

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

812B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
September 18, 2014

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3683 – Exempt from CEQA - Applicant: Kanaiyalala A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Location: Southwest corner of Reservoir Avenue and Hansen Avenue – REQUEST: To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 gross acres

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on September 17, 2014.

Departmental Concurrence

Juan C. Perez, TLMA Director /  
Interim Planning Director

(continued on next page)

JCP:pr VCS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b>	
				For Fiscal Year:	

**C.E.O. RECOMMENDATION:**

APPROVE

BY

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 5/5

Agenda Number:

1-5

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Conditional Use Permit No. 3683**

**DATE:** September 18, 2014

**PAGE:** Page 2 of 3

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

**FIND** the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (General Rule), based on the findings and conclusions incorporated in the staff report.

**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premise consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report.

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3683**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The proposal is to permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off-premise consumption on 0.5 acres. The existing two-story building will be made up of 1,475 square feet of sales area, 1,095 square feet of dry storage area, 73 square feet of restrooms, 433 square feet of walk-in cooler and 194 square feet of regular storage. The second floor is attic space and will not be utilized. The rest of the project site includes 12 parking spaces (1 handicap parking stall), bike racks, and 3,593 square feet of landscape area. The project will relocate illegal existing parking stalls on Reservoir Avenue into a new parking area west of the building. Business operations are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees anticipated is two. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leave it as attic space that will not be utilized. The existing liquor store business had been previously operating without permits but is now closed as they go through the entitlement process. This Conditional Use Permit application is seeking to entitle the project to permit the use. Planning Department staff received no comments opposed to this project prior to or during the September 17, 2014, Planning Commission hearing.

At the September 17, 2014, Planning Commission hearing, staff introduced into the record by memo a revision to the CEQA motion in the staff report. At the September 17, 2014, Planning Commission hearing, two new conditions were added which the applicant agreed to: 1.) the removal and prohibition of the exterior pay phone (COA 80.PLANNING.21) and 2.) the removal and prohibition of any arcade or gaming equipment (COA 80.PLANNING.22).

The Planning Commission approved the project by a vote of 5-0.

Since the Planning Commission meeting dated September 17, 2014, the applicant has requested modifications to their conditions of approval as they did not fully understand the extent of the conditions (60.TRANS.005, 60.TRANS.006, 80.TRANS.002, 80.TRANS.004, 90.TRANS.001, 90.TRANS.002, 90.TRANS.005, 90.TRANS.008, 90.TRANS.013, 90.TRANS.014, 90.TRANS.015). These conditions consist of road improvements and undergrounding of power lines. The Transportation Department has reviewed the applicant's request and has agreed to modifying/removing these conditions.

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

**FORM 11: Conditional Use Permit No. 3683**

**DATE: September 18, 2014**

**PAGE: Page 3 of 3**

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

**A. PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

**DATE: September 18, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: Conditional Use Permit No. 3683**

(Charge your time to these case numbers)

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

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

**Designate Newspaper used by Planning Department if set for hearing:**  
(5th Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Exemption  
California Department of Fish & Wildlife Receipt ([CFG5889](#))

**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 · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
September 18, 2014

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3683 – Exempt from CEQA - Applicant: Kanaiyalala A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Location: Southwest corner of Reservoir Avenue and Hansen Avenue – REQUEST: To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 gross acres

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on September 17, 2014.

Departmental Concurrence

\_\_\_\_\_  
Juan C. Perez, TLMA Director /  
Interim Planning Director

(continued on next page)

JCP:pr *[initials]*

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**  
\_\_\_\_\_  
**For Fiscal Year:**

**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: 5/5**

**Agenda Number:**

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

**FORM 11: Conditional Use Permit No. 3683**

**DATE: September 18, 2014**

**PAGE: Page 2 of 3**

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

**FIND** the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (General Rule), based on the findings and conclusions incorporated in the staff report.

**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premise consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report.

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3683**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The proposal is to permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off-premise consumption on 0.5 acres. The existing two-story building will be made up of 1,475 square feet of sales area, 1,095 square feet of dry storage area, 73 square feet of restrooms, 433 square feet of walk-in cooler and 194 square feet of regular storage. The second floor is attic space and will not be utilized. The rest of the project site includes 12 parking spaces (1 handicap parking stall), bike racks, and 3,593 square feet of landscape area. The project will relocate illegal existing parking stalls on Reservoir Avenue into a new parking area west of the building. Business operations are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees anticipated is two. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leave it as attic space that will not be utilized. The existing liquor store business had been previously operating without permits but is now closed as they go through the entitlement process. This Conditional Use Permit application is seeking to entitle the project to permit the use. Planning Department staff received no comments opposed to this project prior to or during the September 17, 2014, Planning Commission hearing.

At the September 17, 2014, Planning Commission hearing, staff introduced into the record by memo a revision to the CEQA motion in the staff report. At the September 17, 2014, Planning Commission hearing, two new conditions were added which the applicant agreed to: 1.) the removal and prohibition of the exterior pay phone (COA 80.PLANNING.21) and 2.) the removal and prohibition of any arcade or gaming equipment (COA 80.PLANNING.22).

The Planning Commission approved the project by a vote of 5-0.

Since the Planning Commission meeting dated September 17, 2014, the applicant has requested modifications to their conditions of approval as they did not fully understand the extent of the conditions (60.TRANS.005, 60.TRANS.006, 80.TRANS.002 80.TRANS.004, 90.TRANS.001, 90.TRANS.002, 90.TRANS.005, 90.TRANS.008, 90.TRANS.013, 90.TRANS.014, 90.TRANS.015). These conditions consist of road improvements and undergrounding of power lines. The Transportation Department has reviewed the applicant's request and has agreed to modifying/removing these conditions.

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

**FORM 11: Conditional Use Permit No. 3683**

**DATE: September 18, 2014**

**PAGE: Page 3 of 3**

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 17, 2014**

**I. AGENDA ITEM 4.6**

**CONDITIONAL USE PERMIT NO. 3683 – CEQA Exempt** – Applicant: Kanaiyalala A. Patel – Representative: Hector Moreno – Fifth/Fifth Supervisorial District - Location: Southwest corner of Reservoir Avenue and Hansen Avenue – Zoning: Scenic Highway Commercial. (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

To permit an existing 3,270 sq. ft. liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 gross acres.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org).

No one spoke in favor, in opposition, or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comment: **Closed**

Motion by Commissioner Valdivia, 2<sup>nd</sup> by Commissioner Petty

A vote of 5-0

**FOUND** the project exempt from California Environmental Quality Act; AND,

**APPROVED** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**; and,

**APPROVED** of **CONDITIONAL USE PERMIT NO. 3683**, as modified at hearing.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 17, 2014**

- 4.6 CONDITIONAL USE PERMIT NO. 3683 –** Planning Commission Action:  
**CEQA Exempt** – Applicant: Kanaiyalala A. Patel – Representative: Hector Moreno –  
Fifth/Fifth Supervisorial District - Location: Southwest corner of Reservoir Avenue and  
Hansen Avenue – Zoning: Scenic Highway Commercial - **REQUEST:** To permit an  
existing 3,270 sq. ft. liquor store building with the sale of beer, wine and distilled spirits for  
off premise consumption on 0.5 gross acres. Project Planner: Paul Rull at (951) 955-0972  
or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)
- By A Vote Of 5-0**
- FOUND** the project exempt from California Environmental Quality Act; AND,  
**APPROVED** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY;**  
and,  
**APPROVED** of **CONDITIONAL USE PERMIT NO. 3683**, as modified at hearing.



Agenda Item No.: **A.6**  
Area Plan: Lakeview/Nuevo  
Zoning Area: Lakeview  
Supervisory District: Fifth/Fifth  
Project Planner: Paul Rull  
Planning Commission: September 17, 2014

CONDITIONAL USE PERMIT NO. 3683  
CEQA Exempt  
Applicant: Kanaiyalala A. Patel  
Engineer/Representative: Hector Moreno

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres.

The project is located in the unincorporated area of Riverside County, more specifically, in the Lakeview Nuevo Area Plan, located on the southwest corner of Reservoir Avenue and Hansen Avenue.

### BACKGROUND

The existing two-story building will be made up of 1,475 square feet of sales area, 1,095 square feet of dry storage area, 73 square feet of restrooms, 433 square feet of walk-in cooler and 194 square feet of regular storage. The second floor is attic space and will not be utilized. The rest of the project site includes 12 parking spaces (1 handicap parking stall), bike racks, and 3,593 square feet of landscape area. The project will relocate illegal existing parking stalls on Reservoir Avenue into a new parking area west of the building. Business operations are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees anticipated is two. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leaves it as attic space and will not be utilized (see Exhibit C). Currently the liquor store is closed while the applicant pursues the required entitlements and permits.

### ISSUES OF POTENTIAL CONCERN:

#### *Alcohol Uses*

The proposed project currently holds a valid Type 21 license from the Department of Alcoholic Beverage Control (ABC) which allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold (License #416998). The project will not increase the total number of alcohol licenses in the area, as the project already has an ABC license. The project will not create an oversaturation of Type 21 licenses in the area. Mountain Shadows Middle School and Nuvview Bridge Early College High School are located 0.8 miles from the project.

There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact.

There is a park to the east of the project. However, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to just the staging area.



Therefore, there is adequate distance between the liquor store and the park entrance for the project to have a significant impact.

*Parking*

An alternative parking program was prepared by the applicant (attached) for the project site requesting a reduction in the number of off-street parking stalls consistent with Section 18.12.e of Ordinance No. 348. The original required number of parking stalls is 16, and the number of stalls provided is 12. Staff reviewed the parking program and determined that it was consistent with Section 18.12.e. Bike racks are included as part of the project which reduces the number of required parking stall by one vehicle for every three additional bicycle spaces (six bike racks will be provided) which is consistent with Section 18.12.e.2.d. Staff also agreed with the applicant's parking justification that the existing building 35 foot setback and landscaping requirements restricted the onsite parking area. Lastly, in order to bring the project site up to compliance with County ordinances, the applicant had to redesign the project and remove 9 parking stalls within Reservoir Avenue right of way, replacing it with landscaping. Staff agreed that the combination of all these factors warranted a reduction in parking requirements, and that the reduction would not cause a significant impact, and determined that 12 parking stalls are adequate.

