with retail office, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
8. The proposed use, a convenience and liquor store with retail office, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
9. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
10. Residential and Commercial uses have been constructed and are operating in the project vicinity.
11. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
12. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
13. 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)
14. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
15. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
16. No schools are located within 1,000 feet from the proposed project.
17. The project is located within 100 feet of existing and habited residences.
18. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
19. The project is located within 1,000 feet of an existing or established place or religious worship.

20. The proposed project provides public necessity and convenience for the residents of the surrounding community.

INFORMATIONAL ITEMS:

1. As of this writing, one (1) letters in support and one (1) letter in opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Specific Plan
 - f. Agricultural Preserve
3. The project site is locate within:
 - a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.
 - c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
5. This project was filed with the Planning Department on April 23, 2009.
6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,896.14.

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: July 14, 2010
Continued from: May 5, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

ISSUES OF POTENTIAL CONCERN:

During the May 5, 2010 Planning Commission, there were several issues that were raised by the Planning Commission as it relates to the project. These issues are as follows:

1. Florida Avenue and Columbia Street Improvements
2. Parking issues in relation to Florida Avenue
3. Alcohol Sales and the proximity to the surrounding Church and Pre-School
4. South Wall improvements
5. On and Off-site landscaping
6. Architectural Details – materials color board
7. 50-foot Setback from Florida Avenue Scenic Highway Corridor

As of the writing of this report staff has not received any of the requested materials listed above. The applicant has since made a payment in order to move the project forward and has stated that all requested plans are forthcoming.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): City of Hemet to the north and west
Commercial Retail (CR) to the east and south
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): City of Hemet to the north and west
Scenic Highway Commercial (C-P-S) to the east and west
5. Existing Land Use (Ex. #1): Vacant commercial buildings
6. Surrounding Land Use (Ex. #1): North: City of Hemet
East: Vacant

South: Single Family Residence
West: City of Hemet

7. Project Data:

Total Acreage: 0.67-acres

8. Environmental Concerns:

CEQA Exempt per Section 21061.3

RECOMMENDATIONS:

CONTINUANCE WITH DISCUSSION OFF-CALENDAR

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development : Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development : Commercial Retail (CD:CR) to the east and south and the City of Hemet to the north and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S) zoning.
5. The proposed use, a convenience and liquor store with retail office, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, a convenience and liquor store with retail office, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.

7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
8. Residential and Commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
10. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
11. 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)
12. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 100 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
17. The project is located within 1,000 feet of an existing or established place or religious worship.
18. The proposed project provides public necessity and convenience for the residents of the surrounding community.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Specific Plan
 - f. Agricultural Preserve
3. The project site is locate within:
 - a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.

- c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
 5. This project was filed with the Planning Department on April 23, 2009.
 6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,296.14.

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Date Prepared: 01/01/01
Date Revised: 6/08/09 by RJuarez

4Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisorial District: Third
Project Planner: Wendell Bugtai
Planning Commission: May 5, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

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SUMMARY OF FINDINGS:

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3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
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and west
5. Existing Land Use (Ex. #1): Vacant commercial buildings
6. Surrounding Land Use (Ex. #1): North: City of Hemet
East: Vacant
South: Single Family Residence
West: City of Hemet
7. Project Data: Total Acreage: 0.67-acres
8. Environmental Concerns: CEQA Exempt per Section 21061.3

RECOMMENDATIONS:

APPROVAL of Conditional Use Permit 3622, 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) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
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7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
8. Residential and Commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
10. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
11. 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)

12. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
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16. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
17. The project is located within 1,000 feet of an existing or established place or religious worship.
18. The proposed project provides public necessity and convenience for the residents of the surrounding community.

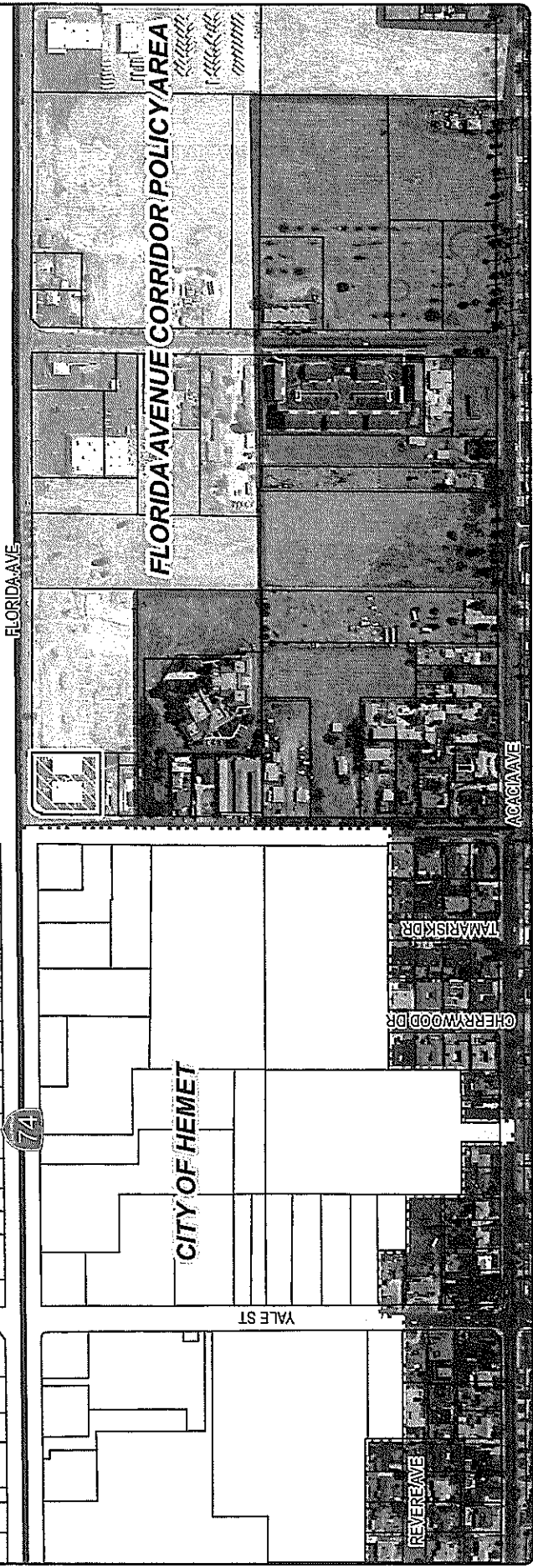
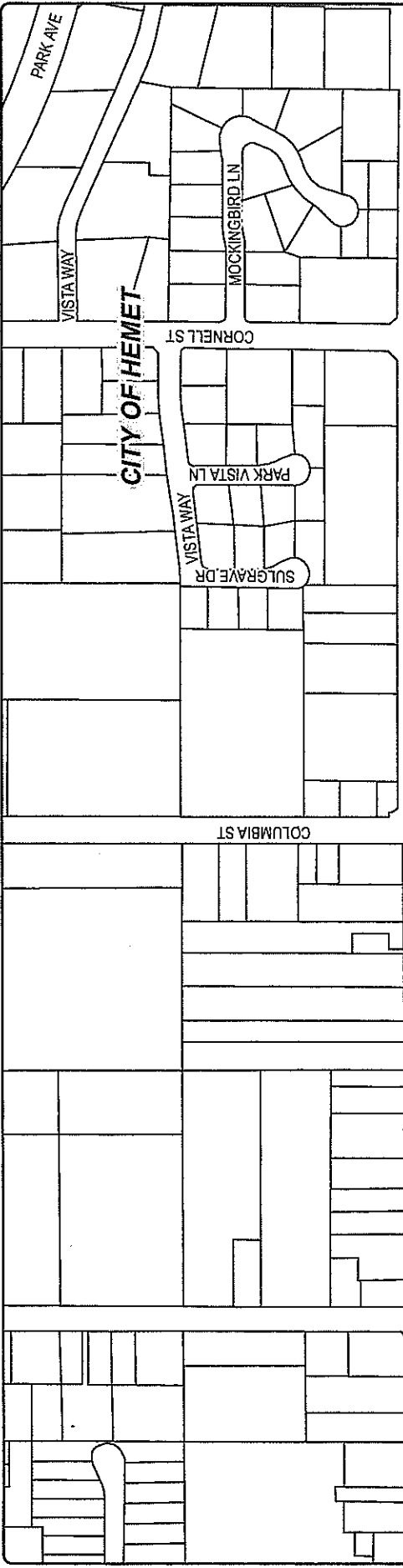
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
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 - c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
5. This project was filed with the Planning Department on April 23, 2009.
6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,296.14.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03622
VICINITY/POLICY AREAS

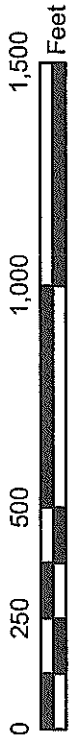
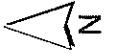
Supervisor Stone
 District 3

Date Drawn: 2/16/2010
 Vicinity Map



Zoning District: Ramona
 Township/Range: T5SR1W
 Section: 12

Assessors Bk. Pg. 438-23
 Thomas Bros. Pg. 811 D7
 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) 995-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.ump.ca.gov/riverside/usa.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

