



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: December 18 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

**SUBJECT: GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 AND
CONDITIONAL USE PERMIT NO. 3642**

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File, EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required, CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances, PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting:
Notice of Exemption

**Do not send these documents to the County Clerk for
posting until the Board has taken final action on the subject cases.**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

December 18, 2013

SUBJECT: GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 AND CONDITIONAL USE PERMIT NO. 3642; Applicant: Raminu, Inc. – First/First Supervisorial District – Location: northwest corner of Carroll Street and Markham Street in the area of Mead Valley within the County of Riverside – **REQUEST:** to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (½ Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio), to change the zoning classification of the subject site from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P) and to allow improvements (façade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of a 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales.

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND THAT THE PROJECT IS EXEMPT FROM CEQA** pursuant to Categorical Exemption under Section 15301 Class 1 (d), Section 15303 Class 3 (c), and Section 15311 Class 11 (b), based on no new square footage is added, rehabilitation of deteriorated or damaged structure and installation of a small parking lot; and,

(Continued on Next Page)

JCP:hpk


Juan C. Perez
TLMA Director/Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 AND CONDITIONAL
USE PERMIT NO. 3642**

DATE: December 18, 2013

PAGE: 2 of 2

2. **TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO 936**, amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Resolution by the Board of Supervisors; and,
3. **TENTATIVE APPROVAL** of **CHANGE OF ZONE NO 7734**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
4. **ADOPTION** of a **FINDING** of **“PUBLIC CONVENIENCE AND NECESSITY,”** regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the staff report; and,
5. **APPROVAL** of **CONDITIONAL USE PERMIT NO. 3642**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On December 4 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

A few residents spoke in opposition for the possible loiterers on or around the subject property. Additional concerns included possible late night sale of alcoholic beverages. The applicant stated that his business was only open until 8:00 P.M. and that would prevent any late night sales.

Impact on Citizens and Businesses

The impacts of this project have been carefully considered, analyzed, and reviewed in a public process by the Planning Commission. An environmental document fully analyzing and disclosing potential impacts has been prepared and is on file with the Planning Department and available for public review.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

Agenda Item No.: 3.7
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First/First
Project Planner: H. P. Kang
Planning Commission: December 4, 2013

GENERAL PLAN AMENDMENT NO. 936
CHANGE OF ZONE NO. 7734
CONDITIONAL USE PERMIT NO. 3642
CEQA EXEMPT
Applicant: Raminu, Inc.
Engineer/Representative: David Evans & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The **General Plan Amendment** proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio). The **Change of Zone** proposes to change the project site's zoning classification from Rural Residential - 1/2 Acre Minimum (R-R-1/2) to General Commercial (C-1/C-P). The **Conditional Use Permit** proposes to allow improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.

The project is located at the northwest corner of Carroll Street and Markham Street in the area of Mead Valley within the County of Riverside.

ADDITIONAL INFORMATION:

On September 15, 2009, the Board of Supervisors approved to initiate the General Plan Amendment No. 936 to change the Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio).

On January 12, 2012, the Riverside County Airport Land Use Commission (ALUC) found General Plan Amendment No. 936, Change of Zone No. 7736, and Conditional Use Permit No. 3642 Consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

The Midway Jr. Market has been in existence from the early '70s as a provider of general goods for local area of Mead Valley. This property was purchased by Raminu, Inc. from the previous owner in 2002. The operation has not changed from the original and is still continues today. The applicant is seeking the above referenced projects to be consistent with the existing use and enhance the architectural elevations to the neighborhood.

The 2003 General Plan was a comprehensive plan that did not include the subject parcel and should have been amended at the time to a commercial land use designation of Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio). The existing zoning Rural Residential - 1/2 Acre Minimum (R-R-1/2) allows various commercial and industrial uses (e.g., bakery, bar, retail pharmacies, food mart, refreshment stand) with a conditional use permit. The proposed General Commercial (C-1/C-P) classification is consistent with the proposed Land Use designation of Commercial Retail (CD:CR). Therefore, the

D.M.

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642
PC Staff Report: December 4, 2013
Page 2 of 6

Change of Zone component is to bring the zoning and the new Land Use designations to a highly consistent status.

The Conditional Use Permit is to sell alcoholic beverage pursuant to the provisions of Section 18.48 (Alcohol Beverage Sales). This proposal gives the applicant more flexibility in providing alcoholic beverage to the local residents. The project also request to include propane refill sales, façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.,

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Proposed General Plan Land Use | Community Development: Commercial retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) |
| 2. Existing General Plan Land Use: | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) |
| 3. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) |
| 4. Proposed Zoning: | General Commercial (C-1/C-P) |
| 5. Existing Zoning: | Rural Residential (R-R-1/2) |
| 6. Surrounding Zoning: | Rural Residential (R-R-1/2) |
| 7. Existing Land Use: | Commercial mini-market |
| 8. Surrounding Land Use: | Single Family Residential uses in all directions. |
| 9. Project Data: | Total Acreage: 2.24 acres
Project Size: 5,310 square feet and a 1,785 square foot retail building |
| 10. Environmental Concerns: | CEQA Exemption |

RECOMMENDATIONS:

FIND THAT THE PROJECT IS EXEMPT FROM CEQA pursuant to Categorical Exemption under Section 15301 Class 1 (d), Section 15303 Class 3 (c), and Section 15311 Class 11 (b), based on no new square footage is added, rehabilitation of deteriorated or damaged structure and installation of a small parking lot; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO 936**, amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio); and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO 7734**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PC Staff Report: December 4, 2013

Page 3 of 6

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3642**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) on the Mead Valley Area Plan which does not allow for commercial retail development.
2. The proposed Land Use designation is Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio).
3. The proposed off-site alcohol sales at a neighborhood and community level are allowed in the Community Development: Commercial Retail Land Use designation within the floor area ratio (FAR) range from 0.2 to 0.35.
4. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level.
5. The proposed zoning for the project site is General Commercial (C-1/C-P).
6. The General Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
7. The "market" is specifically listed in the C-1/C-P zone and a "liquor store" is permitted with the approval of a conditional use permit. The operation of the existing Midway Jr Market is similar in hours of operation (7:00 am to 8:00 pm), the number of trips generated (42 peak hour trips), and noise level of commercial nature.
8. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed General Retail (C-1/C-P) classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 - 0.35 FAR) Land Use designation.
9. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan.
10. The existing commercial use with alcohol sales is surrounded by Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to the north, south, east and west.
11. The existing commercial retail with alcohol sales (Midway Jr. Market) is consistent with the development standards set forth in the General Commercial (C-1/C-P).

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PC Staff Report: December 4, 2013

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12. The existing commercial retail use with alcohol sales is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the General Commercial (C-1/C-P) zone.
13. The existing commercial retail use with alcohol sales (as identified in the Section 9.50) is permitted in the General Commercial (C-1/C-P) zone based on County Ordinance No. 348.
14. The surrounding zoning is Rural Residential (R-R-1/2) to the north, east, west and south.
15. There are three (3) licenses (Type 20 & 21) exist currently in Census Tract No. 420.10. All licenses are active and the Conditional Use Permit is requesting the determination of Public Necessity & Convenience. Currently, there are approximately 1,962 persons per license including the current license (total of three).
16. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of the Ordinance No. 348.
17. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
18. The proposed project provides public necessity and convenience for the residents of the surrounding community.
19. The project site is an existing market/liquor store with no new square footage proposed that is previously disturbed and is surrounded with residential development in all directions.
20. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element based on existing structures and no new square footage will be added to the project. The number of trips generated during peak hour and the construction phase falls below the threshold based on the existing conditions and limited façade work to enhance the visual look of the building.
21. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The project generates 42 peak hour trips as identified in the Transportation Review Study dated October 24, 2012.
22. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
23. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
24. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 and CONDITIONAL USE PERMIT NO. 3642

PC Staff Report: December 4, 2013

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would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.

25. Based on the existing buildings and no new square footage will be added with this permit. Therefore, no potential impact is anticipated and an exemption is appropriate.
26. The Midway Jr. Market has been in operation since the early '70s and the property has been disturbed with vehicles parking on both front and rear of the property. **(Added at PC 12/04/13)**

CONCLUSIONS:

1. Proposed Land Use change was initiated on September 15, 2009 by the Board of Supervisors for General Plan Amendment No. 936 to change the Land Use designation to Community Development: Commercial Retail (CD:CR).
2. The proposed change of zone is in conformance with the Community Development: Commercial Retail (CD:CR), and with all other elements of the Riverside County General Plan.
3. The proposed change of zone is consistent with all applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the General Retail (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed general plan amendment, change of zone and project are clearly compatible with the present and future logical development of the area.
7. The proposed general plan amendment, change of zone and project was evaluated as a categorically exempt from further CEQA action based on above stated findings.
8. The proposed project will not have a significant effect on the environment.
9. The proposed general plan amendment, change of zone and project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A High Fire Area;
 - c. A Specific Plan;
 - d. An Agricultural Preserve;
 - e. A Subsidence Area;
 - f. A Fault Zone; or,

- g. A Liquefaction area.
3. The project site is located within:
- a. A County Service Area;
 - b. A City Sphere of Influence;
 - c. An Airport Influence Area;
 - d. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - e. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley;
 - f. The Stephens Kangaroo Rat Fee Area; and,
 - g. The Boundaries of the Val Verde Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 315-172-010, 315-172-011, 315-172-012, and 315-172-013.

HK: hk

Y:\Planning Case Files-Riverside office\CUP03642\DH-PC-BOS Hearings\PC\Staff Report CUP03642 120413.docx