*CEQA Exempt*

The proposed project was analyzed and determined to be exempt from the California Environmental Quality Act under Existing Facilities (Section 15301) and General Rule (Section 15061) due to the fact that the building is already existing, and will only have minor improvements inside the building and re-facing of the building exterior. There is no building expansion proposed. Also CEQA only applies to projects with the potential to cause a significant effect on the environment. The project will not have a significant effect on the environment because the project is not proposing any expansion, and impacts would be kept to the same existing level. The project has been operating for several years and is a continuation of the existing operating use of a liquor store. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail                              |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail,<br>Agriculture: Agriculture |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial   |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial, Light Agriculture-10<br>acre minimum       |
| 5. Existing Land Use (Ex. #1):                 | Liquor store  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant, single family residences, park, agricultural<br>farming       |
| 7. Project Data:                               | Total Acreage: 0.5 acres  |
| 8. Environmental Concerns:                     | CEQA exempt   |

**RECOMMENDATIONS:**

**CONDITIONAL USE PERMIT NO. 3683**

**PC Staff Report: September 17, 2014**

**Page 3 of 6**

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**FIND** the project exempt from California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (General Rule), based on the findings and conclusions incorporated in the staff report.

**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premises consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report.

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3683**, 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, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail in the Lakeview/Nuevo Area Plan.
2. The proposed use, a liquor store, is consistent with the Community Development: Commercial Retail land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Agriculture: Agriculture.
4. The project site is not located within a policy area.
5. The zoning for the subject site is Scenic Highway Commercial.
6. The proposed use, a liquor store, is a permitted use, subject to approval of a Conditional Use Permit in the Scenic Highway Commercial zone.
7. The proposed use, a liquor store, is consistent with the development standards set forth in the Scenic Highway Commercial zone.
8. The project site is surrounded by properties which are zoned Scenic Highway Commercial and Light Agriculture-10 acre minimum.
9. The project is compatible with its surrounding uses. The liquor store building was established decades ago and has been a notable landmark in the community's history. Existing development in the project's vicinity includes residences, gas stations, parks, schools, industrial businesses and farms, which are compatible with the project.
10. The proposed site plan, as designed and conditioned, is consistent with the development standards set for in the Scenic Highway Commercial zone:
  - a) There are no minimum lot size requirements.
  - b) There are no yard requirements for buildings which do not exceed 35 feet in height. The project building height is 24 feet.
  - c) No structure will exceed 50-feet in height at the yard setback line. The maximum building height is 18 feet.

- d) Parking areas meet Section 18.12 requirements of Ordinance No. 348. The proposed 12 parking stalls meet the minimum requirements as outlined in the alternative parking program.
  - e) Trash collection areas will be appropriately screened with landscaping and walls/fences.
  - f) Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
11. The proposed project will not create an oversaturation of alcohol uses in the area. The existing liquor store already has a valid Type 21 license from the Department of Alcoholic Beverage Control (ABC). The proposed project will not be increasing the number of ABC licenses in the area.
12. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Planning Department and concluded that no public elementary school or secondary school district within 1000 feet of the site. There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact.
13. The radius map prepared indicated that the project is located within 1000 feet of an existing park. The park is immediately east of the project site. The proposed liquor store building will be buffered from the park by onsite landscaping and Hansen Avenue (80 foot right-of-way). In addition, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to the staging area. Therefore, there is adequate distance between the liquor store and the park entrance to have a significant impact.
14. The project is not situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a public school, church, public park or playground. There are no public schools within 1000 feet of the subject site. A park is located to the east of the project site. However, the main entrance and staging point to the park is located on Orange Street which is located in the opposite and furthest corner of the park parcel from the liquor store. The perimeter of the park has chain link fence restricting access to the staging area. Therefore, there is adequate distance between the liquor store and the park entrance for the project to have a significant impact. There is a church on the corner of Magnolia Avenue and Reservoir Avenue, approximately 500 feet west of the project site. There are two lots in between the church and the project; one with vacant land and the other developed as a truck equipment yard. Most of the church view of the project is obscured by the trucking yard office building and outdoor equipment storage. There is chain link fencing surrounding both the vacant lot and the trucking business. There is adequate distance and enough obstacles in between the liquor store and the church entrance for the project to have a significant impact. In addition, the alcohol use of the liquor store is for off-site consumption only. There will be no consumption of alcohol onsite, and since the consumption of alcohol is illegal in a moving vehicle, it can be assumed that patrons will have to wait until they are at their private destination before consuming the alcohol, which significantly lowers the potential of creating a hazard to the park and church.
15. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.



16. This project is not within a City Sphere of Influence.
17. The project is not located within the Airport Influence Area.
18. The proposed project was analyzed and determined to be exempt from the California Environmental Quality Act under Existing Facilities (Section 15301) and General Rule (Section 15061) due to the fact that the building is already existing, and will only have minor improvements inside the building and re-facing of the building exterior. There is no building expansion proposed. Also CEQA only applies to projects with the potential to cause a significant effect on the environment. The project will not have a significant effect on the environment because the project is not proposing any expansion, and impacts would be kept to the same existing level. The project has been operating for several years and is a continuation of the existing operating use of a liquor store. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. A Determination of Public Convenience and Necessity can be made to allow the sale of beer, wine and distilled spirits for off-premises consumption for this project.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Tribal land;
  - b. An Airport Influence Area;
  - c. A Municipal Advisory Committee boundary;
  - d. A Policy Area;
  - e. A Overlay Area;
  - f. A High Fire Area;
  - g. A Multiple Species Habitat Criteria Preservation cell;
  - h. A Historic Preservation Area;
  - i. A Fault Zone;

**CONDITIONAL USE PERMIT NO. 3683**

**PC Staff Report: September 17, 2014**

**Page 6 of 6**

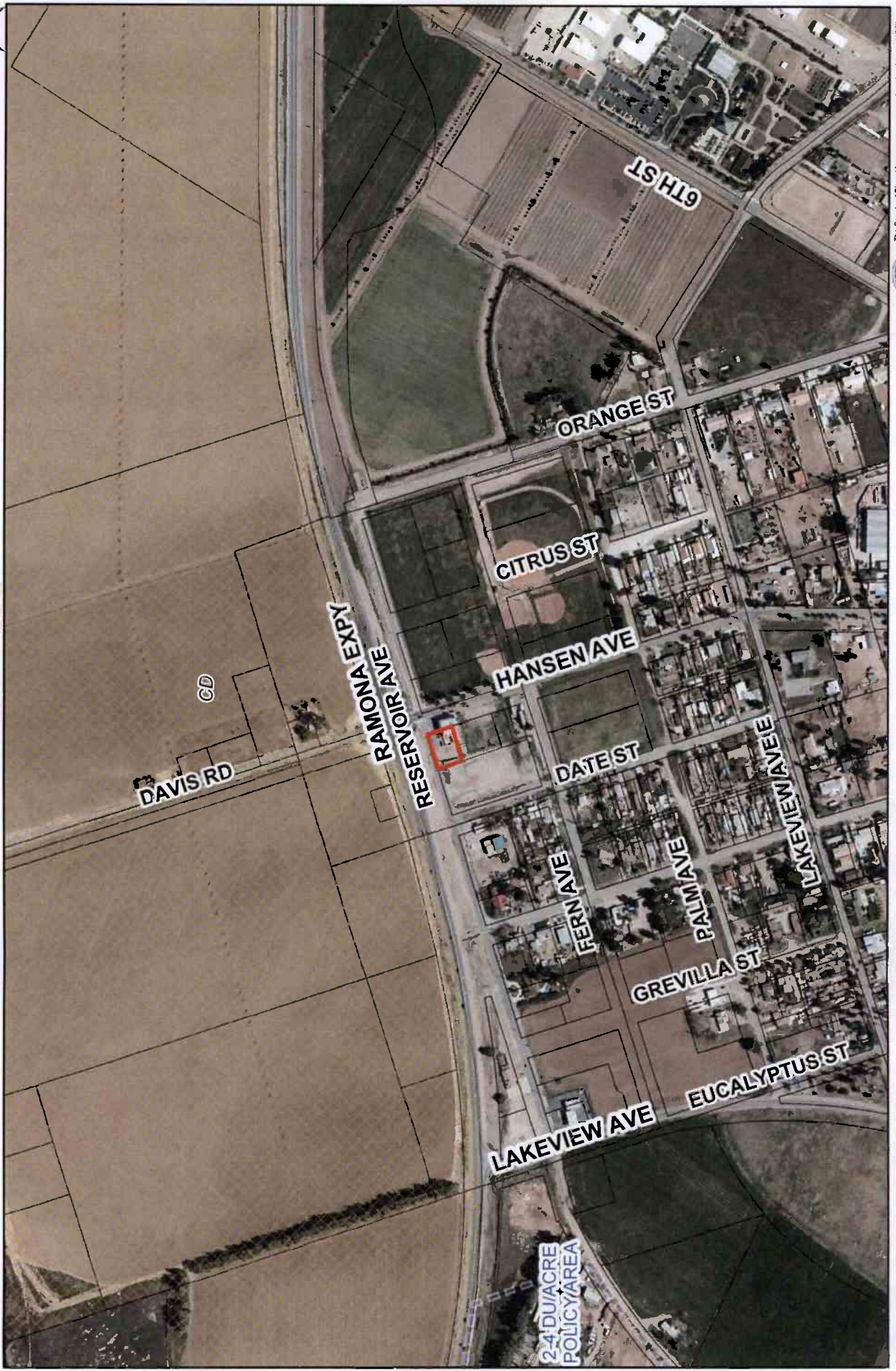
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- j. A City Sphere of Influence;
  - k. A Paleontological Sensitive Area;
  - l. A Specific Plan; or
  - m. An Agricultural Preserve.
3. The project site is located within:
- a. Moderate Liquefaction Areas;
  - b. Zone B of Mt. Palomar Observatory Ordinance No. 655
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and,
  - d. The boundaries of the Nuview Union and Perris Union High School District;
4. The subject site is currently designated as Assessor's Parcel Number 426-083-008



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP3683**  
**VICINITY MAP**

Supervisor Ashley  
 District 5



24 DU/ACRE  
 POLICY AREA

0 250 500 1,000 Feet  
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
 Printed by prull on 7/2/2014  
 1 inch = 500 feet



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information may be subject to change without notice and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

N

Supervisor Ashley  
District 5

## CUP3683 LAND USES



0 105 210 420 Feet  
1 inch = 208 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by prull on 7/2/2014