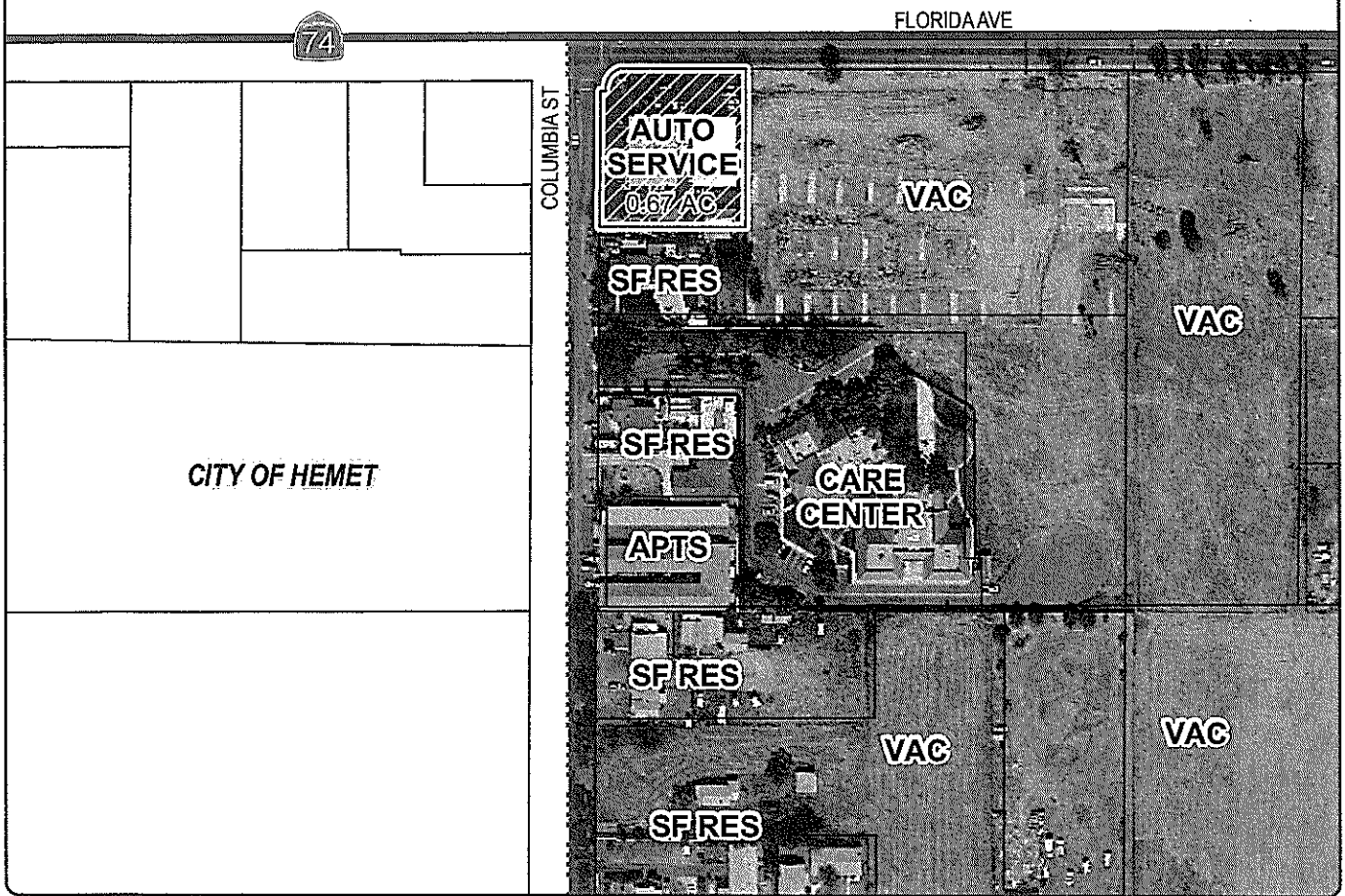
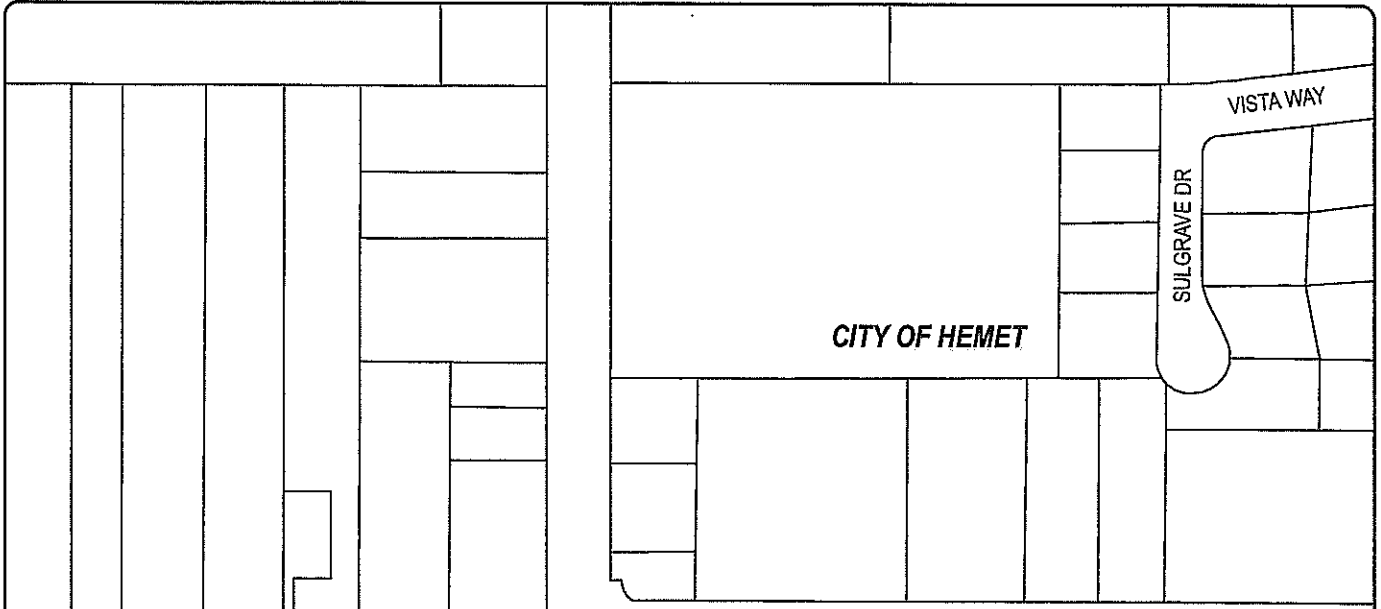
CUP03622

LAND USE

Supervisor Stone
District 3

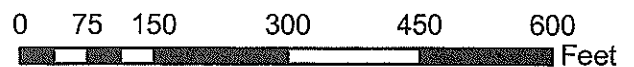
Date Drawn: 2/16/2010

Exhibit 1



Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
Thomas Bros. Pg. 811 D7
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) 865-9277 (Eastern County) or website at <http://www.plm3.co.riverside.ca.us/index.html>

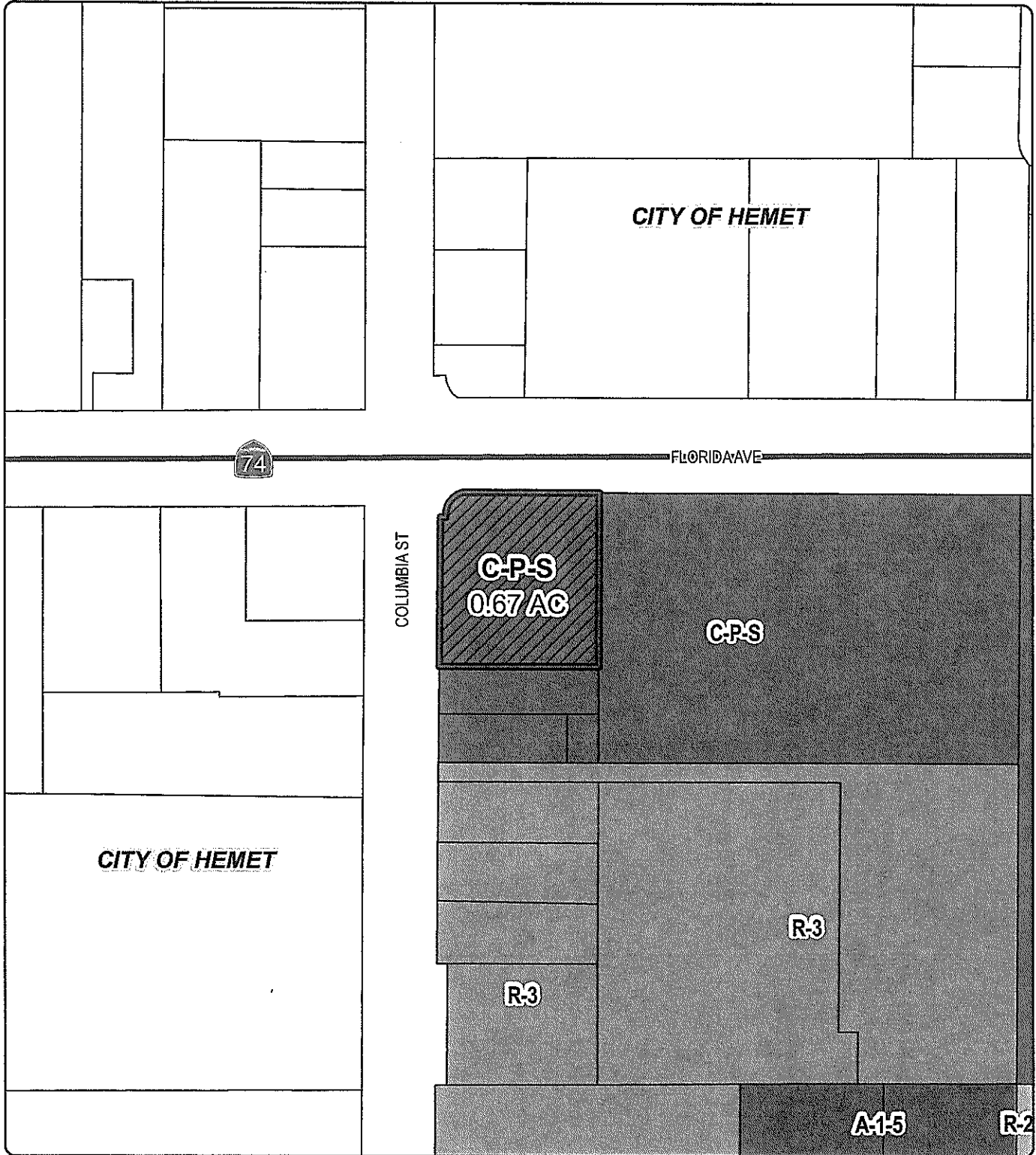
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03622