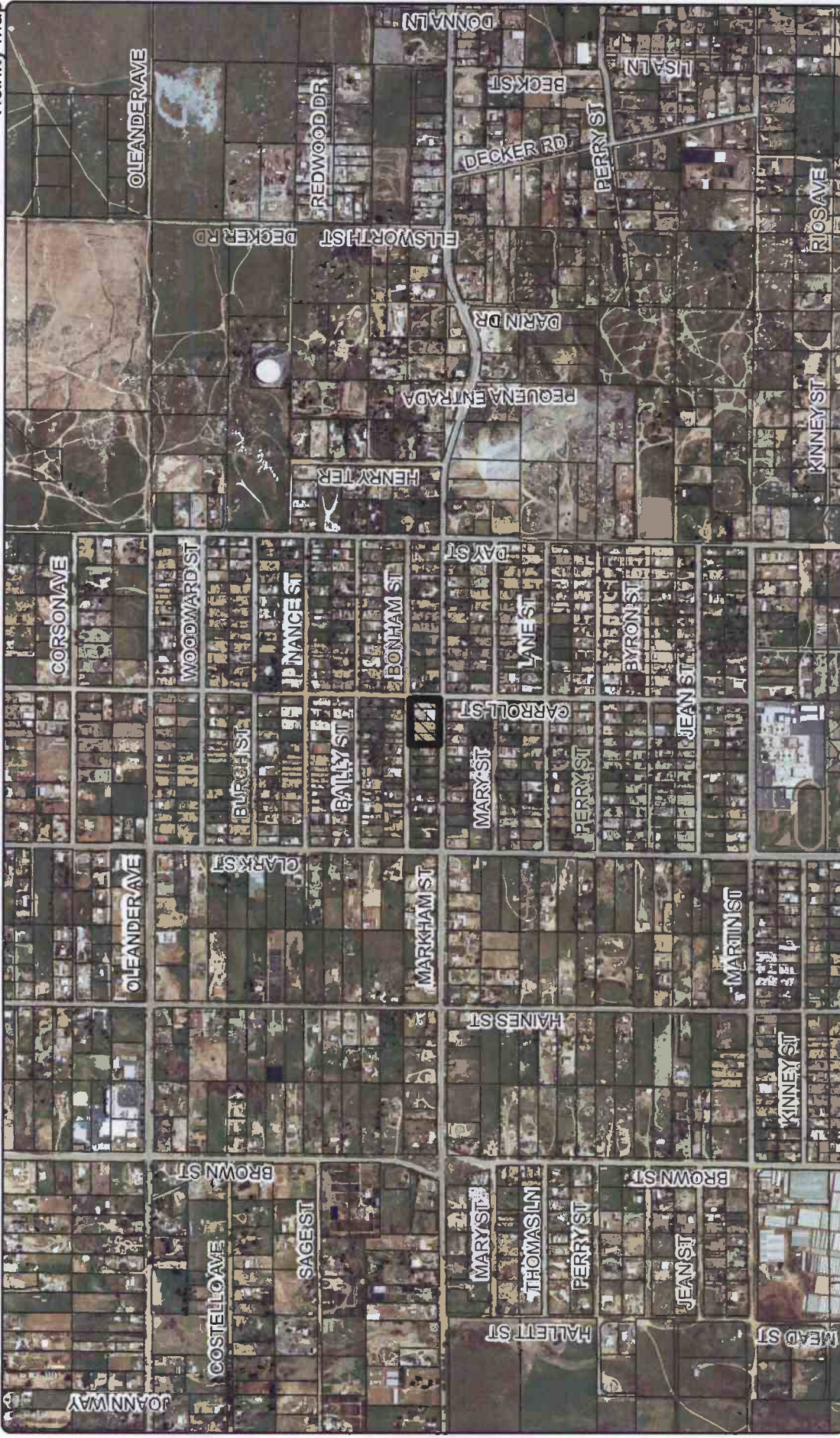
Date Prepared: 04/17/13

Date Revised: 04/17/13

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07734 GPA00936 CUP03642
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 10/09/2013
 Vicinity Map



Zoning District: Mead Valley
 Township/Range: T4SR4W
 Section: 3

Assessors Bk. Pg. 315-172
 Thomas Bros. Pg. 776 J1
 Edition 2011



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.filmso.com/riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07734 GPA00936 CUP03642

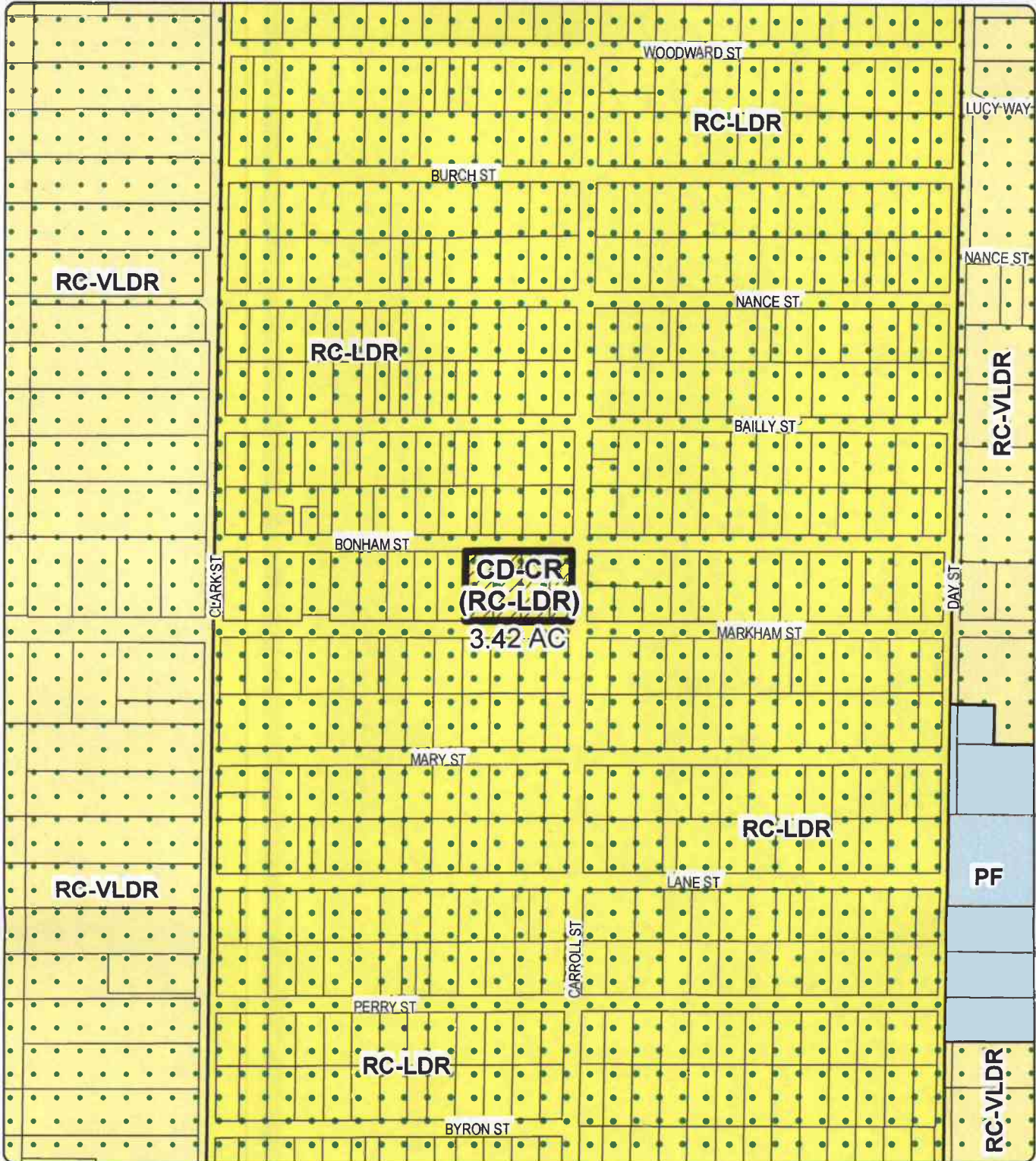
PROPOSED GENERAL PLAN

Date Drawn: 10/09/2013

Exhibit 6

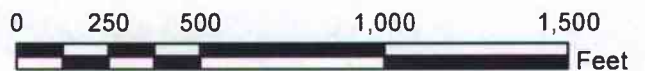
Supervisor Jeffries

District 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3

Assessors Bk. Pg. 315-172
Thomas Bros. Pg. 776 J1
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07734 GPA00936 CUP03642

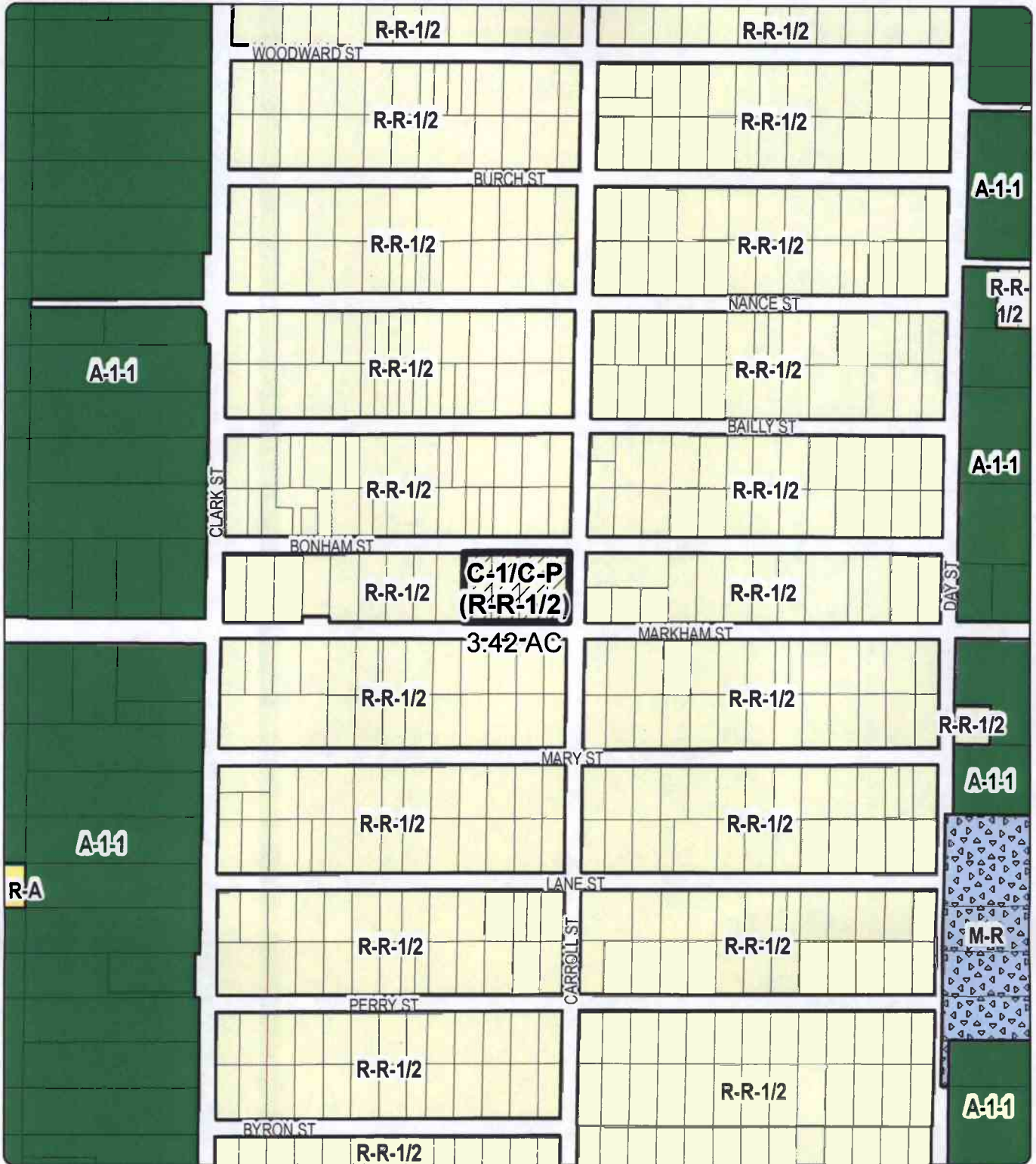
Date Drawn: 10/09/2013

Exhibit 3

Supervisor Jeffries

District 1

PROPOSED ZONING



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3

Assessors Bk. Pg. 315-172
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Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07734 GPA0936 CUP03642

Date Drawn: 10/09/2013

Supervisor Jeffries
District 1

LAND USE

Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3



Assessors Bk. Pg. 315-172
Thomas Bros. Pg. 776 J1
Edition 2011



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Applicant & Land Owner:
 Name: Ramtek, Inc.
 Contact: Pawan Shree Anand
 Address: 2700 Midway St.
 Phone Number: 1-800-943-3328