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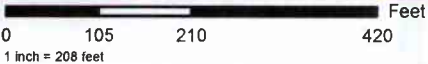


# RIVERSIDE COUNTY PLANNING DEPARTMENT

N

Supervisor Ashley  
District 5

## CUP3683 ZONING MAP



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
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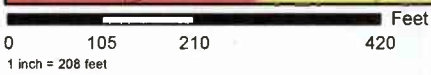
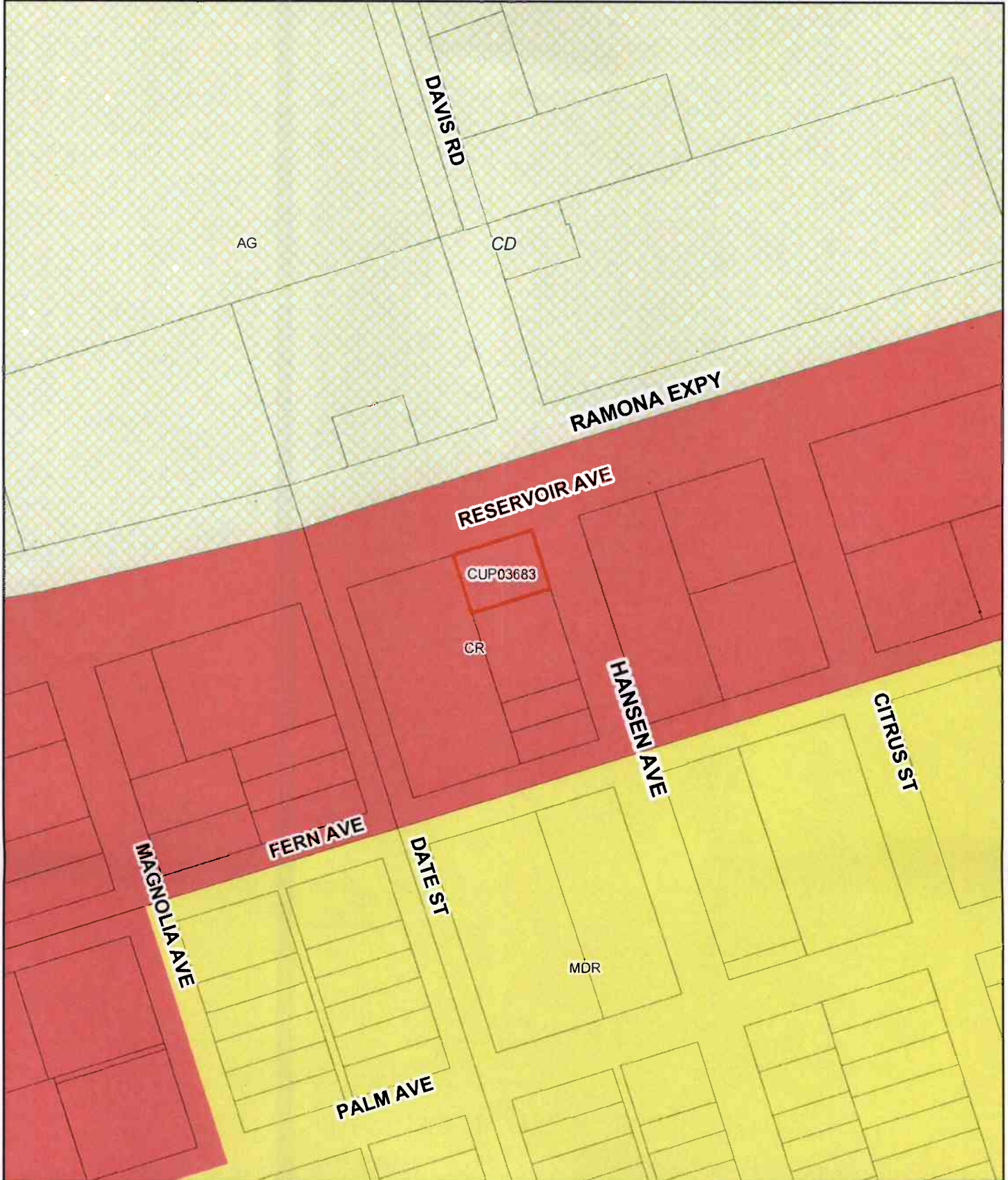
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP3683

### GENERAL PLAN LAND USE MAP

Supervisor Ashley  
District 5

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by prull on 7/2/2014



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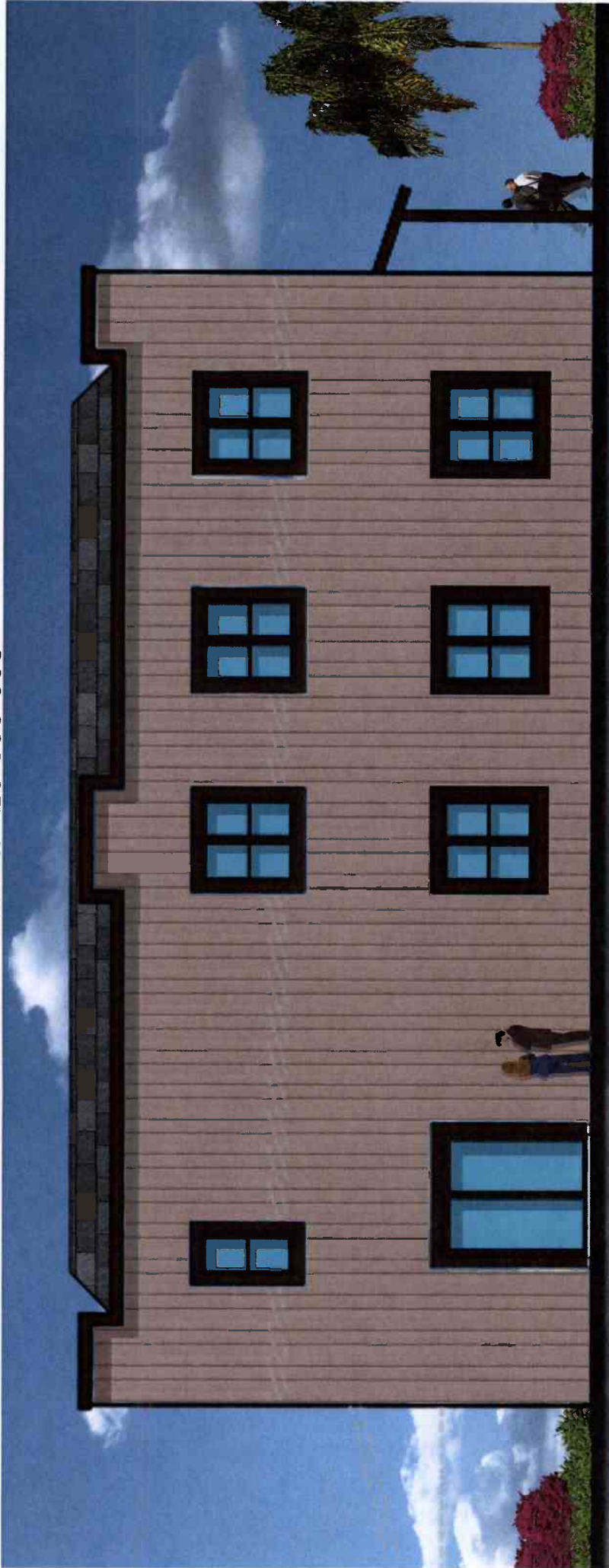








LEGALIZE USE OF EXISTING LIQUOR  
IN THE CITY OF LAKE VIEW, CA 93562  
A.P.N.: 426-083-008



**FRONT ELEVATION**

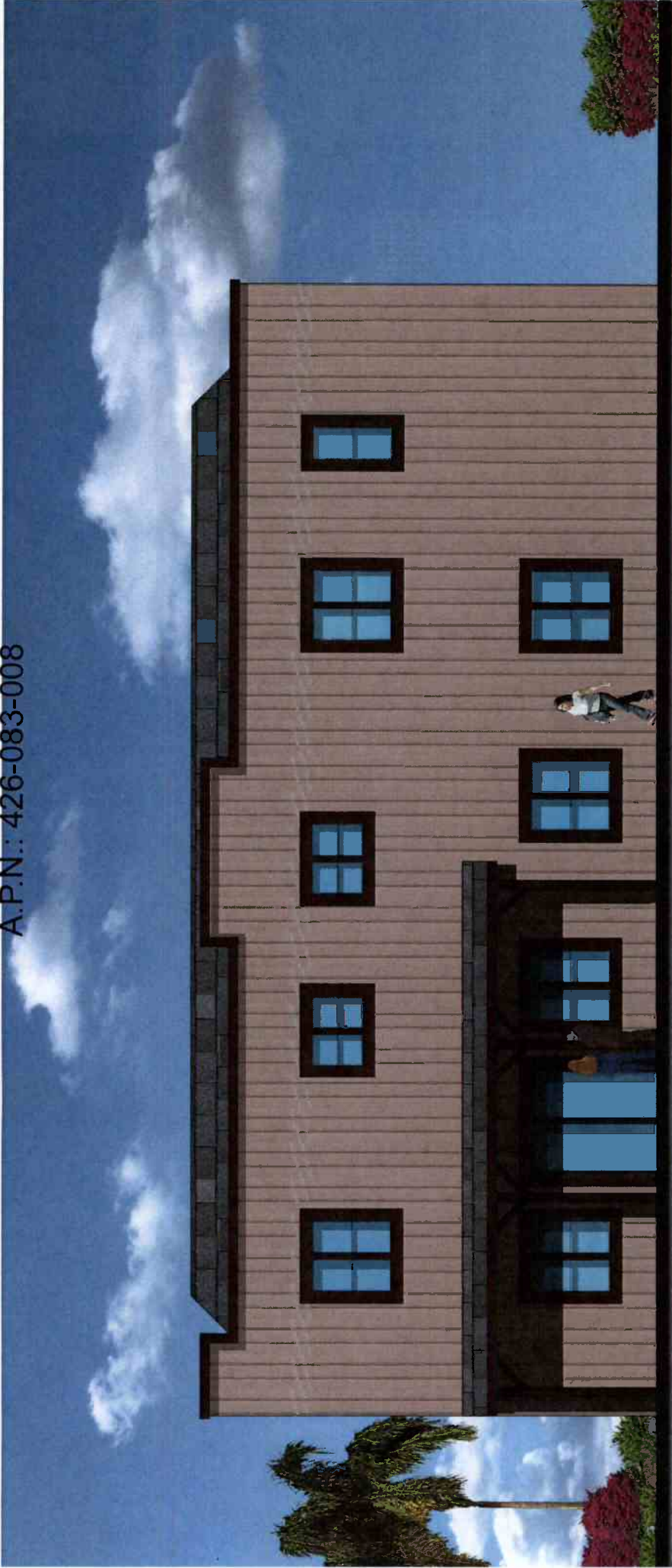


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LEGALIZE USE OF EXISTING LIQUOR  
IN THE CITY OF LAKE VIEW, CA 93562