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 2/16/2010
Exhibit 2



Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
Thomas Bros. Pg. 811 D7
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03622

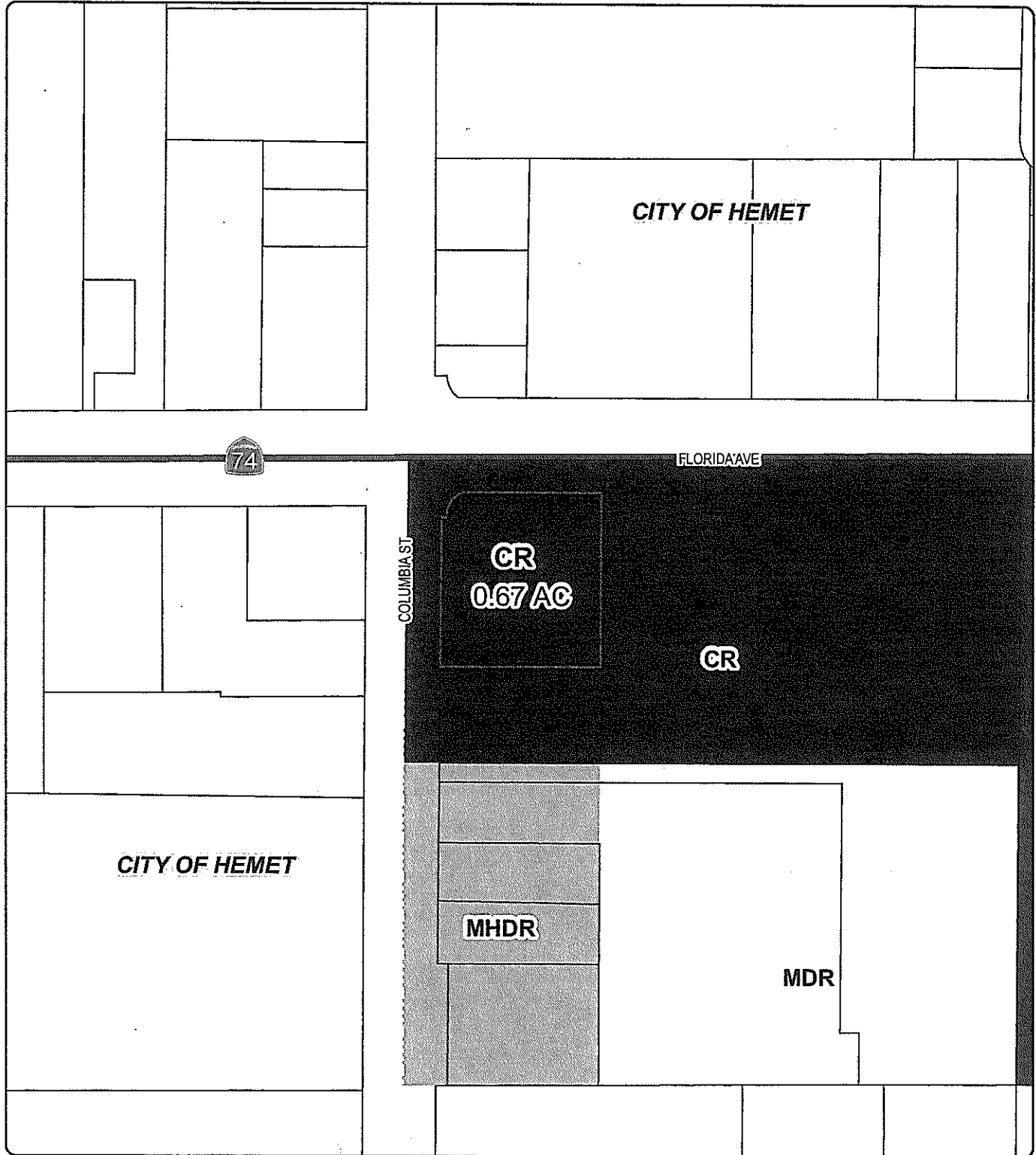
Date Drawn: 2/16/2010

Supervisor Stone

District: 3

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
Thomas Bros. Pg. 811 D7
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.lm3.co.riverside.ca.us/index.html>

**APECO
ENGINEERING
GROUP, INC**

328 H STATE STREET
HEMET CA 92548
TEL: 951 652 8581 FAX: 951 652 8581
CELL: 700 497 3795 CELL: 700 497 4327

PROPERTY OWNER/ CLIENT NAME
R AND B INVESTMENTS
415 NORTH SANTA FE
VISTA CA 92084
760-497-3795

PROJECT TITLE:
PROPOSED MARKET/ RETAIL PLAZA
41007 HIGHWAY 74
HEMET CA 92544
TEL: 951-538-6095

PLAN CHECK RESPONSE

ITEM 5:

PLEASE SEE SITE PLAN DWG, SCALE 1" = 20'
ARCHITECTURAL DWGS SCALE 3/16" = 1'

ITEM 9:

PLEASE SEE SITE PLAN DWG SP-101 DWG EXPLAIN
PROJECT SCOPE, EXG AND PROPOSED.

ITEM 10:

PLEASE SEE SITE PLAN DWG SP-101 DWG
LEGAL DESCRIPTION PROVIDED EXHIBIT "A"

ITEM 11:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 12:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 14:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 22:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 23:

PLEASE NOTE THAT EXG UTILITIES TO REMAIN WITHOUT CHANGES.

ITEM 24:

PLEASE NOTE THAT EXG ROADS AND ENTRANCES TO REMAIN WITHOUT CHANGES.
EXG UTILITIES, POLES, TRANSMISSION LINES ARE TO REMAIN WITHOUT CHANGES.

ITEM 25:

PLEASE SEE SITE SURVEY ON DWG SP-101, THERE ARE NO EASEMENTS.
PLEASE SEE REVISED SITE PLAN, EXG DEDICATION TO FLORIDA ST ROW. SEE LOCATION ON DWG

ITEM 27:

PROJECT IS NOT WITHIN COMMUNITY SERVICE DISTRICT.

ITEM 28:

THERE ARE NO STREET IMPROVEMENTS

ITEM 29:

PLEASE SEE REVISED SITE PLAN, EXG DEDICATION TO FLORIDA ST ROW. SEE LOCATION ON DWG
PLEASE NOTE THAT BUILDINGS ARE EXISTING EXCEPT FOR THE ADDITION BETWEEN THE TWO STRUCTURES.

ITEM 39:

PLEASE SEE REVISED SITE PLAN DWG SP-101
PLEASE SEE DETAILED USE SPECIFICATION DWG SP-101

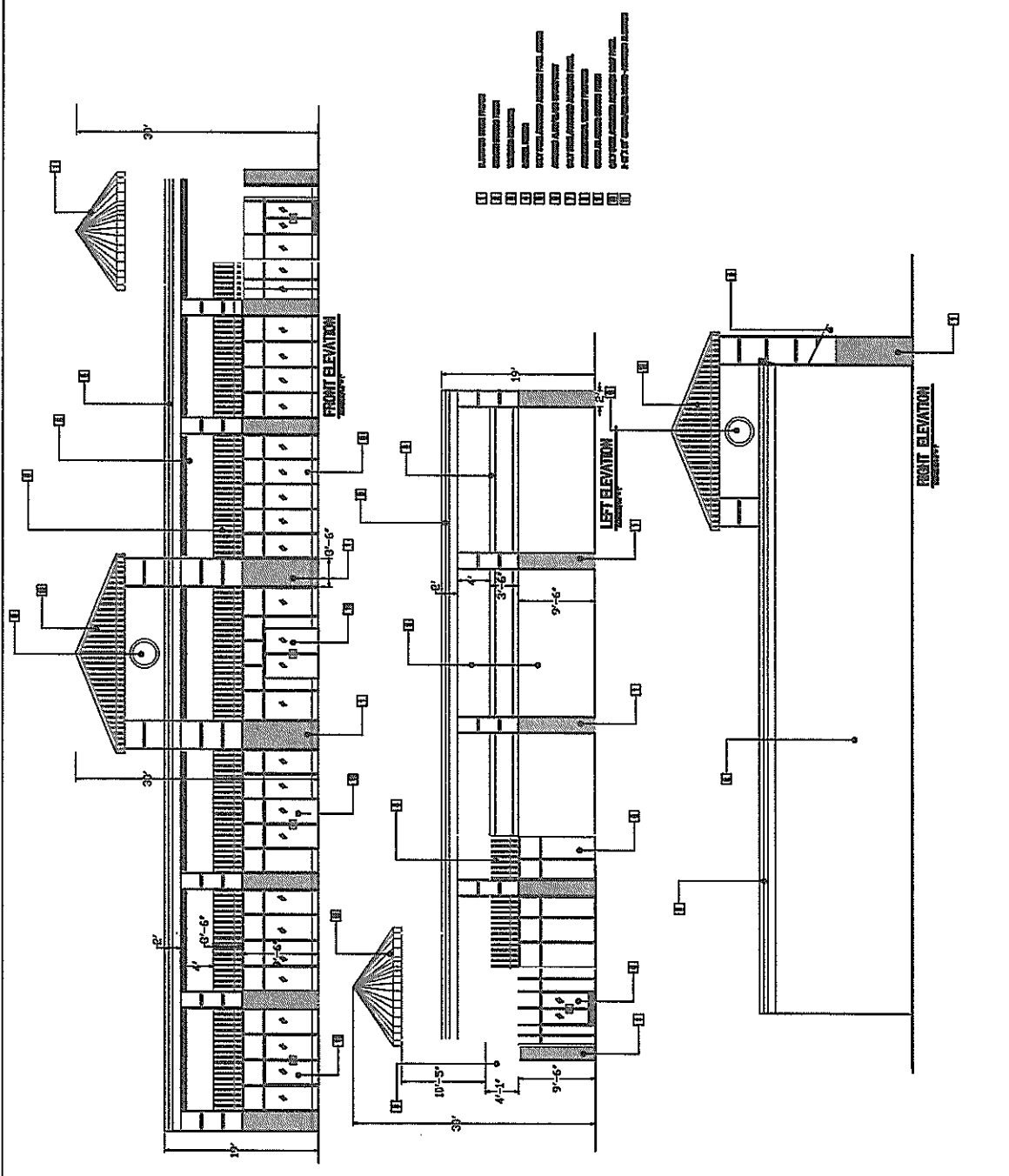
ITEM 42:

PLEASE SEE REVISED SITE PLAN DWG SP-101
SEE PROPOSED PARKING SPACES, NUMBERING AND ADA PARKING
SEE REVISED SITE PLANS SHOWING DIMENSIONS

NOTES:



APECO ENGINEERING GROUP, INC.	
10000 W. 10th Avenue, Suite 1000	Denver, CO 80202
303.755.1000	303.755.1001
www.apecoeng.com	
ARCHITECT	PROJECT NO. 18-001
DATE: 10/15/18	PROJECT NAME: 18-001
SCALE: AS SHOWN	DATE: 10/15/18
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	DATE: 10/15/18



- 1. EXTERIOR WALL FINISH
- 2. INTERIOR WALL FINISH
- 3. CEILING FINISH
- 4. FLOOR FINISH
- 5. GLASS CURTAIN WALL SYSTEM
- 6. GLASS CURTAIN WALL SYSTEM
- 7. GLASS CURTAIN WALL SYSTEM
- 8. GLASS CURTAIN WALL SYSTEM
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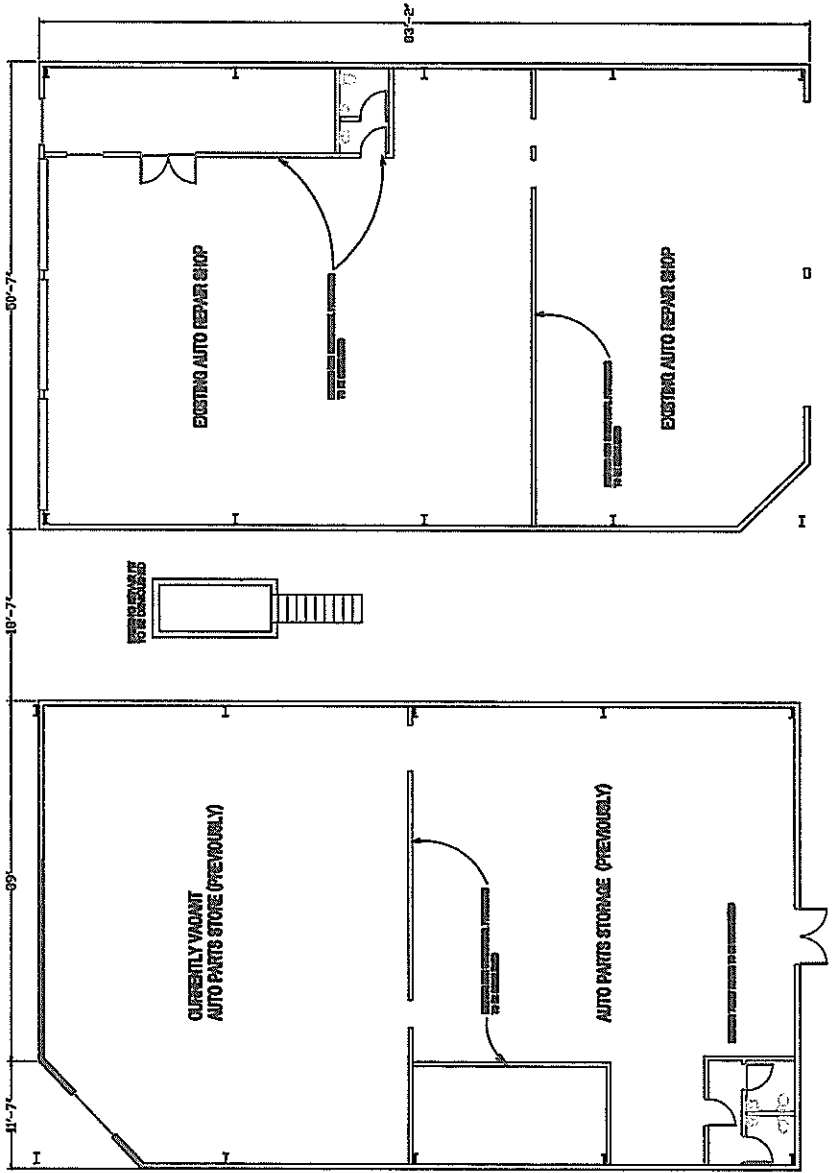
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APECO
ENGINEERING
GROUP, INC.
 10000 W. 10th Street
 Suite 100
 Denver, CO 80202
 Phone: 303.751.1000
 Fax: 303.751.1001
 Website: www.apecoeng.com

PROJECT NO.	
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SCALE	
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EXISTING FLOOR PLANS

NOTES:

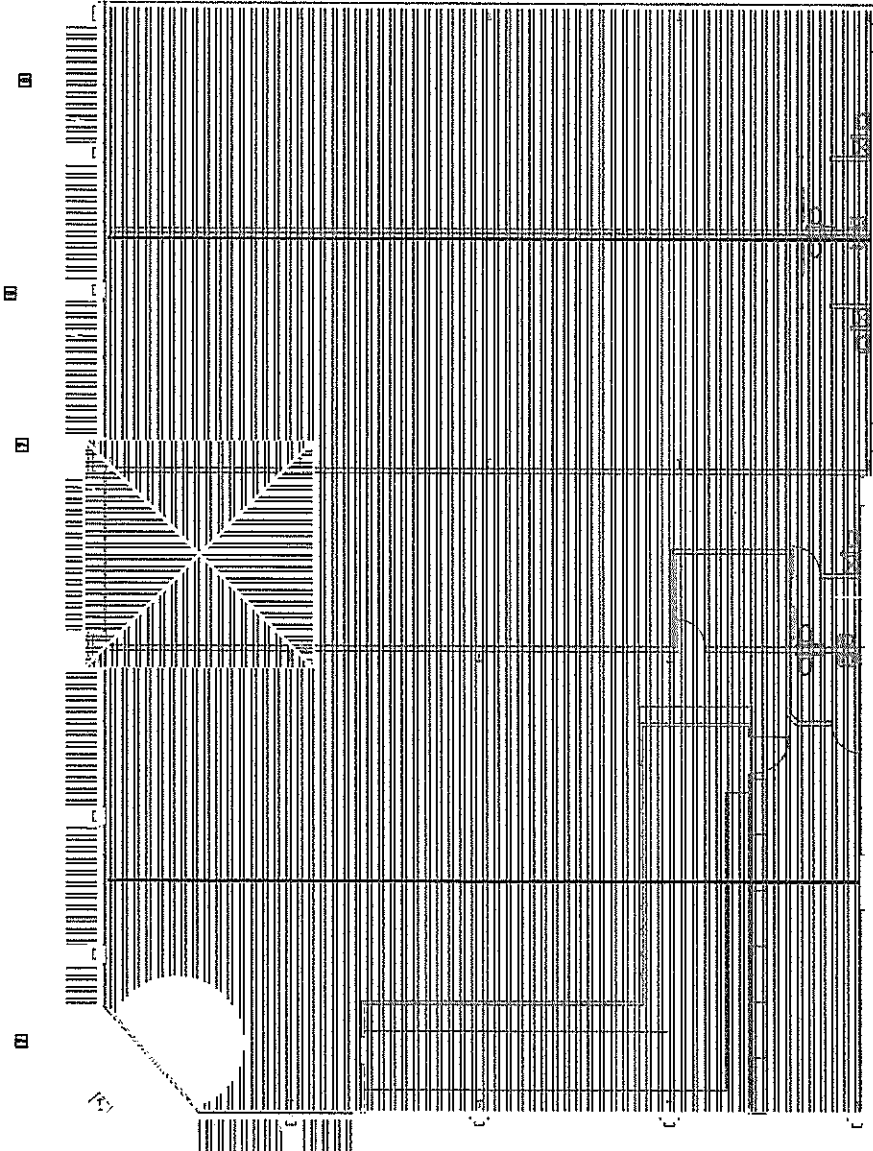


APCO ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
STATE OF TEXAS
EXPIRES 12/31/2018

PROJECT NUMBER	DATE
DESCRIPTION	SCALE
DESIGNED BY	CHECKED BY
DRAWN BY	DATE
PROJECT NUMBER	DATE
DESCRIPTION	SCALE
DESIGNED BY	CHECKED BY
DRAWN BY	DATE