Exhibit Preparer:
 Name: PA Design Associates, Inc.
 Address: 21700 Markham St., Suite 100
 Phone Number: 1-800-943-3328
 Fax Number: 1-730-943-3328

Project Data:
 Name: Midway J. Market
 Address: 21700 Markham St.
 Phone Number: 1-800-943-3328
 Legend: Recorded book/page MEM/33
 Description: 1st Floor Retail
 City: Fremont, CA
 State: CA
 County: Alameda
 Assessor's Parcel Number: 013-018-010-000
 Planning District: 1000
 Zoning District: C-C-1
 Surveying Information: RR 1/2

PROJECT DESCRIPTION:
 The proposed project is to alter the architectural appearance of the existing building located at 21700 Markham St., Fremont, CA 94520. The project consists of the following items:
 1. Alter the existing building's exterior finish to a light-colored stucco finish.
 2. Install new windows and doors.
 3. Install new signage.
 4. Install new landscaping.
 5. Install new lighting.
 6. Install new paint.
 7. Install new roof.
 8. Install new gutters and downspouts.
 9. Install new electrical.
 10. Install new plumbing.
 11. Install new HVAC.
 12. Install new fire alarm.
 13. Install new fire sprinklers.
 14. Install new fire extinguishers.
 15. Install new fire escape.
 16. Install new fire alarm control panel.
 17. Install new fire alarm pull stations.
 18. Install new fire alarm sounders.
 19. Install new fire alarm horns.
 20. Install new fire alarm bells.
 21. Install new fire alarm sirens.
 22. Install new fire alarm strobes.
 23. Install new fire alarm horns and bells.
 24. Install new fire alarm horns and bells with strobes.
 25. Install new fire alarm horns and bells with sirens.
 26. Install new fire alarm horns and bells with strobes and sirens.
 27. Install new fire alarm horns and bells with strobes, sirens, and bells.
 28. Install new fire alarm horns and bells with strobes, sirens, and bells with strobes.
 29. Install new fire alarm horns and bells with strobes, sirens, and bells with strobes and sirens.
 30. Install new fire alarm horns and bells with strobes, sirens, and bells with strobes, sirens, and bells with strobes and sirens.

Exterior Elevation Notes:

1. Concrete Tile by US Tile / 30" Flat, ordinary
2. 7/8" Stucco - Smooth, base & color - See color schedule
3. Shaped decorative from surround w/ cap flaring over lip
4. 8" Sh. diagonal flae by Clar Tile - Sizes of 4 each
5. 2" Sh. diagonal flae by Clar Tile - Sizes of 4 each
6. 2" Sh. diagonal flae by Clar Tile - Sizes of 4 each
7. 2" Sh. diagonal flae by Clar Tile - Sizes of 4 each
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29. 2" Sh. diagonal flae by Clar Tile - Sizes of 4 each
30. 2" Sh. diagonal flae by Clar Tile - Sizes of 4 each

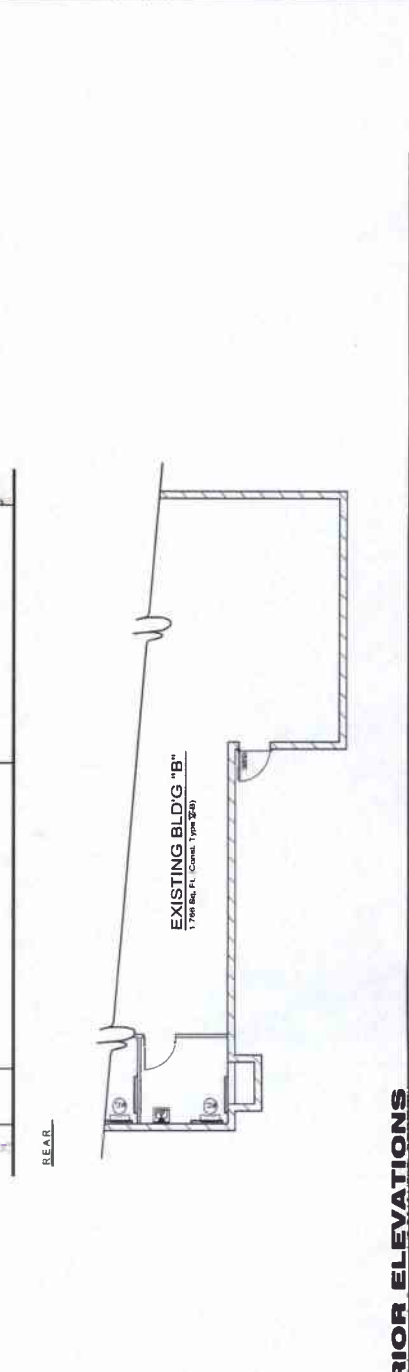
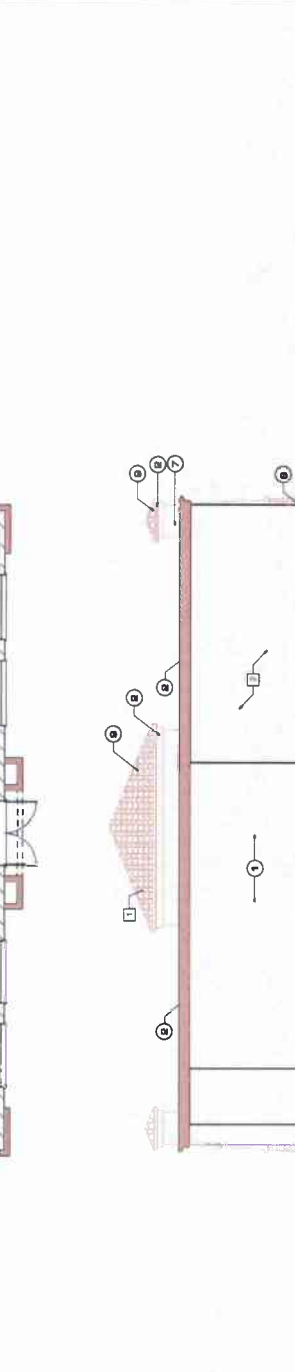
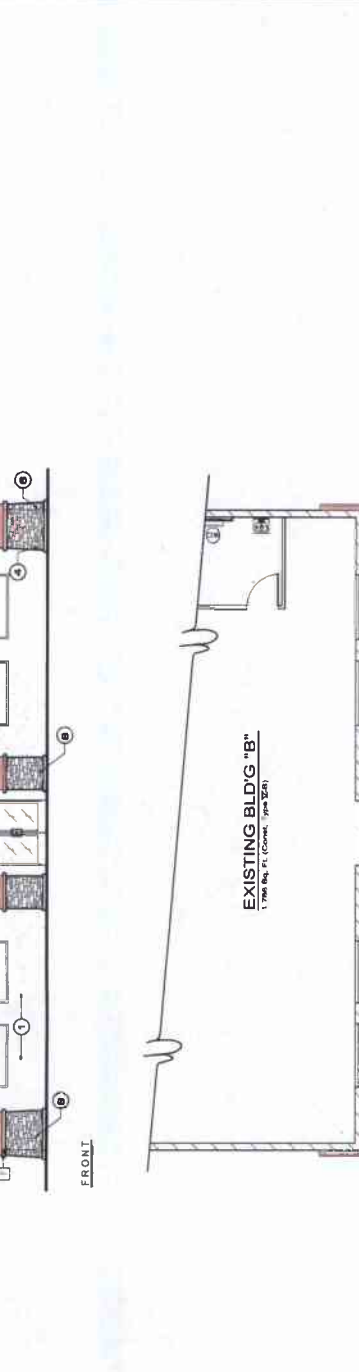
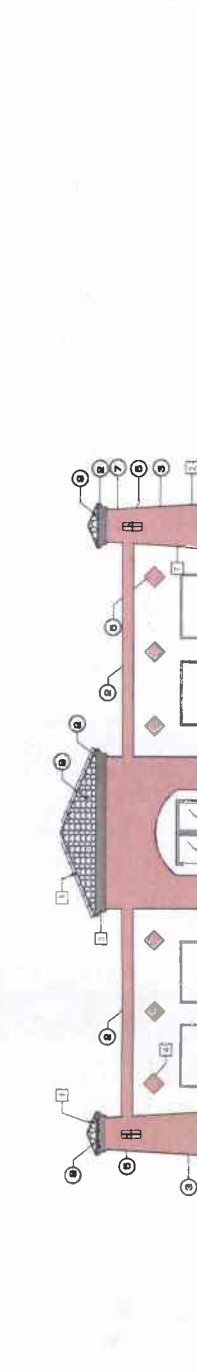
Color Palette:

Color	Material	Symbol
1	Main Body - Faced Brick	1
2	Archway & Cornice - Deep Orange DEARB	2
3	Trim & Detail - Red W. DEARB	3
4	Cap Stone - Stone DEARB	4
5	Structural Elements of 8" Sh. Cap - Thin, Base of Bldg. & decorative wrought iron	5
6	Trim - White, Oak - Smooth DEARB	6
7	Wrought Iron - Red, Black Metal Paint	7
8	Stone Veneer - Red, Black Metal Paint	8
9	Red Clay Tile - US, The Co.	9
10	White Paint - Sherwin Williams	10
11	White Paint - Sherwin Williams	11
12	White Paint - Sherwin Williams	12
13	White Paint - Sherwin Williams	13
14	White Paint - Sherwin Williams	14
15	White Paint - Sherwin Williams	15
16	White Paint - Sherwin Williams	16
17	White Paint - Sherwin Williams	17
18	White Paint - Sherwin Williams	18
19	White Paint - Sherwin Williams	19
20	White Paint - Sherwin Williams	20
21	White Paint - Sherwin Williams	21
22	White Paint - Sherwin Williams	22
23	White Paint - Sherwin Williams	23
24	White Paint - Sherwin Williams	24
25	White Paint - Sherwin Williams	25
26	White Paint - Sherwin Williams	26
27	White Paint - Sherwin Williams	27
28	White Paint - Sherwin Williams	28
29	White Paint - Sherwin Williams	29
30	White Paint - Sherwin Williams	30

PA design associates
 21700 Markham St.
 Fremont, CA 94520
 (951) 943-3328

PA design associates
 21700 Markham St.
 Fremont, CA 94520
 (951) 943-3328

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 21700 Markham St.
 Fremont, CA 94520
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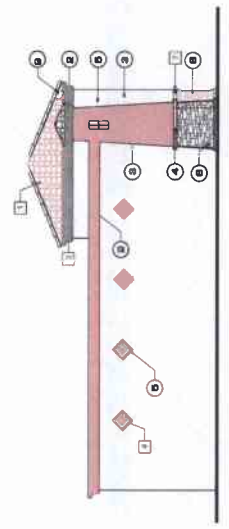
Applicant & Land Owner:
 Name: Perini, Inc.
 Address: 21700 Markham St., Paris, CA 94527
 Phone Number: 1 925 943-3328

Exhibit Preparer:
 Name: PA Design Associates, Inc.
 Address: 1838 14th St., Paris, CA 94527
 Phone Number: 1 925 943-3328
 Fax Number: 1 925 246-9335