A.P.N.: 426-083-008



RIGHT ELEVATION



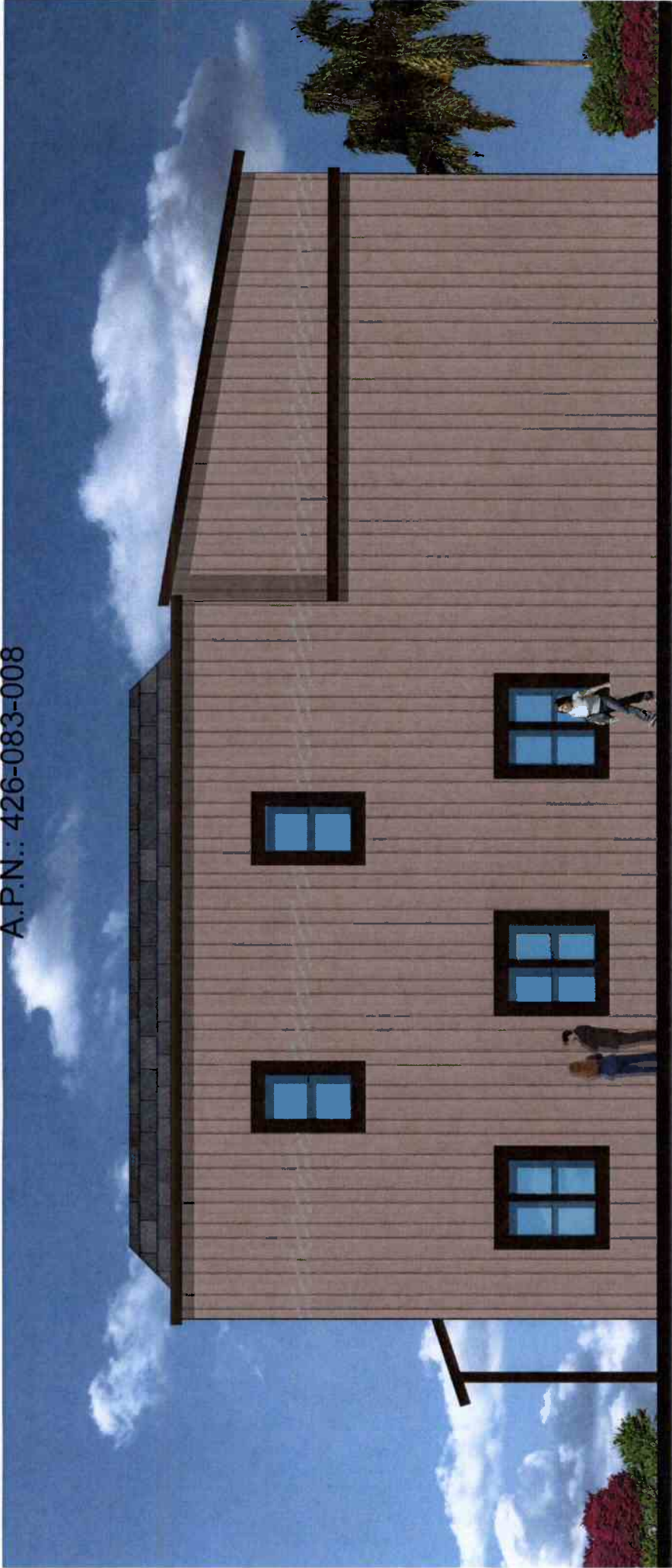
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LEGALIZE USE OF EXISTING LIQUOR  
IN THE CITY OF LAKE VIEW, CA 93562

A.P.N.: 426-083-008



REAR ELEVATION



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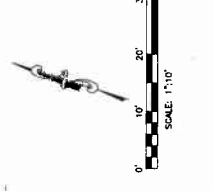




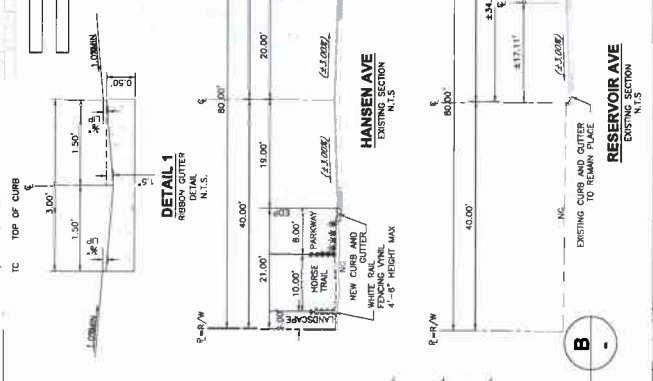
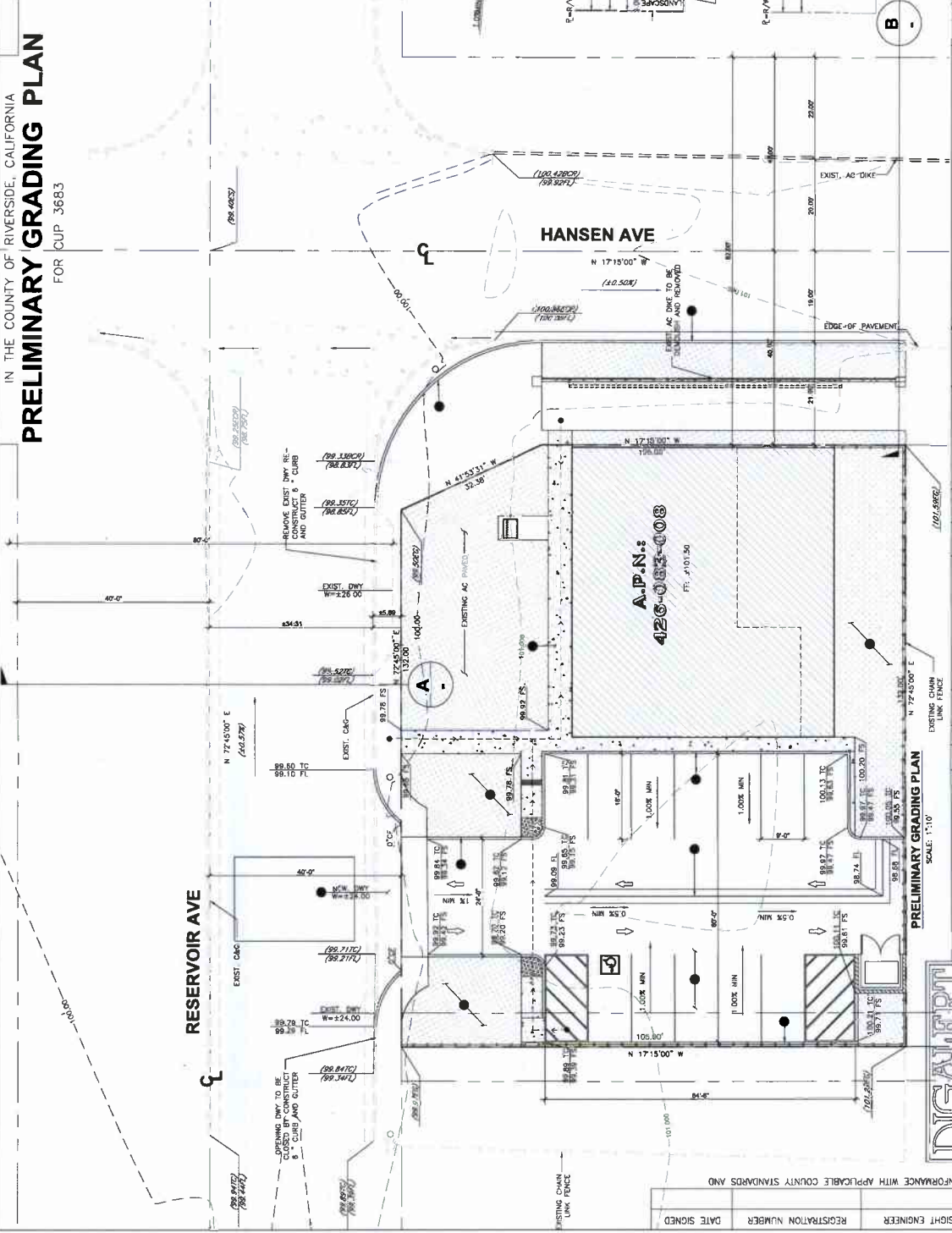


IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
**PRELIMINARY GRADING PLAN**  
 FOR CUP 3683

- CONSTRUCTION NOTES**
- CONSTRUCT ONLY 6" CURB AS PER COUNTY OF RIVERSIDE STD 204
  - INSTALL LANDSCAPE AREAS PER SEPARATE PLAN AND PERMIT
  - CONSTRUCT NEW AC PARKING LOT.
  - CONSTRUCT CONCRETE SIDEWALK.
  - CONSTRUCT ONLY CURB AND GUTTER TYPE C PER COUNTY RIVERSIDE STD 202.
  - CONSTRUCT 14"-3" P.C.C. CONCRETE GUTTER PER DETAIL 1 IN SHEET 02.
  - CONSTRUCT COMMERCIAL DRIVEWAY PER COUNTY RIVERSIDE STD. 207-A.
  - CONSTRUCT NEW CORNER CURB PER COUNTY RIVERSIDE STD 802.