PROPOSED ROOF PLAN
STANDING SEAM METAL ROOF
SLOPE 3/4" PER FOOT

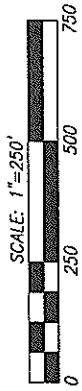
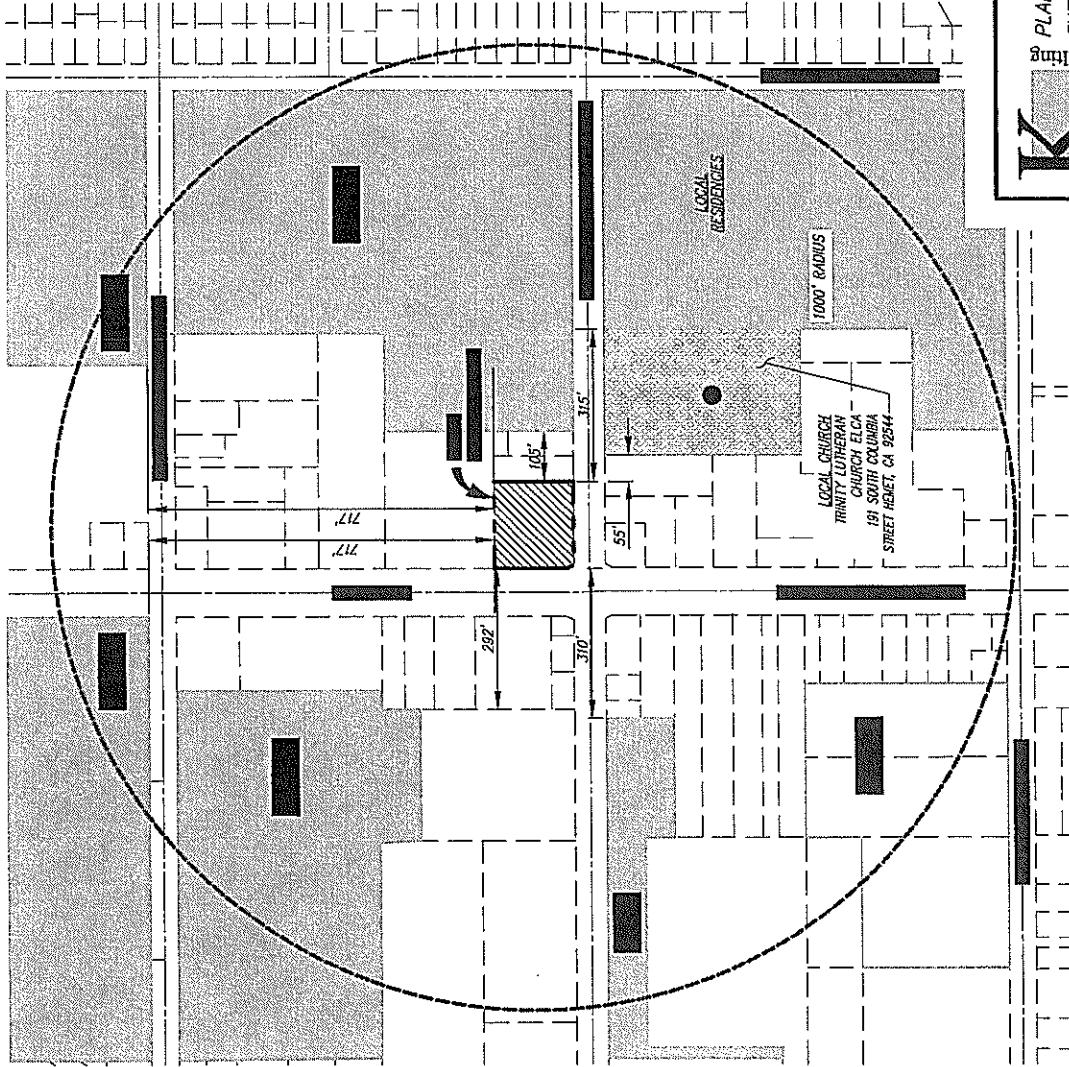
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- 3. 1/2" x 1/2" x 1/2" GALVALUM
- 4. 1/2" x 1/2" x 1/2" GALVALUM
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- 9. 1/2" x 1/2" x 1/2" GALVALUM
- 10. 1/2" x 1/2" x 1/2" GALVALUM



INCORPORATE NEW ROOF WITH EXISTING ROOF


PROPOSED ROOF PLANS

DATE



LEGEND	
	SYMBOLIZES LOCAL RESIDENCES LOCATED WITHIN 1000' RADIUS OF PROPOSED SITE LOCATION
	SYMBOLIZES LOCAL CHURCHES LOCATED WITHIN A 1000' RADIUS OF PROPOSED SITE LOCATION
CHURCHES WITHIN 1000' RADIUS OF SITE LOCATION	
CHURCH NAME & LOCATION	DISTANCE FROM SITE
① TRINITY LUTHERAN CHURCH ELCA 191 SOUTH COLUMBIA STREET HEMET, CA 92544	55'

*THERE ARE CURRENTLY NO SCHOOLS, PARKS OR ALCOHOL OUTLETS LOCATED WITHIN A 1000' RADIUS OF SITE LOCATION.



PLANNING
ENTITLEMENT
SERVICES

6149 BLUFFWOOD DRIVE
RIVERSIDE, CALIFORNIA 92506
W/F: (951) 682-2826
C: (951) 533-2934
KEEFEGARD@CSGLOCAL.NET

LOCATION MAP

41007 HIGHWAY 74
HEMET, CA 92544

DRAWN BY: RMR | APN 438-230-027 | SHEET 1 OF 1

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Planning Department approval of a Plot Plan for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages for off-site consumption including beer, wine and distilled spirits (Type 21) pursuant to Ordinance 348 Section 18.48. In addition, an approximately 650 square-foot detached building will remain as storage. The applicant has also proposed 35 parking spaces.

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. 3622. 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. 3622 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3622, Exhibit A, Amended No. 1, dated 2-16-10.

APPROVED EXHIBIT L = Conditional Use Permit No. 3622, Exhibit L, LANDSCAPE PLANS, dated 7-21-10

APPROVED EXHIBIT W = Conditional Use Permit No. 3622, Exhibit W, WALL AND FENCE PLANS, dated 7-21-10

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10. EVERY. 7

GEN - CONDITION MILESTONES

RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

30 = Prior to Any Project Approval. These conditions are used for Specific Plans to ensure that tentative maps and other development projects will not go forward to public hearing without meeting the condition or reflecting the condition in its design.

40 = Prior to Phasing (Unitization). These conditions are used for phased subdivisions and/or subdivision phasing plans to ensure that the phasing does not void a recordation condition.

50 = Prior to Map Recordation. These conditions require the developer/permit holder to comply with certain conditions prior to the recordation of a Final Subdivision Map or Final Parcel Map.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

70 = Prior to Grading Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a grading permit final inspection.

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a building permit final inspection.

100 = Prior to Issuance of Given Building Permit. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a certain

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LHMWD WATER & SEWER SERVICE

RECOMMND

Conditional Use Permit#3622 is proposing Lake Hemet Municipal Water District (LHMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with LHMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit No. 3622 is a proposal for an existing unoccupied building of approximately 4,000 square feet to be converted into a convenience store. The 0.69 acre property also includes an existing 4,000 square feet mechanic shop and a 650 square foot auxiliary mechanic building and provides 35 parking spaces. The site is located in the Hemet area southerly of Florida Avenue, easterly of Columbia Street, Westerly of Cornell Street and northerly of Acacia Avenue.

This site is impacted by sheet flow type runoff from the east. Normally, mitigation for increased runoff is required for commercial type developments based upon the structures having an anticipated impermeable surface area. However, any increase in impervious area due to this project would be considered insignificant. Therefore, no mitigation will be required with this proposal. However, should additional development be proposed, the mitigation for increased runoff will be necessary at that time.

The development of this project would adversely impact water quality. To mitigate for these impacts, the development must incorporate Source Control BMPs, as applicable and feasible, into the project plans. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director.

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 9 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 10 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 11 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 12 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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 13 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 15 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 16 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 10 p.m., Sunday-Thursday and 7 a.m. to 12 a.m. Friday-Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 17 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Retail; including but not limited to, freestanding convenience markets, liquor stores and supermarkets.

10.PLANNING. 18 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 20 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. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 27 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 Alcoholic Beverage Control, or equivalent agency 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.

10.PLANNING. 28 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 35 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. 36 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. 37 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 42 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 45 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 45 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10.PLANNING. 46 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or 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. 3 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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE (ABC) PERMIT RECOMMND

The life of the Alcohol Beverage Control (ABC) License for the sale of beer, wine, and distilled spirits (Type 21) approval under Conditional Use Permit No. 3622 shall terminate on May 5, 2020. The Type 21 License as described above shall therefore be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the food mart may be further restricted.

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.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - CONCEPT LANDSCP APPROVAL

RECOMMND

PRIOR TO APPROVAL BY THE BOARD OF SUPERVISORS, APPLICANT SHALL SUBMIT CONCEPTUAL LANDSCAPE PLANS AND HAVE SAID PLANS APPROVED BY THE PLANNING DEPARTMENT.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7. Procedures and protocol for collecting and processing of samples and specimens.

8. Fossil identification and curation procedures to be employed.

9. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. All pertinent exhibits, maps and references.

11. Procedures for reporting of findings.

12. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 4 GEN - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 5 GEN - GRADING PLAN CLEARANCE

RECOMMND

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with ALL applicable departments "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN - GRADING PLAN CLEARANCE (cont.) RECOMMND

NOTE:

All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals, and storage buildings shall occur within the approved building pad sites.

60.PLANNING. 6 USE- COC REQUIRED (1) RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.3.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for petroleum products or other hazardous

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 GRADE - HAZMAT PHASE II (cont.) RECOMMND

materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, please call (951) 358-5055.

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

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with all current State and Local regulations.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS(1) RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Prior to approval of all elevations for buildings and structures related to building plan check approval, the Director of the Planning Department and the Director of Building and Safety shall approve all submitted elevations.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be submitted and approved by the Director of the Planning Department and the Director of Building and Safety.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Department verifying compliance with the conditions contained in their letter dated June 2, 2009, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 39 GEN- FEE BALANCE CHECK RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

80.PLANNING. 46 GEN - USE BUILDING PLANS RECOMMND

Prior to the issuance of a building permit, the developer shall submit a Request for Planning Department Clearance form to the Planning Department. The Planning Department shall verify that the plan-check approved building plans are in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Building Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Building Permit Issuance" conditions.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47 MAP- PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. ll parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 49 USE- COC REQUIRED (2) RECOMMND

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

If Planning Department Condition No. 60.PLANNING.6 is satisfied, this condition shall be considered MET.

80.PLANNING. 50 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 52 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 53 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 53

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 53 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 54 GEN - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 56 USE - LIGHTING PLANS (2) RECOMMND

A photometrics analysis shall be submitted and establish a zero (0) candles at any residential property line.

80.PLANNING. 57 USE - LIGHTING PLANS (3) RECOMMND

All proposed lighting shall be approved by the Planning Director. This includes, but is not limited to style and type of lighting and location.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 58 MAP - TRASH ENCLOSURES (2) RECOMMND

Prior to building permit the applicant or successor of interest shall provide plans showing the location of the trash enclosure onsite. The applicant shall also provide elevations of the trash enclosure. All of these submittals shall meet the requirements of Ordinance 348 and be acceptable to the Planning Director.