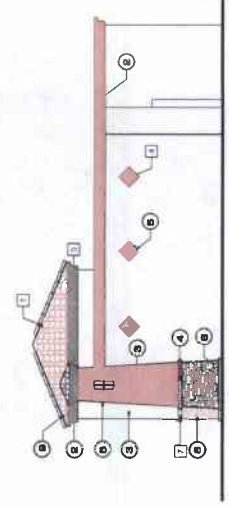
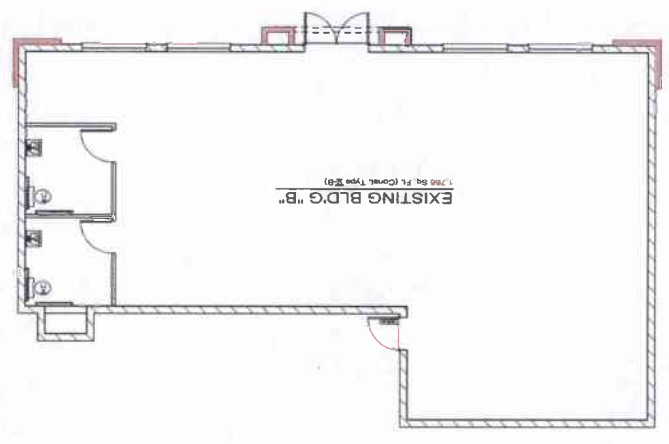
Project Data:
 Name: Midway J. Market
 Address: 21700 Markham St., Paris, CA 94527
 Phone Number: 1 925 943-3328
 Description: New Market/Urban Avenue B
 Local Name: Midway Market
 APN: 285-172-008, 011, 012, 013
 Zoning District: C-V-C-P
 Surrounding properties: R1 R1 V2

Project Description:
 This project involves the construction of a new market building at the intersection of Midway J. Market and Urban Avenue B. The building will consist of a main structure with a gabled roof and a smaller structure attached to the side. The building will be used for retail and food service. The project is located in the Midway J. Market area, which is a designated urban area. The building will be constructed on a lot that is currently vacant. The project is subject to various permits and regulations, including a Conditional Use Permit, a Building Permit, and a Planning Department Review. The project is expected to be completed in the next few months.

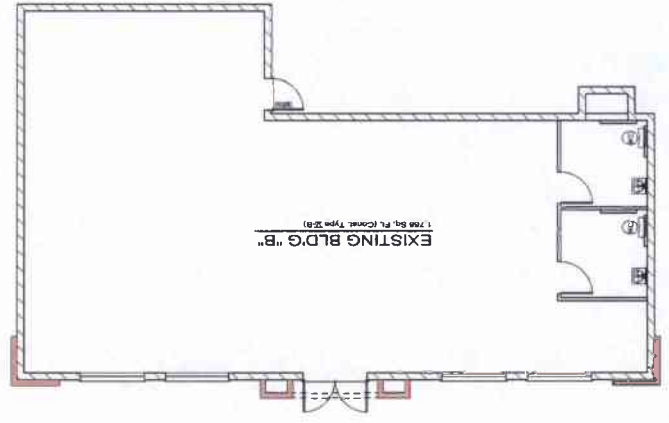
Exterior Elevation Notes:
 1. Colors to be by US, T&E / 20" Flat, uncoated
 2. 7/8" Shutter - Smooth, brown, & color-S&E color schedule
 3. Shaded decorative trim surrounds w/ cop flashing over top
 4. 6" S&E, sloped lines by D&T The - Slope of 4 each
 5. 26" CA, flashing in conc. base to wall connection
 6. Rough stone beams w/ supports w/ red - Slope per color schedule
 7. 3/4" x 4" Dip, Lined w/ w/ - Slope over - Flashed per color schedule
 8. This trim surrounds around doors & windows, top
 9. 1/2" x 1/2" x 25" H depressed lines w/ decorative wrought iron
 10. Shutter & trim - 1/2" x 1/2" x 25" H depressed lines w/ decorative wrought iron
 11. Shutter & trim - 1/2" x 1/2" x 25" H depressed lines w/ decorative wrought iron
 12. Wrought iron lighting fixture - 1/2" x 1/2" x 25" H depressed lines w/ decorative wrought iron
 13. Line of existing building located beyond
 14. New Comp. angle over - 3/4" H, uncoated & over an, sloping
 15. Existing door frame with door exterior
 16. New 1/2" x 1/2" x 25" H depressed lines w/ decorative wrought iron



LEFT



RIGHT



EXTERIOR ELEVATIONS

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

Building "B" EXTERIOR ELEVATIONS

Midway J. Market
 21700 Markham St.
 Paris, CA 94527
 (951) 943-3328

design associates
 Planning • Marketing Design • Developments
 1838 14th St., Paris, CA 94527
 1 925 943-3328

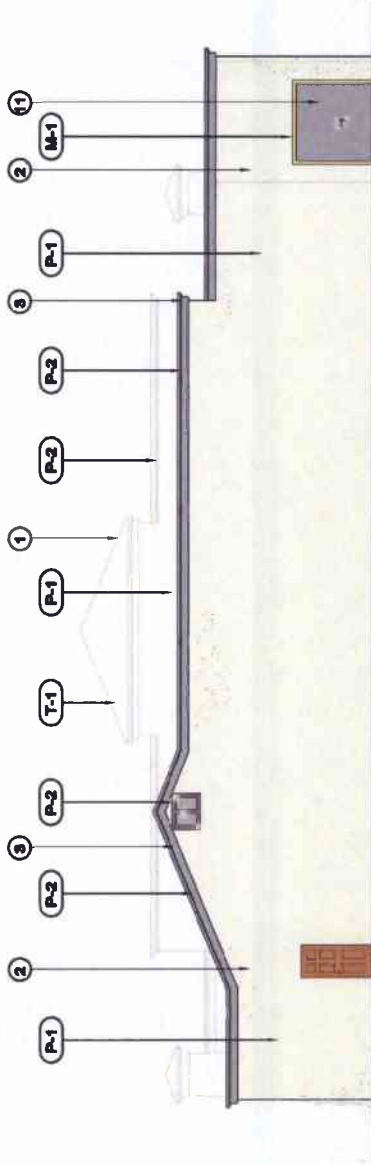
PA
 1838 14th St., Paris, CA 94527
 1 925 943-3328

DATE: 10/10/10
 DRAWN BY: JLM
 CHECKED BY: JLM
 APPROVED BY: JLM
 PROJECT NO: 10-010-10
 SHEET NO: 10-010-10

A3
 of 3 DRAWINGS

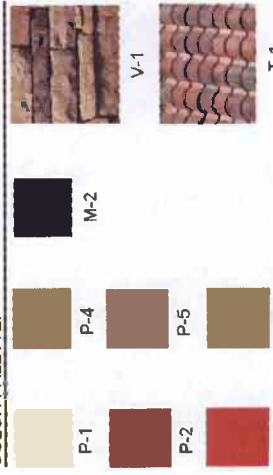
KEYNOTES:

1. Concrete Tilt by U.S. Tiltw/ 30# Felt underlty
2. 7/8" Sluicer- Scratch, brown, & color-See color schedule
3. Shaped decorative from surrounds w/ cap floating over. Typ
4. 1/2" 5x diagonal tiles by Dtd Tiler- Sizes of 4 each
5. Rough spewn beams w/ supports @ wall -Paint per color sched.
6. 4" Thick. from surrounds around doors & windows. Typ
7. 1/2" Wg. 1/2" 2x14 depressed, @ w/ decorative wrought iron @ series & horizontal cantina -Paint per color schedule
8. 1/2" Wg. 1/2" 2x14 depressed, @ w/ decorative wrought iron @ series & horizontal cantina -Paint per color schedule
9. Wall mounted lighting fixture -factual per mfr's specs.
10. New Comp. shingles over 30# felt underlty & over ext. sheathing
11. Extended service bar



South Exterior Elevation
Scale 3/16" = 1'-0"

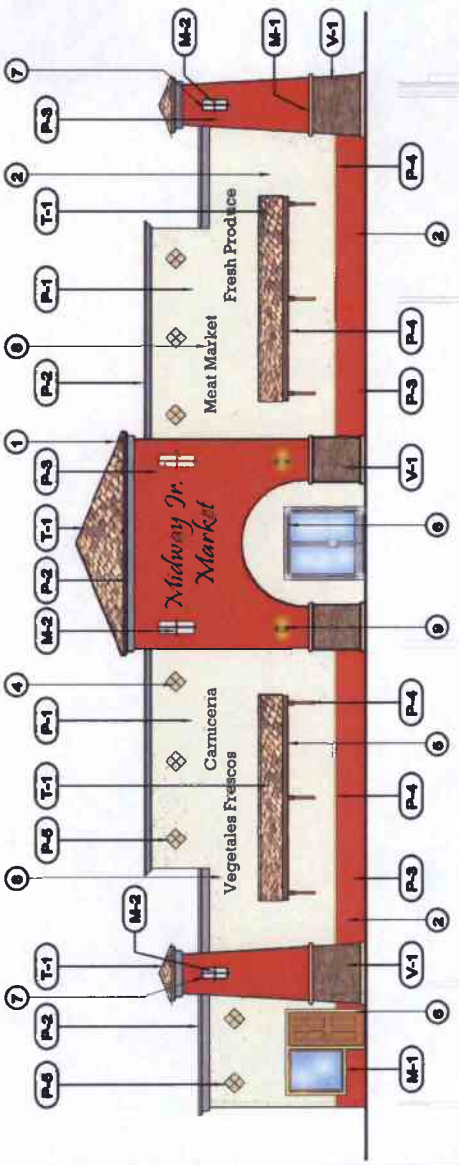
COLOR PALETTE:



FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	FELD PAINT -MAIN BODY	PRACTICAL TAN # DE6115
P-2	COLOR AT ACCENTS & CORNICE	DEEP CRIMSON # DE4152
P-3	ACCENT COLOR AT TOWERS	RED INK # DE4151
P-4	ACCENT COLOR @ BEAMS & TRIMS	SMOKES # DE0111
P-5	ACCENT COLOR AT DIAGONAL TILES	BROCKIDGE # DE6009
M-1	TRIMS AROUND WINDOWS & DOORS	SANDRIT # DE0116
M-2	WROUGHT IRON AT TOWER	FLAT BLACK METAL PAINT
V-1	STONE VENEER	Mojave Country Legendone # CSV-20042
T-1	ROOF TILE	US The "Radic Palermo" # SH- 22

North Exterior Elevation
Scale 3/16" = 1'-0"



GPA 936/CZ7734/CUP3642
EXHIBIT: B Amd. No. 4
PLANNER: H. P. KANG
DATE: 05/23/13

design associates
Planning • Building Design • Development
14017 Park Ave. #110 Mill Valley, CA 94943
PH: 780-888-8823 FAX: 780-888-8825