- ABBREVIATION**
- BCR BEAM CURB RETURN
  - CL CENTER LINE
  - CAG CURB AND GUTTER
  - EGR END CURB RETURN
  - EG EXISTING GROUND
  - ES EXISTING SURFACE
  - EE EXISTING
  - FF FINISH FLOOR ELEVATION
  - FL FLOW LINE ELEVATION
  - PL PROPERTY LINE
  - R/W RIGHT WAY
  - TC TOP OF CURB
- LEGEND**
- PROPERTY LINE
  - CENTER LINE
  - EXISTING CONTOUR
  - DIRECTION FLOW
  - EXISTING CURB & GUTTER
  - EXISTING AC DIKE
  - EXISTING HYDRANT
  - EXISTING STREET SIGN
  - EXISTING POWER POLE
  - EXIST CHU BLOCK
  - EXIST. CHAINLINK FENCE
  - EXIST. CONCRETE DRIVEWAY
  - PLANTER AREA
  - CONCRETE



**RESERVOIR AVE**  
 EXISTING SECTION  
 N.T.S.



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.		
DATE	DATE	DATE
ENGINEER	REVISIONS	COUNTY
MARK BY	DATE	DATE
APPR.	DATE	DATE
SEAL - ENGINEER		
	<p>SEAL - ENGINEER</p> <p>DATE: 06/30/12</p> <p>RECTOR M. WENBERG R.C.E. NO. C 68015 EXP. 06/30/12</p>	
<p>NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE OF THE ENGINEER AND/OR A GRADING PERMIT HAS BEEN ISSUED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.</p>		
<p><b>DIG</b></p> <p>CALL BEFORE YOU DIG</p> <p>TOLL FREE 1-800-227-2600</p> <p>A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>		
<p>PRELIMINARY GRADING PLAN FOR 19571 HANSEN AVE LAKEVIEW, CA 92562</p> <p>SHEET NO. P-2</p> <p>2 OF 2 SHEETS</p>		



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
-------------------------------	---------------------	-------------

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

**DIGALERT**  
 NO WORKING  
 DAYS BEFORE  
 TOLL FREE 1-800-277-2868  
 A PUBLIC SERVICE BY  
 UNDERGROUND SERVICE ALERT

**NOTE:**  
 NOTES CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENVIRONMENTAL PERMIT AND/OR A CEILING PERMIT HAS BEEN ISSUED.  
 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME.  
 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE COST OF THE SAME.

DATE	BY	REVISIONS

SEAL - ENGINEER

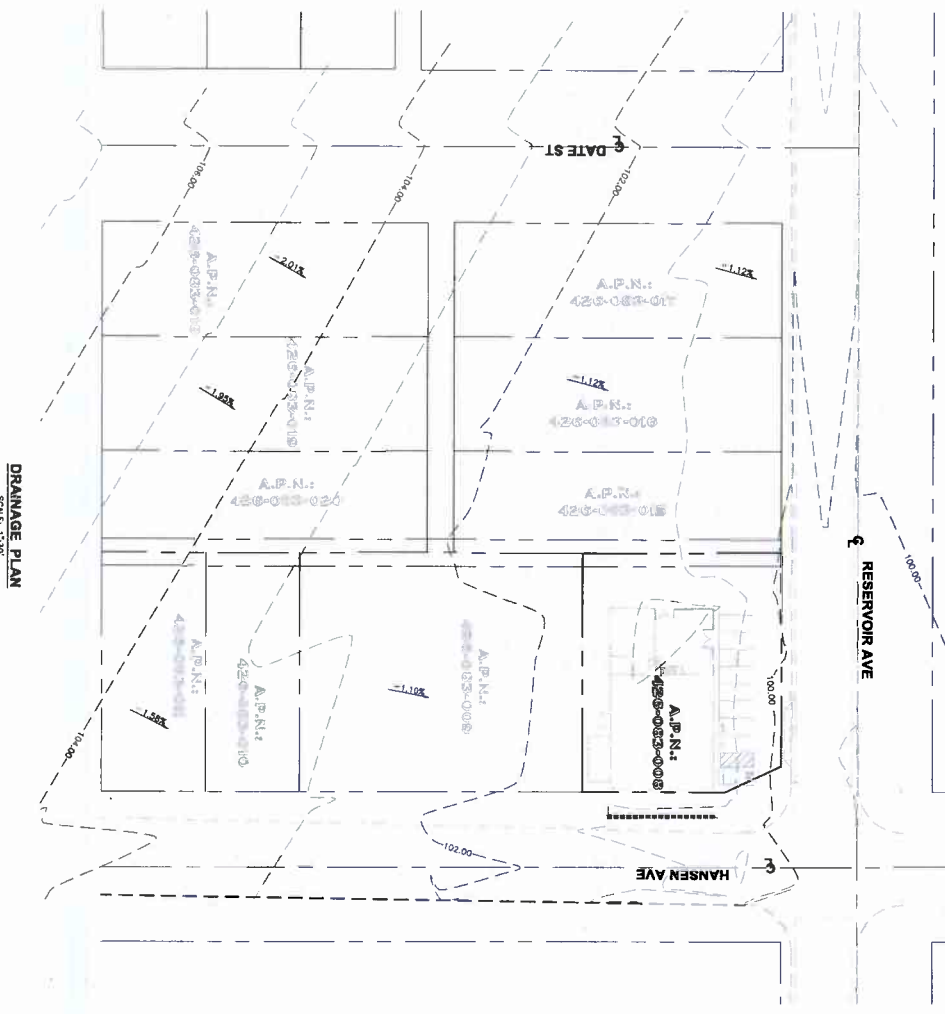
**CONFIRMATION**  
 CIVIL ENGINEERING DIVISION  
 HECTOR M. WOODS S.C.E. No. C 66019 EXP 06/30/12

DATE: 06/20/12

BENCHMARK: INTERSECTION OF RESERVOIR AVE AND HANSEN AVE AS SHOWN IN PLAN WITH ASSUMED ELEVATION 93.40

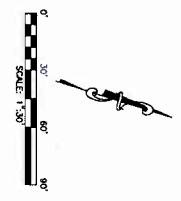
**DRAINAGE PLAN FOR 19571 HANSEN AVE LAKEVIEW, CA 93562**

SHEET NO. P-3 OF 3 SFS



**DRAINAGE PLAN**  
 SCALE: 1"=30'

IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
**DRAINAGE PLAN**  
 FOR CUP 3683







FDC & Associates  
Corporation

Our Commitment | *Your Vision*

Paul Rull  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502 -1409  
(951) 955-3200  
(951) 955-1811 Fax

**RE: Parking Calculation**  
**(Case No.: Conditional Use Permit No. 3683 (CUP 3683))**

The parking calculation for the project is 1 parking space per 200 square foot of gross floor area. 16 parking stalls are required for the first floor. If there is a proposed use for the second floor/attic, then additional parking shall be provided. If no use is proposed for the second floor/attic, identify on the plans no use proposed.

The existing land use of the site is C-P-S (Scenic Highway Commercial) which allows the use of "liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance". In pursuant of Section 18.12(a)(2) approximately 16 parking stalls are required for this site using the ratio of gross area 1:200. An analysis of the existing building was taken into consideration which is approximately 3,270 square feet; however, due to the limitations of 35 foot setbacks and increase of landscape area on the site only twelve parking spaces were able to be proposed. The request to reduce parking is warranted for the approval of this project.

The convenient store would allow a retail of alcoholic beverages (liquor) store of approximately 2,363 square feet the remaining 907 square feet would be used as on-site storage for the business. During the design phase of the project the primary area that will be used was given into consideration in order for parking to be adequate. As per the ratio the existing liquor store area of 2,363 square feet was divided by 200 square feet allowing approximately 12 parking stalls. This amount of parking complies with the municipal code. In addition, the design adhered to all setback requirements and gives the site an opportunity to allow for the increase of landscape areas. Lastly, in order to aid patrons and employees who do not possess a car bicycle racks have been provided in the front of the store.

Visit us at [www.fdccorporation.com](http://www.fdccorporation.com)

236 W Orange Show Rd., Ste. 105 • San Bernardino, CA 92408  
Tel: (909) 388-7200 • Fax: (909) 388-2100



10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

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. 3683 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3683,  
Exhibit A, Amended No. 2, dated 4/30/14  
Exhibit B, Amended No. 2, dated 6/16/14  
Exhibit C, Amended No. 2, dated 4/30/14  
Exhibit G, Amended No. 2, dated 4/30/14  
Exhibit L, Amended No. 2, dated 6/16/14

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - 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.

10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

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 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



10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

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

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. 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. 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. 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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   - BUILD & SAFETY PLANCK                   RECOMMND

The conditional approval is based on the building plan submittal for the project BNR140006. All previous concerns and requirements will be address through the building department plan review.

10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

10.BS PLNCK. 1 - BUILD & SAFETY PLANCK (cont.)

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

10.BS PLNCK. 1 - BUILD & SAFETY PLANCK (cont.) (cont.) RECOMMND

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  2. Determines if materials will be sorted on site or mixed.
  3. Identifies diversion facilities where material collected will be taken.
  4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

The current request is to permit an existing two story 3,270 square foot commercial building with a "CWP" liquor store on the ground level and a storage area above. The applicant has submitted building plans (BNR140006) to the building department for review, approval, and permit issuance.

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without



CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

The approved building plans will include a site plan to reflect the required continuous paved path of travel. The accessible path of travel details shall include;

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS

RECOMMND

Per letter dated August 1, 2012 from Steven Hinde (RivCo Industrial Hygienist), the following comments were offered:

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers and existing retail commercial building (existing liquor store and restaurant). 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,

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

library or nursing home", must not exceed the following worse-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).

Should you have any further questions, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 2 CUP 3683 - COMMENTS RECOMMND

Conditional Use Permit 3683 is proposing the removal/demolition of an existing restaurant and renovation of an existing building for the continued operation as a liquor retail store.

This facility has an existing walk-in cooler and a restroom with 1 lavatory and 1 water closet.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact the Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8982.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03683 is a proposal to permit an existing building for liquor sales and a restaurant on an approximately 0.32-acre site. The site is located in the Lakeview/Nuevo area on the southwest corner of Reservoir Avenue and Hansen Avenue.

The site is located within the X-shaded Zone floodplain limits as delineated on Map No. 06065C1455G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). All structures are existing and may be damaged from a large magnitude storm event. No new structures are proposed except asphalt concrete parking lot and new concrete side walk.

10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

10. GENERAL CONDITIONS

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

The project site is located in the Lakeview/Nuevo Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

The District does not object to this proposal.

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 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:



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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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.