80.PLANNING. 59 USE- DEMOLISH STORAGE BLDG RECOMMND

Prior to building permit issuance, applicant shall obtain a demolition permit from the Building and Safety Department to demolish the storage facility located on the southeast portion of the property.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST RECOMMND

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767 and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Florida Avenue (SH-74).
- (2) Traffic signals located on Florida Avenue (SH-74) at intersection of Columbia Street.

NOTE: Any commercial project along State Highway 74 must annex into L&LMD 89-1-C in addition to executing a landscape maintenance agreement.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE-LANDSCAPING (Plan) RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Florida Avenue (SH-74) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 5 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

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

90.PLANNING. 12 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE-WASTE MANAGEMENT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated June 2, 2009.

90.PLANNING. 30 GEN- FEE BALANCE RECOMMND

Prior to final inspection, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 80 or 60 Series FEE BALANCE conditions are in a MET status.

90.PLANNING. 37 GEN - USE FINAL INSPECTION RECOMMND

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1. Verify compliance with all Planning Department 90 series conditions of approval; and,

2. Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 39 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 40 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE-EXISTING MAINTAINED(CONST) RECOMMND

Florida Avenue (SH-74) along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/50') (Modified for reduced right-of-way from 59' to 50'.)

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

The project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Florida Avenue (SH-74).
- (2) Traffic signals located on Florida Avenue at intersection of Columbia Street.

NOTE: Any commercial project along State Highway 79 must annex into L&LMD 89-1-C in addition to executing a landscape maintenance agreement.

90.TRANS. 4

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and submit to the Transportation Department.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 5

USE - IMPROVEMENTS

RECOMMND

Columbia Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from the centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the existing half-width dedicated right-of-way in accordance with County Standard No. 94 and as approved by the Director of Transportation. (Modified for reduced right-of-way.)

NOTE: Construct transition AC pavement tapering and join existing AC pavement to the south as approved by the

08/04/10
07:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - IMPROVEMENTS (cont.)

RECOMMND

Director of Transportation.

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

DATE: May 22, 2009

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
Riv. Co. Dept. of Bldg & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-Christina Lindsay
P.D. Landscaping Section-R. Dyo
Riv. Co. Economic Dev. Agency Redev.
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
Temecula Valley Unified School Dist.
City of Hemet
Verizon
CALTRANS District #8
Reg. Water Qlty. Control Board Santa Ana
Eastern Municipal Water Dist.

CONDITIONAL USE PERMIT NO.03622 – EA42165 – CFG05519 - Applicant: Jeff Rahman - Engineer/
Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto
Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) -
Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and
northerly of Acacia Avenue – 0.69 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) –
REQUEST: A proposal for an existing unoccupied building of approximately 4,000 square-feet to be
converted into a convenience store. The convenience store would include a deli and the sale of
alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000
square-foot mechanic shop and a 650 square-foot auxiliary mechanic building and provides 35 parking
spaces. – APN: 438-230-027

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is
scheduled for a **LDC meeting on June 18, 2009**. 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 **Wendell Bugtai**,
Project Planner, at (951) 955-2402 or email at wbugtai@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.*

FILE COPY



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2009

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

RE: Conditional Use Permit No. 3622 — Convert an existing building into a convenience store, including a deli and the sale of alcoholic beverages. In addition, an existing 4,000 square foot mechanic shop and a 650-square foot auxiliary mechanic building will continue to be operated adjacent to the converted convenience store.
APN: 438-230-027

Dear Mr. Bugtai:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Florida Avenue, east of Columbia Street, west of Cornell Street, and north of Acacia Avenue, in the Ramona Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

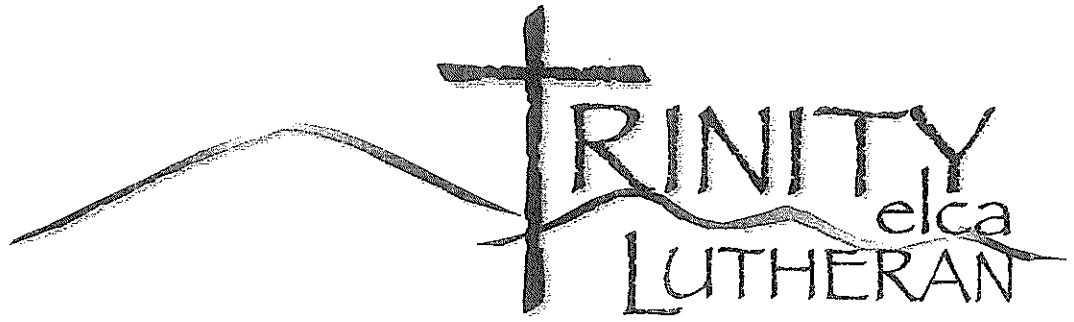
b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

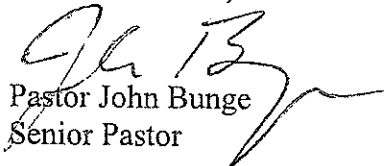


June 15, 2010

Dear Jeff,

After discussion at its June 14th meeting the Congregational Council of Trinity Lutheran Church has decided that it has no opposition to the building improvements you have proposed at the corner of Florida and Columbia St., including the authorization to sell of wine and beer
We are happy to send this on to any agency that would like a copy.

Grace and Peace,


Pastor John Bunge
Senior Pastor

COVINGTON & CROWE LLP

FRANK J. LIZARRAGA, JR.
SAMUEL P. CROWE
PAUL J. BURKHART
TANYA D.S. HEHIR
JESSE T. MORRISON
ERIC J. YOUNGQUIST
WENDY D. MEYER
BRENT L. VALDEZ

ATTORNEYS AT LAW
3800 E. CONCOURS, SUITE 300
ONTARIO, CALIFORNIA 91764
TELEPHONE (909) 983-9393
TELECOPIER (909) 391-6762

MAURICE G. COVINGTON
(1909-1997)

HAROLD A. BAILIN
(1930-1988)

GEORGE W. PORTER
(1930-2008)

April 27, 2010

RIVERSIDE COUNTY PLANNING DEPT.

Attn: Wendell Bugtai

PO Box 1409

Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3622

Dear Planning Commission:

I wish to object to the proposed project (convenience store at Florida Ave./Columbia St., Hemet) for two reasons:

First, as a nearby resident on Cornell Street (APN 438240030), around the corner from the proposed project, the last thing that area needs is another location where alcohol is sold. The location in question is nearly across the street from a motel where vagrants are known to inhabit, directly across the street from a restaurant where on-site liquor sales occur, adjacent to a vacant field where purchasers of alcohol are likely to congregate and cause mischief, one block from another convenience store at the N/E corner of Florida and Cornell and one block from a gas station with a convenience store at the S/W corner of Florida and Yale. There is yet another convenience store near the S/E corner of Florida and Yale.

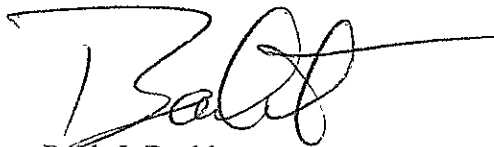
In other words, there already exist three convenience stores within a two block radius of the project, all of whom sell alcohol, and there may be others I am forgetting. The addition of another purveyor of alcohol is likely to lead to more crime and lower property values in an area that has suffered enough.

The second reason for my objection is, in my opinion, even more persuasive. A few months ago I represented a commercial tenant who operated an auto repair facility at the location in question. He was being evicted by the Applicant, Jeff Rahman. We had heard rumors of a desire by the applicant to install a project such as the one currently being proposed for your consideration. We raised that issue in court as part of our defense, and were assured by Mr. Rahman and his attorney, William Windham, that no such project was being considered. These representations were made in open court, **UNDER OATH** before the judge, as well as subsequently by Mr. Windham.

In addition to assuring me and the court that there was no intent to install a convenience store at the location, Mr. Windham also assured me outside of court that "there is no way a liquor store would ever be approved there."

I believe that the applicant should not be allowed to lie under oath in order to evict a tenant under false pretenses, without suffering any consequences for his deception. To approve this project would be to reward him for his perjury.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Burkhart", with a long horizontal line extending to the right.

Paul. J. Burkhart
COVINGTON & CROWE, LLP

PJB:jt
344634

()

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

CE 005089

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CU03622 DATE SUBMITTED: 4-23-09

APPLICATION INFORMATION EA 42165 CFG 05519

Applicant's Name: Jeff Rahman E-Mail: jrahman693@aol.com

Mailing Address: 328 North State Street

Hemet CA 92543
City State ZIP

Daytime Phone No: (951) 5386095 Fax No: (951) 7664370

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@sbcglobal.net

Mailing Address: 6149 Bluffwood Drive

Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 5332934 Fax No: (951) 6822876

Property Owner's Name: R&B Investments, Inc. E-Mail: jrahman693@aol.com

Mailing Address: 328 N. State Street, Ste 201

Hemet CA 92543
City State ZIP

Daytime Phone No: (951) 5386095 Fax No: (951) 5386095

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

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

To establish an El Toro Marketplace in an existing building. The market intends to sell beer, wine, and alcohol for off-site consumption

Related cases filed in conjunction with this request:

n/a

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

If yes, provide Case No(s). _____ (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) _____

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?
n/a

Estimated amount of cut = cubic yards:
n/a

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

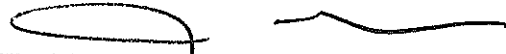
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Jeff Rahman

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.

Jeff Rahman

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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): 438230027

Section: 12 Township: 5 south Range: 1 west

Approximate Gross Acreage: .698

General location (nearby or cross streets): North of _____, South of
Florida Ave / Hwy 74, East of Columbia Street, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: 2009, pg 811, 7D

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7563, TENTATIVE PARCEL MAP NO. 35596 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Salvatore Lunetto – Engineer/Representative: Inland Valley Development Consultants - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Calle Del Vinedos, and westerly of Anza Road – 5.2 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). The Tentative Parcel Map proposes a Schedule H subdivision of 5.2 acres into two (2) residential parcels with a minimum parcel size of two (2 ½) acres. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING COMMISSION
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Wendell Bugtai at 951-955-2419 or email wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3622 – No Further Environmental Documentation Required - Applicant: Jeff Rahman - Engineer/ Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits (Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage. The applicant has also proposed 35 parking spaces. - APN: 438-230-027. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 5, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Wendell Bugtai, at 951-955-2402 or e-mail wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT,
Attn: Wendell Bugtai,
P.O. Box 1409, Riverside, CA 92502-1409

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, David Mares, certify that on 10/6/10,
Print name Date

the attached property owner's list was prepared by:

David Mares for the following project, CUP 3622,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: David Mares

Title/Registration: Principal Planner

Address: 4080 Lemon St.