Midway Jr. Market
21700 Markham St.
Perris, CA. 92570
(951) 943-3328

DRIVING CONTENTS Exhibit C1
NORTH & SOUTH EXTERIOR
COLOR ELEVATIONS

DATE: 5-23-13
DRAWN BY: JIM
CHECKED BY: JIM
JOB NO.: 12-23-13
PROJECT: MIDWAY MARKET
C1
OF 8 DRAWINGS



DEEP CRIMSON



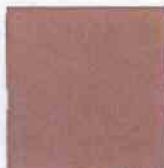
RED INK



PRACTICAL TAN



SANDPIT



BRICK FENCE



SMOKES



Diagonal Tile Sample
18" Sq. Diag. Tiles of Building side
Point - Use Dunn Edwards Brickface DEB063



Stone Veneer at Perimeter
Mojove Country Ledgerstone CSV-28242
by Cultured Stone



Surrounds in place of Fascia Bd.
Coro Surrounds - Smokes DEB111
& Exposed Brick



Window Style & Trim Sample
Trim & w/dws & dws - Script DEB118



Roof Clay Tile Sample
U.S. Tile Co.
S-Roofing Tile
"Puerto Polanco" 591-22

COLOR PALETTE	
COLOR & MATERIALS	Symbol
by <i>Dunn - Edwards</i>	
1. Main Body - Practical Tan DEB116	
2. Accents & Cornice - Deep Crimson DEAB2	
3. Tower & Corner - Red Ink DEAB1 & Tower & Corner	
4. Coro Surrounds - Smokes DEB111 & Exposed Brick	
5. Brickface DEB063 on 18" Sq. Diag. Tiles, Base of Bldg. & of decorative wrought iron	
6. Trim & w/dws & dws - Script DEB118	
7. Wrought Iron - Flat Black Metal Paint	
8. Stone Veneer - Mojove Country Ledgerstone CSV-28242 by Cultured Stone	
9. Roof Clay Tile - U.S. Tile Co. S-Roofing Tile "Puerto Polanco" 591-22	
*All color numbers are by <i>Dunn - Edwards</i> PAINTS.	

NO.	BY	DATE	REVISION	DESCRIPTION

PA design associates
 Planning & Building Design & Development
 780-242-8878 Fax: 780-242-8888
 15400 Main Ave. Bldg. 110
 Westminster, CA 92683

Midway Jr. Market
 21700 Markham St.
 Perris, CA 92570
 (951) 943-3328

COLOR & MATERIALS BOARD

DRAMA COMMENTS Exhibit "C1"

DATE BY: C1
 DATE BY: C1
 DATE BY: C1

C1
 of 9 drawings



YESCO.
LOS ANGELES DIVISION
445 N. Hollywood Blvd.
San Bernardino, CA 92407
Tel: (909) 827-7688 Fax: (909) 921-5915
www.yesco.com

CLIENT INFORMATION

NAME: Midway Jr. Market
ADDRESS: 21700 Marikuhau St.
Perris, CA 92570
SALES DELEG.: Dan Wheeler

DATE: 04/28/11
BY: TOR

REVISIONS

CUSTOMER APPROVAL

- ACCEPTED WITH NO CHANGES
- ACCEPTED WITH CHANGES AS NOTED
- REVERSE AS NOTED AND RE-ASSEMBLE

(Customer Signature) _____ (Date) _____
(Title) _____

PRODUCTION APPROVAL

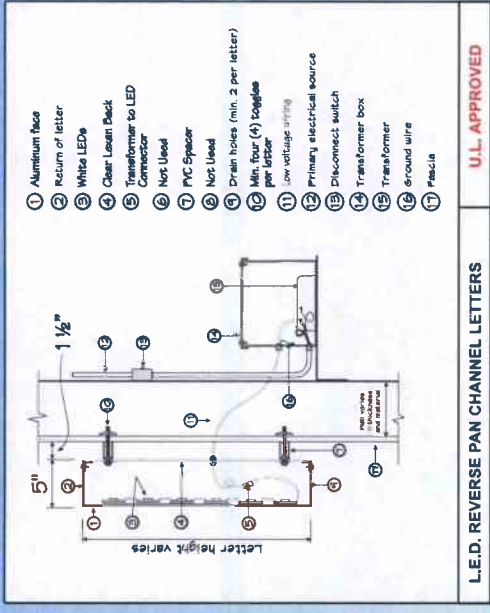
(Contractor Signature) _____ (Date) _____
(Production Mgr. Signature) _____ (Date) _____

DESIGN SHEET 11-9715

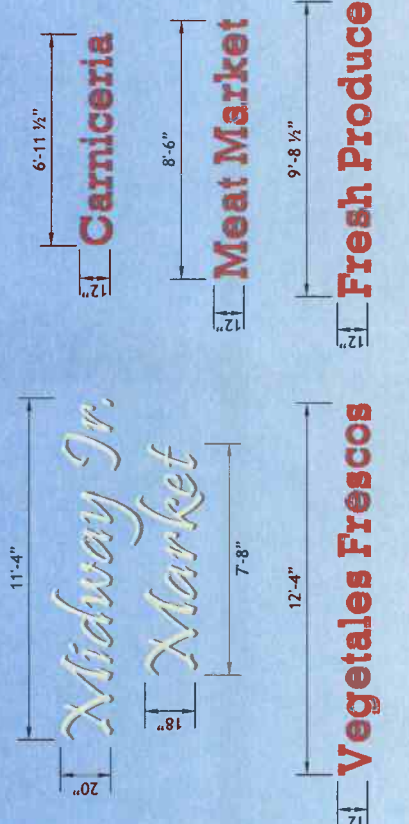
SHEET 1 of 2

This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and the applicable local codes. The installer shall provide necessary wiring in accordance with the NEC and local codes. This drawing was created to assist you in installing the sign. The sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and the applicable local codes. The installer shall provide necessary wiring in accordance with the NEC and local codes. For more information, contact the office of Henry Electric Sign Company. Permission to copy or reuse this drawing can only be obtained through a written agreement with the office of Henry Electric Sign Company.

California requires that all signs be manufactured by a licensed sign manufacturer. All manufacturers are required to provide necessary wiring in accordance with the NEC and local codes. This drawing was created to assist you in installing the sign. The sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and the applicable local codes. The installer shall provide necessary wiring in accordance with the NEC and local codes. For more information, contact the office of Henry Electric Sign Company.



U.L. APPROVED



Scale: 1/4" = 1'-0"

Manufacture & install five (5) sets of reverse pan channel letters
Five (5) sets required

"Midway Jr. Market" to be 5" deep aluminum reverse pan channel letters painted to match building (lighter tone). Letters to be pin-mounted 1 1/2" from building fascia; internally illuminated with white LEDs.
"Carniceria," "Meat Market," & "Fresh Produce" to be 5" deep aluminum reverse pan channel letters painted to match building (darker tone). Letters to be pin-mounted 1 1/2" from building fascia; internally illuminated with white LEDs



Proposed South Sign Elevation
1/8" = 1'-0" Scale

GPA 936/CZ7734/CUP3642
EXHIBIT: C Amd. No. 4
PLANNER: H. P. KANG
DATE: 05/23/13



YESCO®
LOS ANGELES DIVISION
 5405 N. Hollywood Blvd.
 Van Nuys, CA 91411
 Tel: (800) 923-7668 Fax: (800) 923-5015
 www.yesco.com

CLIENT INFORMATION

Name: Midway Jr. Market
 Address: 21790 Maricham St.
 Pacific, CA 91570

SALES EXEC.: Dan Wheeler

DATE: 04/20/11
 BY: [Signature]

NOTED: [Signature]

REVISIONS

CUSTOMER APPROVAL

- ACCEPTED WITH NO CHANGES
- ACCEPTED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RE-SUBMIT

Customer Signature: _____ (Date) _____
 Title: _____

PRODUCTION APPROVAL

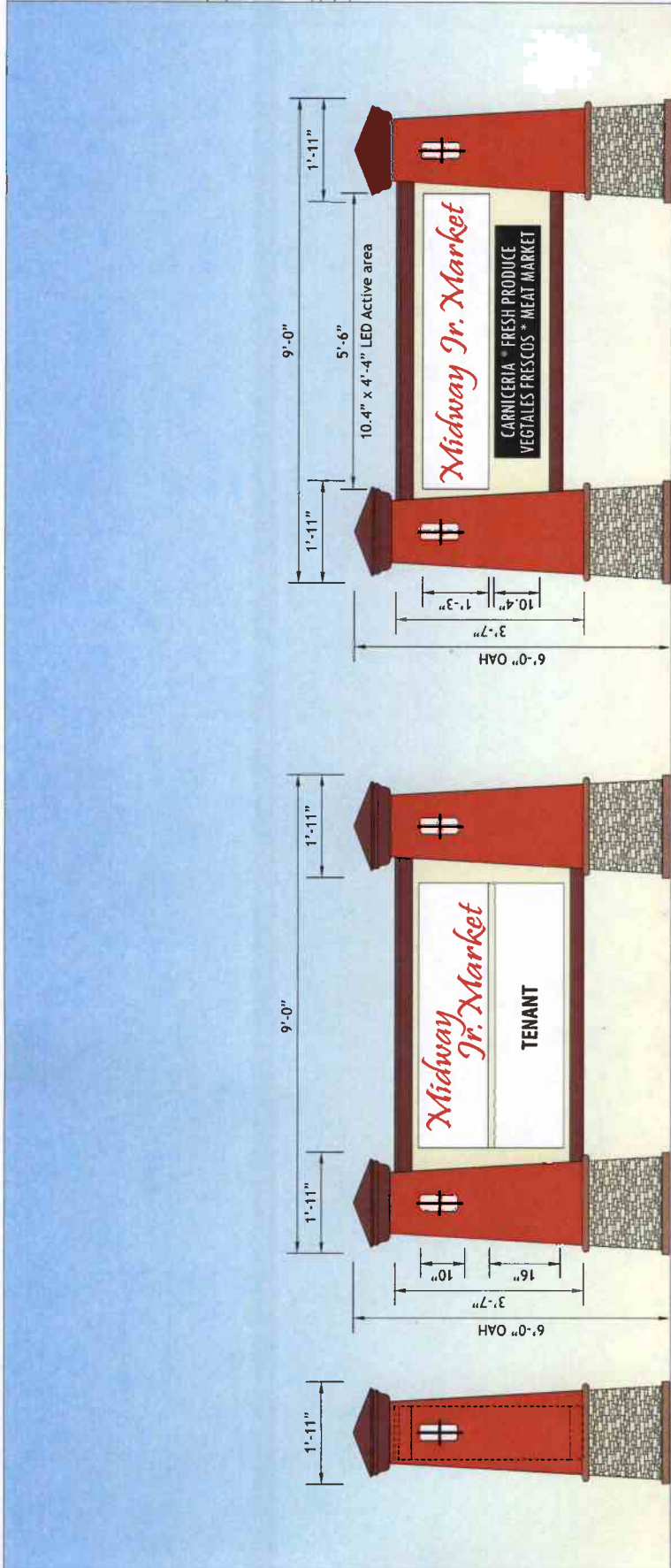
Color Exec. Signature: _____ (Date) _____
 Production Mgr. Signature: _____ (Date) _____

DESIGN 11-9715
SHEET 2 of 2

The City is intended to be installed in accordance with the provisions of Article 16.01 of the Municipal Electrical Code for the City of Los Angeles. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign. The drawing was created to assist you in visualizing the proposed sign. It is not intended to be a contract. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign.