10.PLANNING. 3

USE - PDA04854

RECOMMND

County Archaeological Report (PDA) No. 4854 submitted for this project (CUP03683) was prepared by Robert S. White with Archaeological Associates and is entitled: "Phase I Cultural Resources Assessment and Building Evaluation for a 0.32-acre Parcel (APN 426-083-008, CUP03683) Located at 19571 Hansen Avenue, Lakeview, Riverside County", dated April 27, 2014.

(PDA) No. 4854 concluded that no prehistoric resources were identified as a result of the record search or the filed survey. One historic building was evaluated for historic/architectural significance with the conclusion

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10. GENERAL CONDITIONS

10.PLANNING. 3                   USE - PDA04854 (cont.)                   RECOMMND

that it does not appear eligible for the NHRP or CRHR.

(PDA) No. 4854 recommends no additional work and no monitoring is needed.

This document is herein incorporated as a part of the record for project.

10.PLANNING. 4                   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. 5                   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. 6                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

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

10.PLANNING. 7                   USE - COLORS & MATERIALS                   RECOMMND

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

10.PLANNING. 9                   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 10:00

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - HOURS OF OPERATION (cont.) RECOMMND

p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.e.(1) Alternative Parking Program. Parking has been provided as per the applicant's alternative parking program, and that the provided 12 parking stalls is sufficient for the project.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 18 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. 19 USE - NO SECOND FLOOR USE 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 the first floor was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 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.



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10.PLANNING. 21 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 22 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. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

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10.PLANNING. 31                   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. 32                   USE - PERMIT SIGNS                   RECOMMND

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

10.PLANNING. 35                   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](http://www.rctlma.org.buslic).

10.PLANNING. 37                   USE - ABC21 OFF SALE GENERAL                   RECOMMND

OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

TRANS DEPARTMENT

10.TRANS. 1                   USE - STD INTRO (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

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10. GENERAL CONDITIONS

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

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. 5                      USE - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month



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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 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. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

WITHIN THIRTY DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN THIRTY (30) 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.

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 USE - PROJECT APPROVAL RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

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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 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](http://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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT (cont.)                   RECOMMND

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 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 n 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. 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                  BMP - CONSTR. 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 stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAIL MAINENANCE COMMUNI

RECOMMND

The Community Trail(s) within the project boundary will be under jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trail(s). the applicant shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trail(s) maintenance district managed by the appropriate agency listed below and approved by the County of Riverside Planning Department.

CSA Coordinator, CSA No. 146  
1325 Spruce Street  
Riverside, CA 92507  
Phone: 951.955.3100

60.PARKS. 2 USE - TRAIL PLAN APPROVED

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 11 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 0.5 acres (gross) in accordance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR FEE CONDITION (cont.) RECOMMND

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 STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3683, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 2 USE-REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.8, obtain the existing street improvement plan and show the revision on the plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                      USE-REVISE STREET IMP PLAN (cont.)                      RECOMMND

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html)  
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3                      USE - PRIOR TO ROAD CONSTRUCT                      RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 4                      USE - FILE L&LMD APPLICATION                      RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.1 and 90.TRANS.7.  
  
If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1                      USE - TRAIL GRADE                      RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2                      USE - TRAIL GRADE INSPECTION                      RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with



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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2 USE - TRAIL GRADE INSPECTION (cont.) RECOMMND

a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1                   USE - FOOD PLANS REQD (cont.)                   RECOMMND

compliance with current State and Local regulations.

80.E HEALTH. 2                   USE - E.HEALTH CLEARANCE REQ.                   RECOMMND

PRIOR TO ISSUANCE OF A BUILDING PERMIT, the applicant shall provide the following to the Department of Environmental Health (DEH), Land Use Program:

- 1) Provide proof of current water service from the appropriate water purveyor.
- 1) Provide proof of current water service from the appropriate water purveyor.
- 2) Provide a current onsite wastewater treatment system (OWTS) certification from a qualified service provider.
- 2) Provide a current onsite wastewater treatment system (OWTS) certification from a qualified service provider.
- 3) Since the restaurant is being removed, the existing grease interceptor shall be removed/abandoned under permit with DEH. Applicable fees shall apply.

\*\*Please note that any repairs to the existing OWTS or its replacement shall be done under permit with DEH. Applicable fees shall apply.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

80.PLANNING. 3                   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 B.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 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. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 16, 2012.

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. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Nuvview Union and Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3683, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - TRAIL MAINTENANCE

RECOMMND

The Community Trail(s) within the project boundary will be under jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trail(s). Prior to building permit issuance, the applicant shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trail(s) maintenance district managed by the appropriate agency listed below and approved by the County of Riverside Planning Department.

CSA Coordinator, CSA No.146  
1325 Spruce Street  
Riverside CA 92507  
Phone: 951-955-3100

80.PLANNING. 21 USE - REMOVAL OF PAY PHONE

RECOMMND

Prior to building permit issuance, the applicant shall remove the exterior pay phone from the building. All future pay phones are prohibited.

(added by the Planning Commission dated 9/17/14)

80.PLANNING. 22 USE - REMOVAL OF ARCADE EQUIP

RECOMMND

Prior to building permit issuance, the applicant shall remove all video games, gaming, arcade, amusement rides and other similar types of equipment from the premises. Future use of these equipment is prohibited.

(added by the Planning Commission dated 9/17/14)

TRANS DEPARTMENT

80.TRANS. 1 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Hansen Avenue and Reservoir Avenue.
- (2) Trails along Hansen Avenue.
- (3) Streetlights.
- (4) Traffic signals located on Ramona Expressway at intersection of Hansen Avenue.
- (5) Street sweeping.

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 3 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

- 1) Landscape and irrigation working drawings "stamped" by a California Registered/Licensed 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.

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be combined within onsite landscape plans. Use Transportation Departments Standard Title Block.

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 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. 7

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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 Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

NOTE:

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

80.TRANS. 8

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Use Standard Transportation Department Title Block
- b. Use County Standard Details for Irrigation and Planting

See:

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80.TRANS. 8 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

<http://rctlma.org/trans/Land-Development/Special-Assessment-Districts/Landscape-Guidelines-and-Standards>

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

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- E.HEALTH CLEARANCE REQ                   RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

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

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

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

90.FIRE. 3                   USE-#36-HOOD DUCTS                   RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#36-HOOD DUCTS (cont.) RECOMMND

electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the final occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 USE - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the final occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 12 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 1 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

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

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. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 6 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. 12 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

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90.PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 14 USE - FENCE REQUIRED RECOMMND

A minimum 5'8" foot high white vinyl rail fence shall be constructed along as shown on APPROVED EXHIBIT A. The fence shall have vinyl fence posts. The required fence shall be subject to the approval of the Director of the Department of Building and Safety.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

1 trash enclosure which is adequate to enclose a minimum of 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 decorative 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 with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 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. 18 USE - UNPERMITTED SIGNS RECOMMND

All existing unpermitted signs shall be removed. Any proposed signs shall be required to go through the Building and Safety review process of obtaining a sign permit.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes



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90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 0.5 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. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3683 is calculated to be 0.5 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

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90.PLANNING. 27                   USE - ORD 810 O S FEE (2) (cont.)                   RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28                   USE - ORD NO. 659 (DIF)                   RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3683 has been calculated to be 0.5 acres.

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

TRANS DEPARTMENT

90.TRANS. 1                   USE - ST DESIGN/IMP CONCEPT                   RECOMMND

The street design and improvement concept of this project shall be coordinated with Lakeview/Nuevo Design Guidelines or as approved by the Director of Transportation.

90.TRANS. 2                   USE - WRCOG TUMF                   RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - WRCOG TUMF (cont.) RECOMMND

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6 USE - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Hansen Avenue and Reservoir Avenue.
- (2) Trails along Hansen Avenue.
- (3) Streetlights.
- (4) Traffic signals located on Ramona Expressway at intersection of Hansen Avenue.
- (5) Street sweeping.

90.TRANS. 8 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water



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90.TRANS. 8 USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

laterals, on Reservoir Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide)

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6' sidewalk shall be constructed adjacent to the curb line.

3. The existing driveway shall be closed, constructed with a 6" curb and gutter and sidewalk along project boundary.

or as approved by the Transportation Department.

90.TRANS. 9 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. Completion of road improvements does not imply acceptance for maintenance by County.

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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

or as approved by the Transportation Department.

90.TRANS. 10 USE - LANDSCAPING COMM/IND

RECOMMND

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

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90.TRANS. 10 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Hansen Avenue and Reservoir Avenue.

90.TRANS. 13 USE - EXISTING MAINTAINED RECOMMND

Hansen Avenue along project boundary is a paved County maintained road designated Rural Local per Lakeview/Nuevo Design Guidelines and shall be improved with rolled concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 40' half-width dedicated right-of-way in accordance with Lakeview-Nuevo Design Guidelines, Street "A", page 32.

NOTE: A 10' multi-purpose DG trail shall be constructed (on project side) per Lakeveiw-Nuevo Design Guidelines, Street "A", page 32.

or as approved by the Transportation Department.

10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of 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 Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 17 USE LNDSCPE INSPCTN RQRMENTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 18 USE - LC COMPLY W/ LNDSCP/ IRR

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



10/10/14  
11:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 43

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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.



*Juan C. Perez*  
*Interim Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** September 11, 2014  
**TO:** Riverside County Planning Commission  
**FROM:** Planning Staff  
**RE:** **September 17, 2014 Planning Commission meeting for Agenda Item 4-6 Conditional Use Permit No. 3683**

1. Revision to the staff report:
  - a. Revise California Environmental Quality Act motion as follows "Find the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (General Rule), based on the findings and conclusions in the staff report".

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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

DATE: June 19, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional 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  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA – Redevelopment  
5th District Supervisor  
5th District Planning Commissioner  
Southern California Edison  
Southern California Gas Co.

Eastern Municipal Water Dist.  
Verizon  
Santa Ana RWQCB  
Lakeview MAC  
Eastern Information Center (UCR)  
County Service Area No. 146 – c/o EDA  
Nuvew Union & Perris Union High School  
Dist.