Address: _____

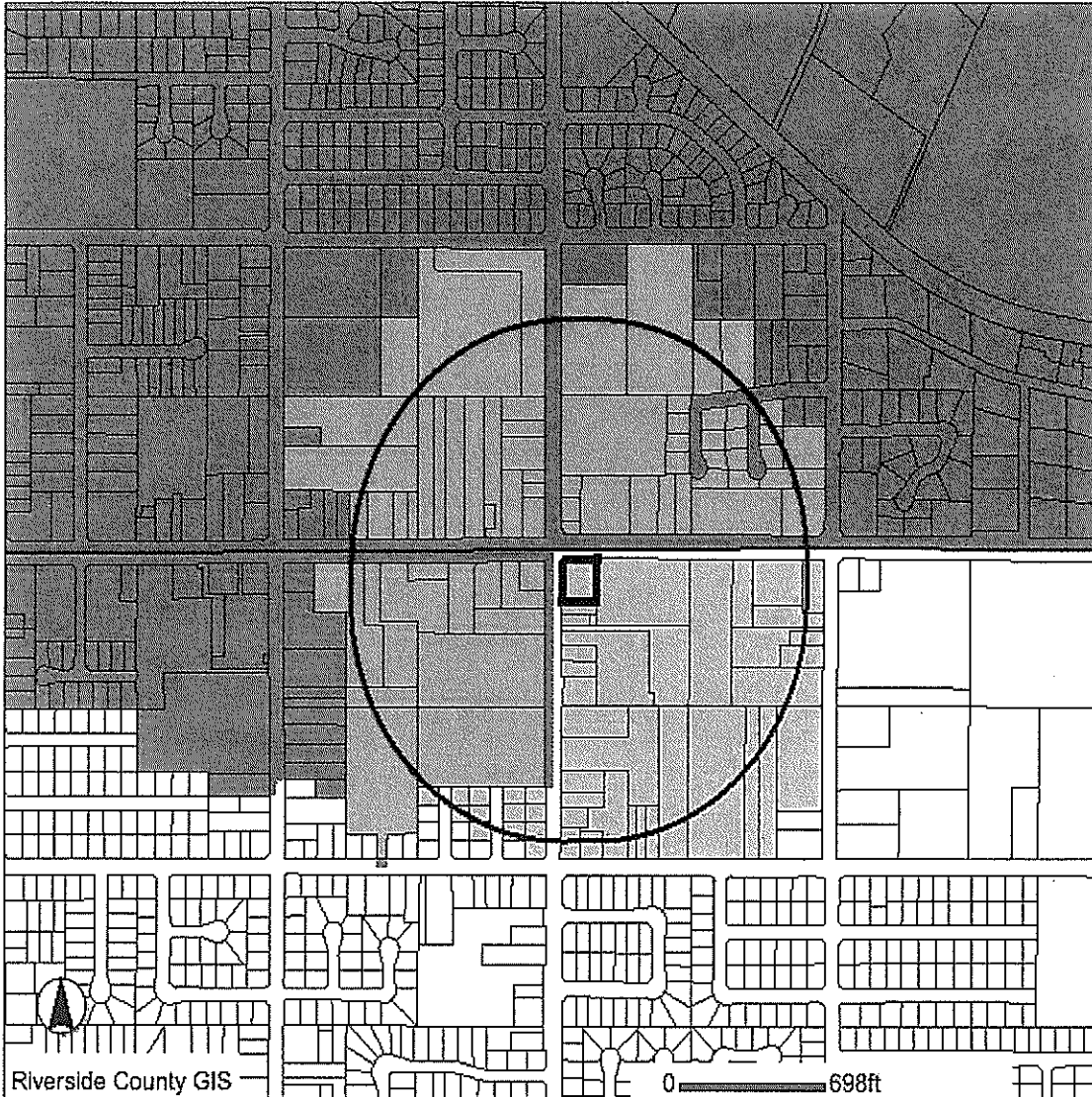
City: Riverside State: Ca Zip: 92502

Telephone No.: (951) 955-9076 Fax No.: () _____

E-Mail: _____

Case No.: CUP 3622

CUP3622 - 1,000 Ft. Buffer



Selected parcel(s):

No labels created these parcel(s)...

438-220-001

438-220-021	438-230-002	438-230-006	438-230-009	438-230-011	438-230-015	438-230-027
438-230-032	438-230-036	438-230-039	438-240-001	438-240-011	438-240-015	438-240-029
438-240-033	438-240-036	438-240-039	438-240-042	438-250-002	445-210-005	445-220-001
445-220-003	445-220-009	445-290-002	445-290-005	445-290-021	445-300-014	445-300-020
		445-300-026	445-300-033	445-300-039		

IMPORTANT

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

MAP PRINTED ON...10/7/2010

NEELAM GUPTA
341 MAIN ST
SAN JACINTO CA 92583

HEALTH CARE REIT INC
661 UNIVERSITY BLV NO 100
JUPITER FL 33458

C/O ROD J SHEARER
12115 NE 99TH ST NO 1800
VANCOUVER WA 98682

APN: 438230039 ASMT: 438230039
FOUD E HADWEH
NELLY G HADWEH
NABIL S MATAR
ARLETTE P MATAR
41241 E FLORIDA AVE
HEMET CA. 92544

APN: 438240001 ASMT: 438240001
JERRY T RASKEY
183 SULGRAVE DR
HEMET CA. 92544

APN: 438240002 ASMT: 438240002
PANGRETITSCH HERBERT & DENA
LIVING TRUST
C/O HERBERT PANGRETITSCH
171 SULGRAVE DR
HEMET CA. 92544

APN: 438240003 ASMT: 438240003
GREGORIO M JIMENEZ
EVANGELINA U JIMENEZ
157 SULGRAVE DR
HEMET CA. 92544

APN: 438240004 ASMT: 438240004
MARLYS A NICHOLS
141 SULGRAVE DR
HEMET CA. 92544

APN: 438240005 ASMT: 438240005
BOK SIL LEE
830 3RD AVE
LOS ANGELES CA 90005

APN: 438240006 ASMT: 438240006
GREATER TEXAS PROP INC
C/O PIERRE L DEBOURGKNECHT
8 NEWBURY ST
BOSTON MA 2116

APN: 438240007 ASMT: 438240007
RODOLFO GARCIA RAMOS
CONSUELO SAENZ RAMOS
800 N BUENA VISTA
HEMET CA 92543

APN: 438240012 ASMT: 438240012
XCELL CAPITAL
STE H130 PMB 433
638 CAMINO DE LOS MARE
SAN CLEMENTE CA 92673

APN: 438240013 ASMT: 438240013
THAKORBHAI MADHAVBHAI PATEL
URMILIABEN THAKORBHAI PATEL
2688 E FLORIDA AVE
HEMET CA. 92544

APN: 438240015 ASMT: 438240015
RAY N JOHNSON
PATRICIA A JOHNSON
132 SULGRAVE DR
HEMET CA. 92544

APN: 438240016 ASMT: 438240016
STEVE S FROMM
MARICELA FROMM
10541 GROVELAND AVE
WHITTIER CA 90603

APN: 438240017 ASMT: 438240017
GEORGE ANTONIO CASTRO
ELSIE CASTRO
164 SULGRAVE DR
HEMET CA. 92544

APN: 438240018 ASMT: 438240018
STEVE KNAUSS
RUSHKA KNAUSS
2739 VISTA WAY
HEMET CA. 92544

APN: 438240019 ASMT: 438240019
FRANCISCO LUNA
EDNA B LUNA
2769 VISTA WAY
HEMET CA. 92544

APN: 438240020 ASMT: 438240020
KENNETH FINN
SHERENA FINN
163 PARK VISTA LN
HEMET CA. 92544

APN: 438240022 ASMT: 438240022
WILSON BILL & BETTY FAMILY TRUST
WILLIAM E WILSON
BETTY E WILSON
133 PARK VISTA LN
HEMET CA. 92544