Color and finish of the sign shall not be guaranteed. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, proper grounding and bonding of the sign.

CALIFORNIA CONTRACTOR LICENSE NO. 94529739 © 2011



OPTION 2

OPTION 1

Manufacture & install one (1) D/F internally illuminated monument sign

Scale: 1/2" = 1'-0"

Monument to have aluminum skin over steel frame construction w/ exterior painted to match building color scheme [including rock-base & lamps]
 Monument body to be aluminum with white acrylic tenant faces & vinyl overlay

Option 1:
 Acrylic face with 1 1/2" divider bar and vinyl overlay
 Internally illuminated with white fluorescent lamps

Option 2:
 Acrylic face with and vinyl overlay
 Internally illuminated with white fluorescent lamps

10.4' x 4.4' full-color 16 x 80 matrix 16mm LED [active area] display w/ 2 lines of copy

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

ELECTRICAL FEES

PLUMBING FEES

NO.	DESCRIPTION	QTY.	UNIT	AMOUNT
	POLES			
	PILES			
	WATER MOTOR		H.P.	
	MOTOR		H.P.	
	MOTOR		H.P.	
	MOTOR		H.P.	
	MOTOR		H.P.	
	FIXTURES			
	OUTLETS			
	SUB-PANEL			
	RANGE AND/OR OVEN			
	WATER HEATER			
	SPACE HEATER			
	CONSTRUCTION POLE			
	SERVICE ENTRANCE			
	WES'D. 10 SQ. FT.			
	W-CAST 1/2 SQ. FT.			
	PERMIT FEE			

TOTAL FEES	ELECTRICAL FEES	CONSTR. FEE	ELFC. FEE	PLUMBO. FEE
			500	

JOB ADDRESS	2100 WILKINSON BALDWIN, CA		
OWNER	FOR PROPOSED		
DATE	8-13-70		
VALUATION	10000		
PERMIT NUMBER	183491		
SUPP. TO PERMIT			

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONSTRUCTION IS GUARANTEED.

CONTRACTOR	
ADDRESS	
PHONE NO.	
DATE	

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

ELECTRICAL FEES

PLUMBING FEES

1ST FL.	SO. FT. @		NO.			NO.	
2ND FL.	SO. FT. @						
POR.	SO. FT. @			MOTOR 1 OR LESS H.P.			
GAR.	SO. FT. @			MOTOR 5 OR LESS H.P.			
CAR P.	SO. FT. @			MOTOR 20 OR LESS H.P.			DRAINAGE PIPING
WALL	SO. FT. @						DRAINING FOUNTAIN
<i>EST.</i>	SO. FT. @	2300					URINAL

ESTIMATED VALUATION \$ 2300

MECHANICAL FEES

VENT SYSTEM FAN EVAP COOL HOOD

APPLIANCE

FURNACE UNIT WALL FLOOR SUSPENDED

AIR HANDLING UNIT _____ CFM

GAS PIPE NATURAL LPG OIL

COMPRESSOR _____ HP

APPLIANCE VENT

ABSORPTION SYSTEM _____ BTU

INCINERATOR DOMESTIC INDUS OR COMM

HEATING SYSTEM FORCED GRAVITY

BOILER _____ BTU

PERMIT FEE

TRAILER ISSUANCE FEE - PERMIT FEE

DESIGN

TRANSFORMER _____ K.W.

CONDUITS

FEEDER OR CIRCUIT

CONST SERV ENTRANCE

POLE

AMPERES SERV ENR 200 2 -

SO. FT. @ _____ C

640 SO. FT. @ 1 c 640

SO. FT. RESID @ 1/2 C

SO. FT. GARAGE @ 1/4 C

BALANCE OF WIRE FEE

PERMIT FEE 3 -

WATER SOFTENER

WASHER (AUTO) DISH

GARBAGE DISPOSAL

LAINERY TRAY

KITCHEN SINK

WATER CLOSET

LAVATORY

SHOWER

BATH TUB

WATER HEATER

SEWAGE DISPOSAL

HOUSE SEWER

GAS PIPING

PERMIT FEE

PERMIT NO. 195222	TOTAL FEES \$3440	TRAILER FEE	HEAT & VENT FEE	PLAN FEE	CONST FEE 23-	DBL	LLS 1840	DBL	PLAN FEE	PLUMBING FEE	DBL
-------------------	-------------------	-------------	-----------------	----------	---------------	-----	----------	-----	----------	--------------	-----

PLAN CHECK FEE	MECHANICAL FEE	CONSTRUCTION FEE	ELECTRICAL FEE	PLUMBING FEE	TRAILER PERMIT ISSUANCE FEE	TOTAL FEES	\$3440
DBL	DBL	DBL	DBL	DBL			
23	1840						

LOT SIZE

USE # M-3 1/2

JOB ADDRESS 21700 MARKHAM ST. BALDWIN MARJORIE

USE OF BUILDING REMODEL STORE BUILD. DATE 7-1-71

CHECKED BY H.S. MEAD VALLEY DISTRICT P 022 VALUATION 2300 OFFICE 2

LEGAL DESCRIPTION LOT 141 UPTOWN ACRES # 6 PERMIT NUMBER 195222

INSPECTOR 189633

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

NO LENDER INVOLVED

TOTAL FEES \$3440

CASH CHECK M.O. N.C.

RECEIVED BY *Seamon*

SEWAGE SYSTEM

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS (CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID).

HEREBY AGREE THAT ALL WORK BY CONTRACTOR WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY OUT THE TERMS OF THE PERMIT AND TO BE RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES AS STATED THEREIN.

THE SIGNATURE OF THE CONTRACTOR MUST BE FILED WITH THE PERMIT AND THE SIGNATURE OF THE OWNER MUST BE FILED WITH THE PERMIT AND THE SIGNATURE OF THE CONTRACTOR MUST BE FILED WITH THE PERMIT.

STATE OF CALIFORNIA

OWNER <i>Baldwin Marjorie</i>	CONTRACTOR
ADDRESS <i>21700 Markham St</i>	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO.

CONSTRUCTION ESTIMATE				ELECTRICAL FEES				PLUMBING FEES										
1ST FL.	1920	SQ. FT. @ 12.00	23,040	NO.				NO.										
2ND FL.		SQ. FT. @																
3RD FL.		SQ. FT. @																
MOTOR																		
MOTOR																		
MOTOR																		
ESTIMATED VALUATION	\$		23,040															
MECHANICAL FEES																		
VENT SYSTEM	<input type="checkbox"/> FAN	<input checked="" type="checkbox"/> EVAP. COOL	<input checked="" type="checkbox"/> HOOD															
APPLIANCE																		
FURNACE	<input type="checkbox"/> UNIT	<input type="checkbox"/> WALL	<input type="checkbox"/> FLOOR	<input type="checkbox"/> SUSPENDED														
AIR HANDLING UNIT																		
GAS PIPE	<input type="checkbox"/> NATURAL	<input type="checkbox"/> L.P.G.	<input type="checkbox"/> OIL															
COMPRESSOR																		
APPLIANCE VENT																		
ABSORPTION SYSTEM																		
INCINERATOR	<input type="checkbox"/> DOMESTIC	<input type="checkbox"/> INDUS. OR COMM.																
HEATING SYSTEM	<input type="checkbox"/> FORCED	<input type="checkbox"/> GRAVITY																
BOILER																		
PERMIT FEE																		
MOBILE HOME HOOKUP FEE	SM	1.50																
PERMIT NUMBER	12211	TOTAL FEES	5.00	MOB. HOOKUP FEE	1.50	PLAN & SPEC. FEE	9.00	CONSTR. FEE	86.00	PL. CHECK FEE	23.20	DBL		FEE	SM 1.61	PLUMBING FEE	DBL	19.00

J	F	M	A	M	J	J	A	S	O	N	D	JOB ADDRESS	21700 MARKHAM RD	OWNER	BALDWIN, MARJORIE
												USE OF BUILDING	SNACK BAR F.C.	DATE	6-13-72
												ADDN TO STORE BLDG # 02	PERMIT NO.	212211	
												COMMUNITY	VAL VERDE	DIST	P
												UNITS		ROOMS	
												VALUATION	23,040	SUPP. TO PERMIT	
												OFFICE	2		

MOBILE HOME HOOKUP FEE	SM	1.50	LEGAL DESCRIPTION	LOTS 140, 141, 142 & 143 UPTON ACRES No. 6					
MECHANICAL FEE	DBL	9.00	SET BACK	LOT SIZE	ZONE	USE NO.	GRP	TYPE	CK BY
PLAN CHECK FEE			BOND AMT.	PLAN NO.	PLAN CHECKER	FINAL DATE	INSPECTOR		
CONSTRUCTION FEE	DBL	86.00	NAME OF CONST. LENDER	BRANCH OFFICE		NO LENDER INVOLVED			
ELECTRICAL FEE	DBL	23.20	ADDRESS	CITY		STATE			

SMI FEE 1.61

PLUMBING FEE DBL 19.00

TOTAL FEES \$ 146.21

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID. I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

CASH <input checked="" type="checkbox"/> CHECK <input checked="" type="checkbox"/> M.O. <input type="checkbox"/> N.C. <input type="checkbox"/>	OWNER	21700 MARKHAM RD	CONTRACTOR	
Received By	ADDRESS	21700 MARKHAM RD	ADDRESS	
Sewage System	CITY	VERDES, CALIF.	CITY	
Trans Required	TEL. NO.	657-2508	TEL. NO.	
INFORMATION	LICENSE		LICENSE	

Dist #: 4

Fee:

Penalty:

Total Fees: \$556.00

County of Riverside Community Health Agency
Department of Environmental Health



Facility :31067

Decal No. :

Date : 1/30/2003

Effective: 1/1/2003

Expires : 1/1/2004

ENVIRONMENTAL HEALTH PERMIT

Lic. No.:

O.C.R.:

Sq.Ft./Make/Model: 2000-5999 Sq. Ft.

THIS PERMIT IS GRANTED FOR THE BUSINESS INDICATED ON THE CONDITION THE PERSON, CORPORATION OR ENTITY NAMED IN THE PERMIT WILL ENSURE THAT THE BUSINESS IS OPERATED IN COMPLIANCE WITH THE LAWS, ORDINANCES AND REGULATIONS THAT ARE NOW OR MAY HEREAFTER BE IN FORCE BY THE UNITED STATES GOVERNMENT, THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE PERTAINING TO SUCH BUSINESS. THIS PERMIT MUST BE RENEWED ON OR BEFORE THE EXPIRATION DATE AS SHOWN ABOVE. THIS PERMIT MAY BE SUSPENDED OR REVOKED BY THE ENFORCEMENT OFFICER FOR CAUSE. INSPECTION OF THIS BUSINESS MAY BE CONDUCTED BY A DULY AUTHORIZED REPRESENTATIVE OF THE DIRECTOR OF ENVIRONMENTAL HEALTH.