**CONDITIONAL USE PERMIT NO. 3683 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit is a proposal to permit a 3,270 square foot single commercial building containing a 2,392 square foot liquor store with the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and a 878 square foot restaurant with 15 parking spaces – APN: 426-083-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 2, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

DATE: April 8, 2014

TO

Department of Alcohol Beverage Control

**CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.1** – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption – APN: 426-083-008

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on April 10, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Building and Safety Plan Check Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@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**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 20, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.1 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption – APN: 426-083-008**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on April 10, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Building and Safety Plan Check Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@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**  
**3RD CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: April 30, 2014

TO

Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.  
P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**CONDITIONAL USE PERMIT NO. 3683 AMENDED NO.2 – EA42514 – Applicant: Kanaiyalal A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Lakeview Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Reservoir Avenue and westerly of Hansen Avenue – 0.32 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: To permit an existing 3,270 square foot commercial building with a liquor store business with the sale of beer, wine and distilled spirits for off premise consumption. All other existing uses including the restaurant and second floor storage will be removed – APN: 426-083-008**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on May 22, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation Department, Environmental Health Department, Landscaping Department, Archaeology Department, Planning Department

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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

July 16, 2012

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

**RE: Conditional Use Permit (CUP) No. 3683**  
**To Permit an Added Restaurant within an Existing Liquor Store**

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of Reservoir Avenue and westerly of Hansen Avenue within the Lakeview/Nuevo Area Plan. The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

Sung Key Ma  
Urban/Regional Planner IV

PD123384



June 17, 2014

09-028j

Mr. Paul Rull, Project Planner  
**County of Riverside TLMA**  
4080 Lemon Street  
Riverside, CA 92502-1409

**RE: Additional Design Review Comments**  
**CUP 3683**  
**19571 Hansen Ave.**  
**Lakeview, CA 93562**

Dear Paul,

In response to your e-mail, dated June 16, 2014; we reviewed the revised elevations and they are more in compliance with the Lakeview-Nuevo Design Guidelines than the two previous submittals. The designer included a sloped western style roof canopy with post and beam construction, simplified, consistent finish materials and roof cornice detailing, which was recommended earlier.

While simpler, this latest version reflects the rustic nature of the architecture of the Lakeview-Nuevo community more than any other previous versions and we therefore recommend approving this application.

If you want to discuss the above recommendations, please feel free to contact me at 951-742-7179.

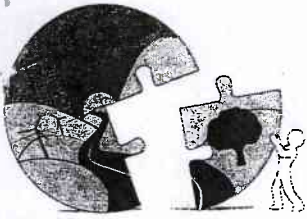
Sincerely,

*Thomas Riggle*

Thomas Riggle, Architect, AIA



**TR DESIGN GROUP, ARCHITECTURE**  
Design Review Consultant for the County of Riverside TLMA



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Set ID# CC006363

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Permit existing Liquor store

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50 a(74) b(24)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03683                      DATE SUBMITTED: 5/15/12

### APPLICATION INFORMATION

Applicant's Name: Kanaiyalal A. Patel                      E-Mail: \_\_\_\_\_

Mailing Address: 19571 Hansen Ave  
Lakeview, CA 92567  
City                      State                      ZIP

Daytime Phone No: (951) 275-2712                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Hector Moreno                      E-Mail: hector.moreno@fdccorpora  
tion.com

Mailing Address: 236 W Orange Show Rd, ste #105  
San Bernardino, CA 92408  
City                      State                      ZIP

Daytime Phone No: (909) 388-7200                      Fax No: (909) 388-2100

Property Owner's Name: Krishna Express Way Corp E-Mail: \_\_\_\_\_

Mailing Address: 19571 Hansen Ave  
Lakeview, CA 92567  
City                      State                      ZIP

Daytime Phone No: (951) 275-2712                      Fax No: ( ) \_\_\_\_\_

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"

EA42514  
CFG05889



**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 0.32 AC

General location (nearby or cross streets): North of Fern Ave, South of Reservoir Ave, East of Date St., West of Hansen Ave

Thomas Brothers map, edition year, page number, and coordinates: Ed. 2010, 779-BZ

Project Description: (describe the proposed project in detail)

1st floor Permit existing Liquor

Related cases filed in conjunction with this application:

N/A CV 1002489  
CV 980706

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: N/A

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) N/A

Will the project 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) N/A

Will the project 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: 0 cy



**PROPERTY OWNERS CERTIFICATION FORM**

I PAUL RULL, certify that on 7/2/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for CUP3683 case numbers PLANNING DEPARTMENT for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 1000'.

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

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

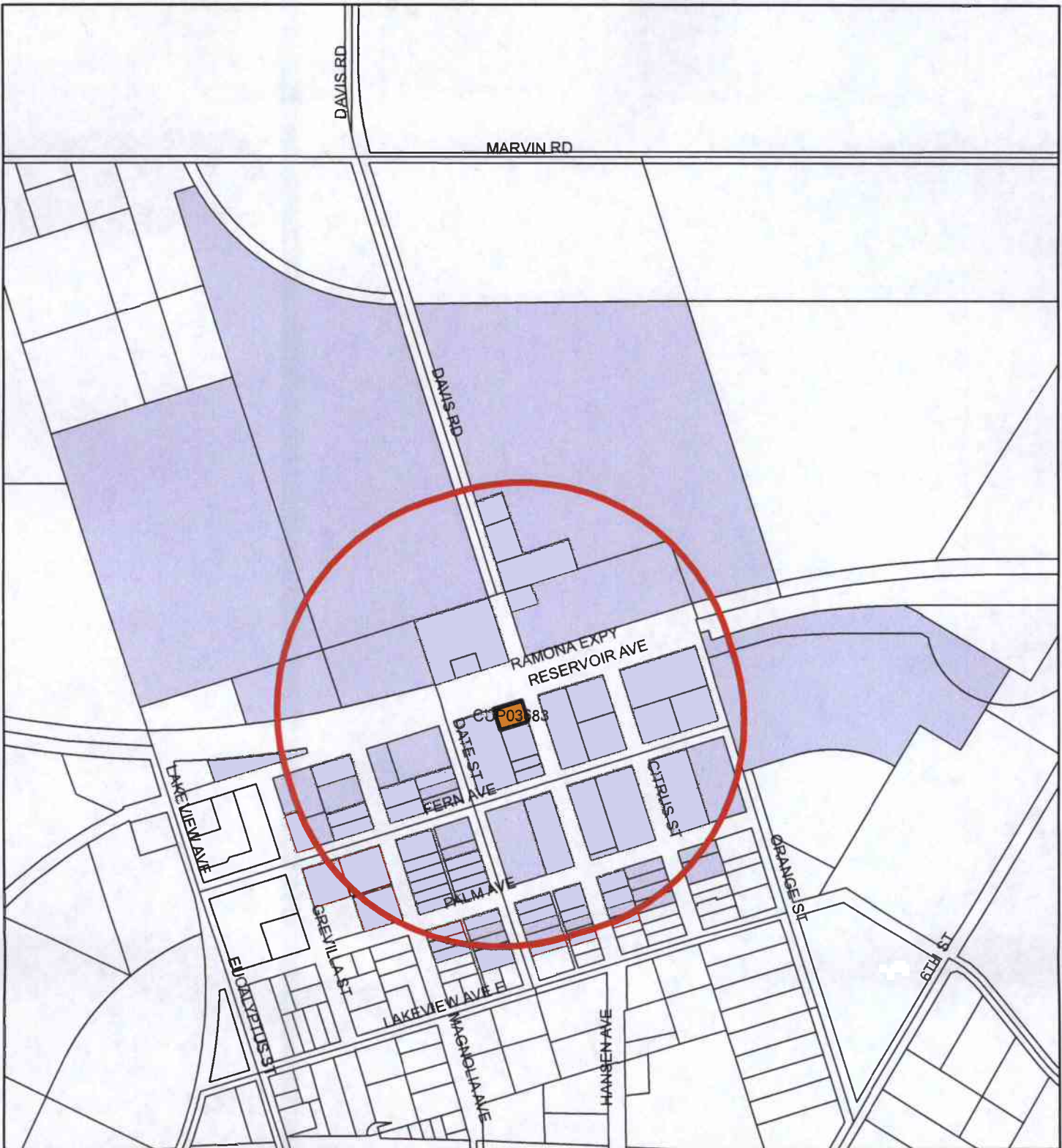
NAME: PAUL RULL

TITLE: PROJECT PLANNER

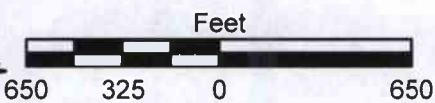
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