APN: 438240023 ASMT: 438240023
HENRY C HICKS
DOROTHY HICKS
132 PARK VISTA LN
HEMET CA. 92544

APN: 438240024 ASMT: 438240024
KEVIN W SECHREST
146 PARK VISTA LN
HEMET CA. 92544

APN: 438240025 ASMT: 438240025
JOHN T HAYS
CAROLYN J HAYS
2406 EL RANCHO CIR
HEMET CA 92544

APN: 438240026 ASMT: 438240026
VICTOR RUIZ
ALICIA RUIZ
2809 VISTA WAY
HEMET CA. 92544

APN: 438240029 ASMT: 438240029
CELINDA CHRISTINA DURAN
161 N CORNELL ST
HEMET CA. 92544

APN: 438240030 ASMT: 438240030
PAUL J BURKHART
LAURIE A BURKHART
131 N CORNELL ST
HEMET CA. 92544

APN: 438240039 ASMT: 438240039
JAVIER DELGADO
ALENA R DELGADO
1820 W EATON AVE
HEMET CA 92545

APN: 438240042 ASMT: 438240042
IBRAHIM M HAKIM
C/O NADER SARKIS
558 PEREGRINE
SAN JACINTO CA 92582

APN: 438250002 ASMT: 438250002
RAYMOND E HENRY
11730 WETHERBY LN
LOS ANGELES CA 90077

APN: 438250004 ASMT: 438250004
AURORA LOAN SERVICES
10350 PARK MEADOWS DR
LITTLETON CO 80124

APN: 445300027 ASMT: 445300027
ROBERTO CERVANTES
MARIA CERVANTES
25969 TAMARISK DR
HEMET CA. 92544

APN: 445300028 ASMT: 445300028
PAUL J GETZ
LOUISE A GETZ
4497 DU CAME ST
HEMET CA 92544

APN: 445300029 ASMT: 445300029
ARMANDO IBARRA
NORMA A BAHENA
25940 TAMARISK DR
HEMET CA. 92544

APN: 445300030 ASMT: 445300030
RAFAEL R MEZA
14645 ELM CROFT AVE
NORWALK CA 90650

APN: 445300031 ASMT: 445300031
DEREK G MIAH
AIMEE C MIAH
DAVID MIAH
C/O DAVID MIAH
25980 TAMARISK DR
HEMET CA. 92544

APN: 445300033 ASMT: 445300033
KINTAI YUELAPWAN
P O BOX 1597
ROMOLAND CA 92585

APN: 438220001 ASMT: 438220001
ROBERT L TAYLOR
JOAN A TAYLOR
P O BOX 129
HEMET CA 92546

APN: 438220002 ASMT: 438220002
JOHN R SPENCER
SHIRLEY G SPENCER
12700 SOULE ST
POWAY CA 92064

APN: 438220003 ASMT: 438220003
SOWATHANA LAMSONG
25936 COLUMBIA ST
HEMET CA. 92544

APN: 438220004 ASMT: 438220004
SPSSM INV II
4900 SANTA ANA NO 2C
EL MONTE CA 91732

APN: 438220005 ASMT: 438220005
CARLOS NAVARRO
ERNESTINA NAVARRO
25960 COLUMBIA ST
HEMET CA. 92544

APN: 438220006 ASMT: 438220006
BETTY J HALMAN
41014 ACACIA AVE
HEMET CA. 92544

APN: 438220007 ASMT: 438220007
ENTRUST ADMINISTRATION INC
555 12TH ST NO 1250
OAKLAND CA 94607

APN: 438220008 ASMT: 438220008
FANCY VISIONS INTERNATIONAL INC
C/O DENNIS W WEBB
46740 JUN HILLS DR
AGUANGA CA 92536

APN: 438220009 ASMT: 438220009
GLEN MCMILLIN
41070 ACACIA AVE
HEMET CA. 92544

APN: 438220011 ASMT: 438220011
EARL L MORRIS
ELMONDA R MORRIS
41088 ACACIA AVE
HEMET CA. 92544

APN: 438220012 ASMT: 438220012
JAMES L OLSEN
SANDRA OLSEN
41122 E ACACIA AVE
HEMET CA. 92544

APN: 438220013 ASMT: 438220013
FARMERS & MERCHANTS BANK OF
LONG BEACH
C/O REO DEPT
302 PINE AVE
LONG BEACH CA 90802

APN: 438220014 ASMT: 438220014
JOSE O GOMEZ
LILIAN GOMEZ
41198 ACACIA AVE
HEMET CA. 92544

APN: 438220015 ASMT: 438220015
NSM FAROQUE
1565 COULSTON STE 4
SAN BERNARDINO CA 92408

APN: 438220021 ASMT: 438220021
NEW YORK APTS
C/O DOUG WETTON
P O BOX 5647
BALBOA ISLAND CA 92662

APN: 438230002 ASMT: 438230002
OTTO JOHN P & THELMA J FAMILY
TRUST
JOHN P OTTO
THELMA J OTTO
27325 IDA LN
HEMET CA 92544

APN: 438230003 ASMT: 438230003
HAROLD HOCHBERG
25808 COLUMBIA ST
HEMET CA. 92544

APN: 438230006 ASMT: 438230006
PAUL F THOMPSON
25858 COLUMBIA ST
HEMET CA. 92544

APN: 438230009 ASMT: 438230009
JOHN P OTTO
THELMA J OTTO
OTTO JOHN P & THELMA J FAMILY
TRUST
27325 IDA LN
HEMET CA 92544

APN: 438230011 ASMT: 438230011
MASKO HOLDINGS
C/O SWATI PANSE
27110 SOBOBA ST
HEMET CA 92544

APN: 438230012 ASMT: 438230012
GEORGE SAFFIE
28304 VISTA DEL VALLE
HEMET CA 92544

APN: 438230015 ASMT: 438230015
TOURYALAI SHALIKAR
OLGA SHALIKAR
41215 E FLORIDA AVE
HEMET CA 92544

APN: 438230016 ASMT: 438230016
IRVIN HENRY ROBINSON
BERNICE L ROBINSON
25825 CORNELL ST
HEMET CA. 92544

APN: 438230018 ASMT: 438230018
SARAH MAE TORRES
42051 SAN JOSE DR
SAN JACINTO CA 92583

APN: 438230019 ASMT: 438230019
JUDY HOLTE
GARY V WACKER
RITA W WACKER
P O BOX 4020
HEMET CA 92546

APN: 438230027 ASMT: 438230027
R & B INV INC
415 N SANTA FE AVE
VISTA CA 92084

APN: 438230032 ASMT: 438230032
MARK TWAIN CLEMONS
25828 COLUMBIA ST
HEMET CA. 92543

APN: 438230033 ASMT: 438230033
RAKESH C GUPTA

APN: 438230036 ASMT: 438230036

APN: 438230037 ASMT: 438230037
JERRY ERWIN ASSOC INC

APN: 438250005 ASMT: 438250005
NORMAN E HUREWITZ
KAREN E HUREWITZ
2750 VISTA WAY
HEMET CA. 92544

APN: 445210005 ASMT: 445210005
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 445210007 ASMT: 445210007
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 445220001 ASMT: 445220001
DAVEID M LUDWIG
241 N SANDPIPER CIR
ORANGE CA 92869

APN: 445220003 ASMT: 445220003
SREENIVASA R NAKKA
HEMALATHA NAKKA
C/O ROSENTHAL & EXCELL
1600 E FLORIDA AVE 110
HEMET CA 92544

APN: 445220009 ASMT: 445220009
L CRAIG WHITE
LUANN L WHITE
2224 E FLORIDA
HEMET CA 92544

APN: 445220010 ASMT: 445220010
TEODORO CERVANTES
SONIA B CERVANTES
2244 E FLORIDA AVE
HEMET CA. 92544

APN: 445220011 ASMT: 445220011
JOSEPH DATTILO
MARIA C DATTILO
2288 E FLORIDA AVE
HEMET CA. 92544

APN: 445220013 ASMT: 445220013
JORGE LEYVA
RAQUEL LEYVA
118 E FLORIDA AVE
HEMET CA 92543

APN: 445220015 ASMT: 445220015
KALI P CHAUDHURI
C/O KPC PROPERTY MGMT
2312 PARK AVE NO 602
TUSTIN CA 92782

APN: 445220016 ASMT: 445220016
WILLIAM E THOMAS
SOUTH PAC TRUST INTERNATIONAL
INC
C/O GREENACRE FAMILY TRUST
42830 CHAUDHURI CIR
HEMET CA 92544

APN: 445220019 ASMT: 445220019
HABIB REHMAN
NASREEN AYESHA REHMAN
27561 CORNELL ST
HEMET CA 92544

APN: 445220021 ASMT: 445220021
LATHAM MANAGEMENT &
CONSULTING SERVICES INC
1225 E LATHAM AVE
HEMET CA 92543

APN: 445220024 ASMT: 445220024
TRACI HOLLAND VINCENT
6026 ST AGUSTINE DR
RIVERSIDE CA 92506

APN: 445220025 ASMT: 445220025
FRANCISCO JAVIER MEDINA
1324 STROZLER AVE
SOUTH EL MONTE CA 91733

APN: 445290002 ASMT: 445290002
DGVM V34 INC
2433 E FLORIDA AVE
HEMET CA 92544

APN: 445290021 ASMT: 445290021
NADIM HASAN
NAWAL HASAN
ALI M YASIN
SALAM A YASIN
5930 COPPERFIELD AVE
RIVERSIDE CA 92507

APN: 445290022 ASMT: 445290022
GEORGE H MAYERS
P O BOX 158
HEMET CA 92546

APN: 445290023 ASMT: 445290023
CHUN INV
C/O LARRY JOHN
4230 DOUGLAS BLV NO 100
GRANITE BAY CA 95746

APN: 445290024 ASMT: 445290024
MARKET STREET LAND & CATTLE CO
GONE FISHING
C/O CHIP OWEN
1415 SAVOY CIR
SAN DIEGO CA 92107

APN: 445290026 ASMT: 445290026
DALE H ROBSON
FLORA M ROBSON
MAY E ROBSON
C/O MAY ROBSON
7501 PALM AVE SPC 171
YUCCA VALLEY CA 92284

APN: 445290027 ASMT: 445290027
TRINITY LUTHERAN CHURCH OF
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191 S COLUMBIA ST
HEMET CA. 92544

APN: 445290028 ASMT: 445290028
CRC CA
P O BOX 281
GLEN DIVE MT 59330

APN: 445300020 ASMT: 445300020
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MICHAEL NABER
25951 CHERRYWOOD DR
HEMET CA. 92544

APN: 445300021 ASMT: 445300021
WILLIAM G STROMBLAD
26146 REGENT CT
HEMET CA 92544

APN: 445300022 ASMT: 445300022
VICENTE VILLA
25964 CHERRYWOOD DR
HEMET CA. 92544

APN: 445300026 ASMT: 445300026
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APN: 445300034 ASMT: 445300034
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LAWRENCE H ALDERSON
RICHARD L ALDERSON
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HEMET CA 92543

APN: 445300036 ASMT: 445300036
BALDEMAR CORRALES
MINERVA CORRALES
25941 COLUMBIA ST
HEMET CA. 92544

APN: 445300039 ASMT: 445300039
PARK COLUMBIA APARTMENTS INC
C/O NANCY ANDERSON
P O BOX 9118
RANCHO SANTA FE CA 92067



Applicant:
Jeff Rahman
328 North State St.
Hemet, CA 92543

Owner:
R & B Investments, Inc.
328 North State St., Ste. 201
Hemet, CA 92543

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