NAME	Ramuni, Inc.
D.B.A.	Midway Jr.
LOCATION	21700 Markham St.
TYPE OF BUSINESS	Food Establishment (R)
MAILING ADDRESS	21700 Markham St.
CITY AND STATE	Perris CA 92370

DEH-SAN-060 (Revised 7/95)

POST IN A CONSPICUOUS PLACE

DISTRIBUTION: ORIGINAL - OWNER; CANARY - FILE; PINK - FILE

MUST BE DISPLAYED CONSPICUOUSLY AT LOCATION ADDRESS FOR WHICH ISSUED

CALIFORNIA STATE BOARD OF EQUALIZATION

**CIGARETTE AND TOBACCO PRODUCTS LICENSING ACT OF 2003
RETAILER'S LICENSE**



LICENSE NUMBER

LR Q STF 91-216329

BUSINESS MAILING ADDRESS:

MIDWAY JR MARKET
RAMUNI INC
21700 MARKHAM ST
PERRIS CA 92570-9455

LOCATION ADDRESS:

21700 MARKHAM ST
PERRIS, CA 92570-9455

EFFECTIVE DATE:

07/01/13 to 06/30/14

*THIS LICENSE HAS BEEN ISSUED TO YOU
UNDER DIVISION 8.6 (COMMENCING WITH
SECTION 22970) OF THE CALIFORNIA BUSINESS
AND PROFESSIONS CODE.*

NOT VALID AT ANY OTHER LOCATION ADDRESS.

IS HEREBY AUTHORIZED TO ENGAGE IN THE SALE OF
CIGARETTES AND TOBACCO PRODUCTS.

**THIS LICENSE IS VALID FOR THE EFFECTIVE DATE OR UNTIL SUSPENDED, REVOKED, OR CANCELED, AND IS NOT TRANSFERABLE.
FOR GENERAL TAX QUESTIONS PLEASE TELEPHONE OUR TAXPAYER INFORMATION SECTION AT 800-400-7115 (TTY: 711).
FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 888-324-2798 OR 916-324-2798.**

BOE-442-LR REV. 3 (3-11)

A MESSAGE TO OUR LICENSE HOLDER

As a retailer, you have certain rights and responsibilities under the Cigarette and Tobacco Products Licensing Act of 2003. In order to assist you in your endeavor and to better understand the law, we offer the following informational sources:

- The Cigarette and Tobacco Products Licensing Act of 2003 found under Division 8.6 (commencing with section 22970) of the California Business and Professions Code.
- Our website at www.boe.ca.gov
- Our toll-free Taxpayer Information Section at 800-400-7115 (TTY: 711).

As a retailer, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a Board of Equalization (BOE) representative when requested. In addition, you must keep the records on file at the location identified on your license for at least one year after the date of purchase. Specific requirements are set forth in the Cigarette and Tobacco Products Licensing Act of 2003.

You must notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. This license is valid only for the type of ownership and location specified on the license. A person who obtains a license as a retailer who ceases to do business, or who never commenced business, or whose license has been suspended or revoked, shall also notify the BOE immediately by writing to the State Board of Equalization, Special Taxes and Fees, P.O. Box 942879, Sacramento, CA 94279-0088 in order to make arrangements to surrender the license, or by giving the license to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling, 888-324-2798 or 916-324-2798. Their fax number is 916-323-3319.

License must be displayed at location address for which issued and must be visible to your customers.

STATE BOARD OF EQUALIZATION

Special Taxes and Fees



Division of Weights & Measures

PLEASE RETAIN THIS BOTTOM PORTION FOR POSTING

MIDWAY JR MARKET
21700 MARKHAM ST
PERRIS CA 92570

PAYMENT VALIDATES PERMIT UNTIL 12/31/2013
DATE BILL MAILED 12/11/2012
PERMIT NO. S00358

**CERTIFICATE OF REGISTRATION
DEVICES**

THIS CERTIFICATE IS VALID ONLY WHEN FEES HAVE BEEN PAID. IT IS NOT TRANSFERABLE. VOID UPON CHANGE OF OWNERSHIP OR LOCATION.



POST IN PUBLIC VIEW

BUSINESS REGISTRATION

RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

Business Name: Midway Jr Market
Business Location: 21700 MARKHAM ST
PERRIS, CA 92570-9455

1st Owner Name: Raatuni Inc
2nd Owner Name:

MIDWAY JR MARKET
21700 MARKHAM ST
PERRIS, CA 92570-9455

BUSINESS LICENSE #: 004028

Business Type: 290

Description: Grocery Store

Effective Date: May 21, 2013

Expiration Date: May 20, 2014

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE BEER AND WINE

VALID FROM

Mar 01, 2013

RAMUNI INC
21700 MARKHAM ST
PERRIS, CA 92570-9455

EXPIRES

Feb 28, 2014

TYPE NUMBER DUP

20 · 395332

AREA CODE

3300 07

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: MIDWAY JR

OWNERS: RAMUNI INC

CONDITIONS

7



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMENU.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of beer and wine for off-premises consumption, and a 1,785 sq. ft. retail building. Development includes facade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements.

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. 3642. 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. 3642 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3642, Exhibit A, Amended No. 4, dated 05/23/13, Exhibit B, Amended No. 4, dated 05/23/13, and Exhibit C, Amended No. 4, dated 05/23/13.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND

permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

12/10/13
15:36

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLCK

RECOMMND

The applied CUP03642 states all structures are existing, and there is no construction at this time.

The site shall be accessible compliant as shown on the exhibit. Should any new construction or placement of structures be proposed or if it is determined that any existing construction or placement of structures has been constructed without proper building permits, the applicant will be required to submit building plans and applicable documents to building and safety for review, approval and permit issuance per current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) is required for all new proposed onsite wastewater treatment systems (OWTS) and/or advanced treatment units (ATU).

10.E HEALTH. 1 USE - SEPTIC PLANS

RECOMMND

A set of three detailed contoured plot plans drawn to an appropriate scale showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance manual including the proposed onsite wastewater treatment system (OWTS) and/or Advanced Treatment Unit (ATU) design must be submitted to DEH for review and approval. If grading is proposed, all required information must be placed on Precise Grading Plans.

10.E HEALTH. 2 CUP#3642 - COMMENTS

RECOMMND

Based on the information provided by Rita Medellin (EDA) and Joe Mazariegos (owner), the existing septic system is non-certifiable. Therefore, the existing septic system shall be removed or properly abandoned under permit with the Department of Environmental Health (DEH).

AM/PAC has performed a soils percolation study which

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15:36

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.E HEALTH. 2

CUP#3642 - COMMENTS (cont.)

RECOMMND

will be submitted to DEH upon building permit submittal for review and acceptance. The proposed wastewater disposal system shall consist of an Advanced Treatment Unit (ATU) which will provide service to the two existing buildings containing plumbing.

A grease interceptor shall be properly sized to accomodate for any proposal to sell non-prepackaged foods. Moreover, the grease interceptor design shall be included on the required detailed contoured plot plan to be submitted to DEH for review upon building permit submittal.

The estimated building occupancies are as follows:

Building - Midway Jr Market

5310 square feet with 53 total occupants

Building "B" (two parts)

700 square feet with 46 occupants

1085 square feet with 5 occupants

10.E HEALTH. 3

EMWD POTABLE WATER SERVICE

RECOMMND

Conditional Use Permit#3642 is proposing to receive Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03642 is a proposal to permit an existing market and a retail building on an approximately 2.67-acre site. The construction of additional improvements to the site is also proposed. The site is located in the Mead Valley area northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street, and westerly of Carroll Street.

The site is located on a slight ridge therefore, except for nuisance nature local runoff, the site is considered free

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

from ordinary storm flood hazard. Street improvements should protect the site from any offsite runoff. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction shall comply with all applicable ordinances.

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted which proposed BMP's that will mitigate the development's impact on water quality. The submitted WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area on the westerly portion of the site to provide an acceptable BMP. The size and location will be determined in the Final WQMP.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2

USE FINAL WQMP

RECOMMND

The submitted preliminary WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area in the westerly portion of the site to provide an acceptable BMP. The size and location of the BMP will be determined in the Final WQMP.

It is unknown how much 'new' impervious area is being proposed for this project and how much of the existing site is impervious. If the new impervious area proposed with this development is less than 50% of the existing impervious area, then mitigation is required for only this amount of new impervious area. If the new impervious area proposed with this development is 50% or greater of the existing impervious area, then mitigation is required for the entire site.

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FINAL WQMP (cont.) RECOMMND

If the applicant is considering expanding this development to include the undeveloped westerly portion of the site, the District suggests providing a BMP large enough to mitigate for the complete development of the site at this time.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.FLOOD RI. 7

USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

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

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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 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.

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10. PLANNING. 3

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 6 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. 7 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 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.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 10 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. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 12 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), and is calculated to provide 37 parking spaces, including 2 accessible parking spaces.

10.PLANNING. 13 USE - PERMIT SIGNS SEPARATELY RECOMMND

Signs identified in Exhibit C Amd No. 4, dated 05/23/13 are approved pursuant to this project approval. Prior to the installation of any additional on-site advertising or directional signs, all appropriate review and approval is required.

10.PLANNING. 14 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the maximum sign as allowed in the Article XIX Advertising Regulations. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 15 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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

to this approval.

10.PLANNING. 16 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in one (1) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 20 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. 21 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. 22 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 except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] 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. 23 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - MAINTAIN LICENSING (cont.) RECOMMND

approval from all appropriate departments 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. 24 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. 25 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 31 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. 32 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.

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10. GENERAL CONDITIONS

10.PLANNING. 33 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. 37 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property (approximately 0.84 acres or 36,657 square feet) APN 315-172-010, -011, -012, and -013 are designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 38 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 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. 41 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 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 Riverside County Road Improvement Standards (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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 USE - 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. 4 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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP (cont.) RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP 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

WITHIN 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.) RECOMMND

stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03642 is located within the limits

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE MITCHARGE (cont.)

RECOMMND

of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 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. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.56 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 14 USE - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP No. 3642 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 15 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 936, and Change of Zone No. 7734 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 2

USE - FOOD PLANS REQD

RECOMMND

A total of 3 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 current State and Local regulations.

80.E HEALTH. 3

USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

USE SUBMIT FINAL WQMP

RECOMMND

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

80.FLOOD RI. 4

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03642 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within Conditional Use Permit No. 3642 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall obtain a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 17 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. 18 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 19 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 20 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 936 and Change of Zone No. 7734 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

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

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 Val Verde 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION/SUR RECOMMND

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50' to 42'.)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - MAP CORNER CUT-BACK/SUR RECOMMND

All corner cutbacks including at the intersection of Bonham Street and Carroll Street shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE-LC LANDSCAPE SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall open an IP account by filing an Agreement for Payment of Costs Application Processing form along with the payment of the current fee to the Riverside County Transportation Department for review and approval of the landscape plan submittal.

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;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.
- 5) Use County standard title block and details.

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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE-LC LANDSCAPE SUBMITTAL (cont.)

RECOMMND

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.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department shall verify that 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 Transportation Department shall clear this condition.

80.TRANS. 4

USE - LC LANDSCAPE SECURITY

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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department, Landscape Section who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Transportation Department, Landscape Section for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section 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.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - HEIGHT LIMITATIONS (cont.) RECOMMND

18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

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

90.PLANNING. 5 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of forty-two (42) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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

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

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. 9 USE - LOADING SPACES

RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 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. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

90.PLANNING. 14 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and

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90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.) RECOMMND

with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 20 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. 29 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.56 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3642 is calculated to be 2.56 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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. 5 USE - EXISTING MAINTAINED

RECOMMND

Markham Street along project boundary (from the westerly parcel line of APN: 315-172-010) to Carroll Street is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" AC dike, 32' half-width AC pavement, and match up asphalt concrete paving; as determined by the Transportation Department within the 42 foot half-width dedicated right-of-way in accordance with County Standard No. 94 and No. 212, Ordinance 461. (Modified for reduced right-of-way from 50' to 42', and no sidewalk, curb and gutter.)

NOTE: Construct a 35' wide AC driveway and AC dike return as approved by the Transportation Department.

Carroll Street along project boundary is designated as a Local Road and shall be improved with a 6" AC dike and 20' half-width AC pavement, and match up asphalt concrete paving as determined by the Transportation Department within the existing 30' half-width dedicated right-of-way in accordance with County Standard No. 105, Section C, and No. 212, Ordinance 461. (Modified for no sidewalk, curb and gutter.)

NOTE: Construct a 25' wide AC driveway and AC dike return as approved by the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County 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. 11 USE - R-O-W DEDICATION/SUR RECOMMND

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50' to 42'.)

90.TRANS. 12 USE - RELOCATE SIGNAGE RECOMMND

The signage shown at the intersection of Markham Street and Carroll Street shall be relocated outside the ultimate road right-of-way.

90.TRANS. 13 USE-LC LNDSCP INSPECT DEPOSIT 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 the Pre-Installation, the Installation, and One-Year Post-Establishment landscape 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 the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 14 USE - LNDSCP INSPECTION RQMTS RECOMMND

The permit holder's landscape architect is responsible for preparing the landscaping and irrigation plans (or on-site representative) and shall arrange for a INSTALLATION

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90.TRANS. 14

USE - LANDSCAPE INSPECTION RQMTS (cont.)

RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an sixth month INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's 80.TRANS.4 condition of approval entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.13 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 15

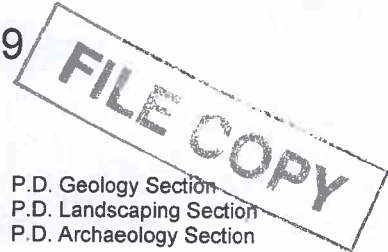
USE-LC COMPLY W/LNDSCP/IRRIGA

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation 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 Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: May 23, 2013



TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 4 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.56 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½) – **REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734**

The attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

Should you have any questions regarding this item, please do not hesitate to contact **H. P. Kang, (951) 955-1888**, Project Planner, or e-mail at **hp kang@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.

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

DATE: November 22, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeology Section-L. Mouriquand

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.56 Gross Acres – Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2) – REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734

The attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa, (951) 955-0972**, Project Planner, or e-mail at **CHINOJOS@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 3, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Dept. of Public Health – Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. EDA- Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.56 Gross Acres – Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2) – **REQUEST:** The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 1, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa, (951) 955-0972**, Project Planner, or e-mail at **chinojos@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 14, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Dept. of Public Health – Ind. hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety–Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand
Riv. Co. EDA- Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 2 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – *Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum)* – Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.67 Gross Acres – Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2) – **REQUEST:** The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (ABC License Type 20) for off premises consumption, a 1,785 square foot undesignated retail building with a total of 31 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 12, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at (951) 955-0972, or e-mail at **CHINOJOS@rctlma.org** / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 8, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety–Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
Riv. Co. EDA-Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 1 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.67 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½) – **REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (type 20) for off premises consumption, a 2,250 square foot retail building, a 1,000 gallon propane tank, modify existing building elevations with related improvements and add 9,263 square feet of landscaping area with 31 parking spaces and 1 loading dock. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 9, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at **(951) 955-0972**, or e-mail at **chinojos@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

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

DATE: April 22, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Rendell K.
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 152 c/o EDA
Riv. Co. EDA – RDA (Erlan Gonzalez)
Riv. Co. ALUC – John Guerin
March Air Reserve Base
Mead Valley MAC
1st District Supervisor
1st District Planning Commissioner
City of Perris

Val Verde Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Time Warner Cable
RWQCB – Santa Ana
Eastern Information Center (UCR)

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 – EA42302 – Applicant: Ramuni, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Southerly Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street – 2.24 Net Acres – Zoning: Rural Residential - 1/2 Acre Minimum (R-R-1/2) **REQUEST: The General Plan Amendment** proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). **The Change of Zone** proposes to change the project site's zoning classification from Rural Residential - 1/2 Acre Minimum (R-R-1/2) to General Commercial (C-1/C-P). **The Conditional Use Permit** proposes to permit and provide improvements an existing neighborhood retail center consisting of a 5,310 sq. ft. Market and a 1,785 sq. ft. retail building. Development includes façade enchantments, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements - APNs: 315-172-010, 315-172-011, 315-172-012, 315-172-013.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 27, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn**, Project Planner, at (951) 955-4641 or email at JHORN@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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
131327

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

May 19, 2010

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Jeff Horn

Re: Change of Zone 07734

Area: Mead Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or flood proofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "MeKBIB DEGAGA".

MEKBIB DEGAGA
Engineering Project Manager

c: CUP 03642

EWR:bjj



Riverside County Sheriff's Department
Perris Station
137 N. Perris Blvd. Suite A, Perris, CA 92570
STANLEY SNIFF, SHERIFF-CORONER

May 18, 2010

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, Ca. 92502-1409

Attn: Jeff Horn, Project Planner
951-955-4641

Dear Sir:

The Midway Junior Market, Ramuni Incorporated, is proposing a commercial use development at 217700 Markham Street.

The Riverside County Planning Department has requested a response from our agency regarding the project's impact upon law enforcement service.

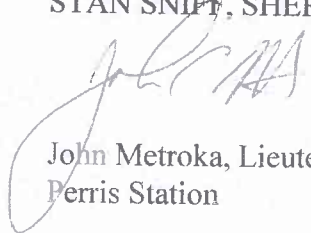
The development does not appear to be substantial in scope, and does not appear to include factors that would impact law enforcement services.

1. The project site falls within the service area boundary of the Perris Sheriff Station.
2. The address for the Perris Sheriff Station is 137 N. Perris Blvd., Ste. A, Perris, CA 92570.
3. There are no established minimum standards for law enforcement response times. We anticipate that the following average response times for the project area will continue:
 - a. Emergency response times of nine (9) minutes, 25 seconds
 - b. Non-emergency response times of 17 minutes, seven (7) seconds

If there is any further information required, please do not hesitate to contact me at (951) 210-1026.

Very truly yours,

STAN SNIFF, SHERIFF


John Metroka, Lieutenant
Perris Station

May 18, 2010

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

RE: Conditional Use Permit (CUP) No. 3642
Proposal: The CUP proposes to permit and provide improvements to an existing neighborhood retail center
APNs: 315-172-010;-011;-012;-013

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Bonham Street, west of Carroll Street, north of Markham Street, and East of Clark Street, in the Mead Valley Area Plan. 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 grading permit**, 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. **Within 12 months of project approval**, 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.
3. **Prior to issuance of a grading permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County 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. Arrangements can be made through the franchise hauler.

4. **Within 12 months of project approval**, 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.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. 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.
7. 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) 486-3200.

Sincerely,



Ryan Ross
Planner IV



May 10, 2011

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3642, Amended No. 2

A noise study is not required based upon the submitted diagrams, surrounding zoning, existing roadways between sensitive receivers on the north, south and east of the existing market site. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steve Hinde if you have any questions.



Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

April 30, 2010

"No Excuses"

BOARD OF EDUCATION:

Fredy R. De Leon, J.D.
Stacey L. Guzman
Marla D. Kirkland
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Attendance

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Business Services

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and
Maintenance & Operations

Kristin Merritt
Director,
Business Services

Robert Quantstrom
Director, Food Services

Stacy Strawderman
Director,
Contracts and Purchasing
Services

Jeff Horn, Project Planner
COUNTY OF RIVERSIDE, Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

Re: Project Description: General Plan Amendment amends from Rural to Community Development, Low Density to Commercial Use
Location: S Bonham, W Carroll, N Markham, E Clark
Applicant: Ramuni, Inc.
APN: 315 172 010, 011, 012, 013

Dear Mr. Horn:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
3. Val Verde Unified School District has adopted State statutory industrial/commercial fees. Companies within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,

Sandee Hackett
Director, Facilities/Maintenance & Operations

SH/gjc

cc: Alan Jensen, Ed.D., Superintendent
Michael Boyd, Deputy Superintendent, Business Services

CC005971

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

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: CUP 03642 DATE SUBMITTED: 4-5-2010

APPLICATION INFORMATION EA 42302 CFG 05664

Applicant's Name: RAMUNI, INC. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street
Perris Street 92392-02570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

Engineer/Representative's Name: PA Design Associates, Inc. E-Mail: padesignassociates@ms

Mailing Address: 14450 Park Ave. Ste. 110
Victorville Street 92392
City State ZIP

Daytime Phone No: (760) 245-9673 Fax No: (760) 245-9355

Property Owner's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham St.
Perris Street CA 92570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Shade Awad

PRINTED NAME OF APPLICANT

[Signature]

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.

Shade Awad

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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): 315-172-010 ,315-172-011, 315-172-012 ,315-172-013 ,315-172-014

Section: 3 Township: 4 South Range: 4 West

Approximate Gross Acreage: 3.427 Gross Acres / 2.67 Net Acres

General location (nearby or cross streets): North of Markham St, South of Bonham St., East of Clark St., West of Carroll St.

Thomas Brothers map, edition year, page number, and coordinates: PG. 716 GRID J1 & PG. 717 GRID A1

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):

The proposed project is to allow for the facade renovation & some exterior elements such as reroofing the building of the existing community store. We would like to continue the use of the existing buildings as a convenience store, to continue the sales of propane gas, and to continue the sales of alcohol from this location. We also propose to revitalize the existing parking area & driveways & landscaping.

Related cases filed in conjunction with this request:

EA and CFG and GPA 00936

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) EA-1136 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) +/-6,500 Ft.

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 100 Cu. Yds. Max.

Estimated amount of fill = cubic yards _____

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

Import none Export none Neither Dirt is used to level site

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,500 sq. ft.

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Shelton Date 4-5-10

Owner/Representative (2) _____ Date _____

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

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA No. 00936 DATE SUBMITTED: 2/13/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street

Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

Engineer/Representative's Name: Shade Awad E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street

Perris, CA 92570
City State ZIP

Daytime Phone No: (909) 534-5522 Fax No: (951) 940-1200

Property Owner's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street

Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

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.

2.24 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

Shade Awad

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

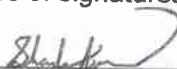
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Shade Awad

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 315-172-010, 315-172-011, 315-172-012, & 315-172-013

Section: 3 Township: 4 South Range: 4 West

Approximate Gross Acreage: 2.85 Gross Acres / 2.12 Net Acres (ownership)

General location (nearby or cross streets): North of Markham Street, South of Bonham Street, East of Clark Street, West of Carroll Street