# CUP03683 (1,000 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by prull on 8/25/2014

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

EUGENIO ALEGRIA  
19734 HANSEN ST  
NUEVO, CA. 92567

ALTICOR INC  
C/O BARBARA JONES  
5600 BEACH BLV  
BUENA PARK, CA. 90621

JORGE JUAN ANDRES  
19615 DATE ST  
NUEVO, CA. 92567

JORGE JUAN ANDRES  
19671 DATE ST  
LAKEVIEW, CA. 92550

MAURICIO A ARIAS  
19670 MAGNOLIA ST  
LAKEVIEW, CA. 92550

KENNETH ARMSTRONG  
P O BOX 1015  
NUEVO, CA. 92567

KENNETH A ARMSTRONG  
19950 6TH ST  
NUEVO, CA. 92567

JEFFREY L ARRINGTON  
1270 EUGENIA TER  
LAWRENCEVILLE, GA. 30046

RAFAEL BARBOZA  
19711 DATE ST  
LAKEVIEW, CA. 92550

EPHRAIM BENJAMIN  
29950 MOONDANCE WAY  
MENIFEE, CA. 92586

TERRY L BOSS  
19589 MAGNOLIA AVE  
NUEVO, CA. 92567

LINDSI BRAUN  
19743 CITRUS ST  
NUEVO, CA. 92567

DANIEL J BURKE  
19604 MAGNOLIA ST  
NUEVO, CA. 92567

JUDITH A CABRAL  
31050 PALM AVE  
NUEVO, CA. 92567

ELAINE QUEZADA CASTILLO  
19745 DATE ST  
NUEVO, CA. 92567

JOSE DEJESUS CEDILLO  
19605 DATE ST  
NUEVO, CA. 92567

JESSE CIFUENTES  
19769 HANSEN AVE  
NUEVO, CA. 92567

ROSA MARIA CISNEROS  
19750 DATE ST  
NUEVO, CA. 92567

SUSANA CONTRERAS  
19790 DATE ST  
NUEVO, CA. 92567

ELIAS PUGA CUBILLO  
19740 MAGNOLIA ST  
NUEVO, CA. 92567

HERMALINDA DELGADO  
19750 MAGNOLIA ST  
NUEVO, CA. 92567

ROBERT G FAUSTO  
C/O ALFONSO FAUSTO  
19731 HANSEN AVE  
NUEVO, CA. 92567

JUAN H FELIX  
19801 HANSEN AVE  
NUEVO, CA. 92567

JOHN FIERRO  
19751 HANSEN AVE  
NUEVO, CA. 92567

CYNTHIA L GARCIA  
11914 PEARL ST  
LOS ANGELES, CA. 90064

MOSES GARCIA  
P O BOX 1194  
LAKEVIEW, CA. 92567

LISA ANN GOMEZ  
19766 HANSEN AVE  
NUEVO, CA. 92567

VICTOR GOMEZ  
19780 HANSEN AVE  
NUEVO, CA. 92567



RICHARD A HAGLE  
4603 GRACE ST  
SCHILLER PARK, IL. 60176

DUANE EDWARD HENDRICKSON  
P O BOX 127  
LAKEVIEW, CA. 92550

DANIEL J HICKS  
2190 DEL MAR RD  
NORCO, CA. 92860

DANIEL J HICKS  
DANIEL J HICKS  
P O BOX 550  
NORCO, CA. 92860

RUSSELL C HILTON  
P O BOX 1033  
LAKEVIEW, CA. 92567

HY LINE INDIAN RIVER CO  
C/O HY LINE INTERNATIONAL  
1755 WEST LAKES PKWY  
WEST DES MOINES, IA. 50266

KRISHNA EXPRESS WAY CORP  
4280 LAKE FALL CT  
RIVERSIDE, CA. 92505

FRANK LAUDA  
C/O SANDRA PAGLIUSO  
14550 MARTIN PL  
RIVERSIDE, CA. 92503

GUADALUPE LOPEZ  
P O BOX 85  
LAKEVIEW, CA. 92567

MARY JESSIE LOPEZ  
19730 CITRUS AVE  
LAKEVIEW, CA. 92550

MARTINEZ CARLA MARIE TRUST  
C/O CARLA MARTINEZ  
28964 SAVANNAH DR  
TEMECULA, CA. 92591

DARREL R MCCALL  
19560 MAGNOLIA AVE  
NUEVO, CA. 92567

JOSE MENDOZA  
19731 CITRUS ST  
NUEVO, CA. 92567

MARILYN RUTH MOE  
19740 DATE ST  
NUEVO, CA. 92567

FERNANDO NIETO  
19744 DATE ST  
NUEVO, CA. 92567

NUEVO DEV CO  
C/O LEWIS OPERATING CORP  
1156 N MOUNTAIN AVE  
UPLAND, CA. 91786

NUEVO DEV CO  
C/O LEWIS OPERATING CORP  
P O BOX 670  
ONTARIO, CA. 91764

JAMES LYNN OLSEN  
7641 E CORTO RD  
ANAHEIM, CA. 92808

ANTHONY M ORMONDE  
4172 CENTER AVE  
NORCO, CA. 92860

ALBERT J PADIAS  
2934 PETALUMA ST  
LONG BEACH, CA. 90815

FLAVIO PAEZ  
19701 DATE ST  
NUEVO, CA. 92567

WILLIAM PARSONS  
19681 DATE ST  
NUEVO, CA. 92567

FRED J PETERS  
PMB 211  
3337 W FLORIDA AVE  
HEMET, CA. 92545

GUILLERMO QUINONEZ  
19628 MAGNOLIA ST  
NUEVO, CA. 92567

MIRIAM RIVERA  
19680 MAGNOLIA ST  
NUEVO, CA. 92567

EMILIO SANDOVAL  
19627 MAGNOLIA AVE  
NUEVO, CA. 92567

ROBERTO FAJARDO SANTAANA  
31015 SUNSET AVE  
NUEVO, CA. 92567

ROBERTO SILVA  
19760 MAGNOLIA AVE  
NUEVO, CA. 92567

GLENN ALLEN STINSON  
P O BOX 965  
LAKEVIEW, CA. 92567

STEVEN W SUTTON  
19755 DATE ST  
NUEVO, CA. 92567

GUADALUPE TORRES  
C/O JUANA DON DIEGO  
19700 MAGNOLIA AVE  
LAKEVIEW, CA. 92550

HUMBERTO VELAZCO  
834 WINDSONG LN  
SAN JACINTO, CA. 92580

MAGDALENA VILLALOBOS  
39794 SAVANNA WAY  
MURRIETA, CA. 92563

NICK VILLALOBOS  
P O BOX 408  
NUEVO, CA. 92567

BENJAMIN WALKER  
P O BOX 1214  
LAKEVIEW, CA. 92567

MARGARET ANNE WALKER  
C/O WALKER LIVING TR  
P O BOX 202  
LAKEVIEW, CA. 92567

Kanaiyalala A. Patel  
4280 Lakefall Court  
Riverside CA 92505

Hector Moreno  
236 W. Orange Show Road, Ste 105  
San Bernardino CA 92408

Krishna Express Way Corp.  
19571 Hansen Avenue  
Lakeview CA 92567

Kanaiyalala A. Patel  
4280 Lakefall Court  
Riverside CA 92505

Hector Moreno  
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19571 Hansen Avenue  
Lakeview CA 92567





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR)      FROM: Riverside County Planning Department  
P.O. Box 3044       4080 Lemon Street, 12th Floor       38686 El Cerrito Road  
Sacramento, CA 95812-3044      P. O. Box 1409      Palm Desert, CA 92201  
 County of Riverside County Clerk      Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3683

Project Location: In the unincorporated area of Riverside County, more specifically located on the southwest corner of Reservoir Avenue and Hansen Avenue

Project Description: To permit an existing 3,270 square foot liquor store building with the sale of beer, wine and distilled spirits for off premise consumption on 0.5 acres. The project will have 12 parking spaces with 1 being made available for handicap parking stalls. Bike racks are provided for non-motorized transportation to and from the project site. Approximately 3,593 square feet of landscaping will be provided. The 3,270 square foot liquor store is a two-story building, and will be made up of 1,475 square feet of sales area; 1,095 square feet of dry storage area; 73 square feet of restrooms; 433 square feet of walk-in cooler; and 194 square feet of regular storage. The business hours of operation are from 7:00 a.m. to 9:00 p.m. Monday through Sunday. The maximum number of employees is two. The first floor of the building will be used to accommodate the liquor store including sales and dry storage. The second floor is attic space, and will not be utilized as part of any business. The project proposes to demolish the existing restaurant component and turn it into dry storage area, and demolish the interior areas of the entire second floor and leaves it as attic space and will not be utilized

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kanaiyalala A. Patel, 4280 Lakefall Court, Riverside CA 92505

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15301 Existing Facilities, Section 15061 General Rule)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

Reasons why project is exempt: The liquor store building and commercial pad already exist onsite. The current parking lot area has been disturbed and is utilized for parking and loading. The project is not proposing any building or structure expansion, or grading activities. The project will have minor improvements inside the building and re-facing the building exterior. The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. In fact, the project will be re-facing the existing building architecture so that it is more consistent with the era of building architecture of the area. The existing buildings and structures do not possess any historic significance and the project site is already developed. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The use of the existing liquor store building will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur. In fact, the project will make the project site safer by relocating parking stalls within the street right of way into a designated parking area to the side of the building.

- Section 15301 – Class 1 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project as proposed is an existing 3,270 square foot liquor store building. The project proposes no expansion of any existing building or structures. The project will have minor improvements inside the building and re-facing of the building exterior. No major land disturbance will occur as part of the project as the project takes place on already disturbed land. There will be minor resurfacing to create the new parking area. There will be minor construction activities within the building. Therefore there will be no additional environmental impacts than what is already occurring. Therefore, the project meets the scope and intent of the Class 1 Exemption.
- Section 15061 – General Rule or “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The project has been operating for several years and already exists. The project is a continuation of the existing operating use of a liquor store. The potential impacts including light, noise, and traffic are also a continuation of the existing use, and because the project is not proposing any new development expansion, impacts would be kept to the same existing level. The use of the liquor store will not have a significant effect on the environment. The land has already been previously disturbed and developed as a liquor store, and because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

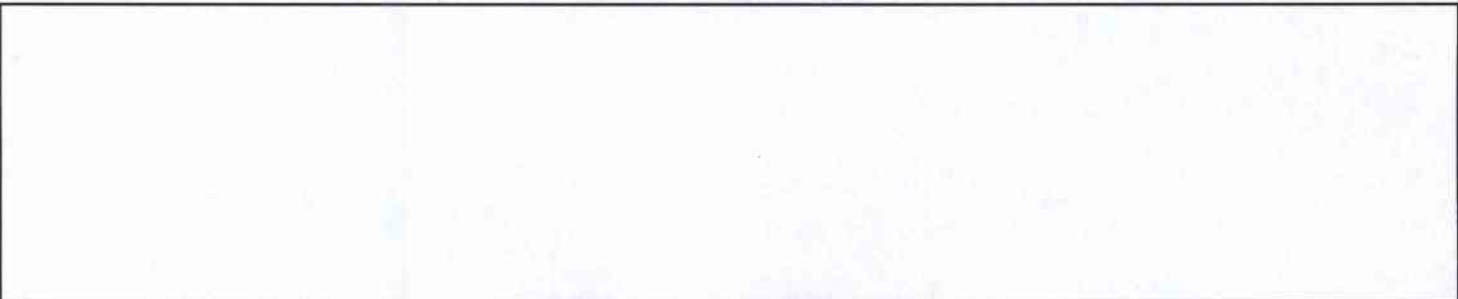
Paul Rull \_\_\_\_\_ 951-955-0972 \_\_\_\_\_  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
*Signature* **Project Planner** *Title* \_\_\_\_\_ *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 08/25/2014: Y:\Planning Case Files-Riverside office\CUP03683\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case# ZEA42514 ZCFG No. 5889 - County Clerk Posting Fee \$64.00  
**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1204211

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

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

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

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Received from: PATEL KANAIYALAL A \$64.00  
paid by: CK 2673  
CA FISH AND GAME FOR EA42514  
paid towards: CFG05889 CALIF FISH & GAME: DOC FEE  
at parcel: 19571 HANSEN AVE LVIE  
appl type: CFG3

By \_\_\_\_\_ May 15, 2012 15:16  
MGARDNER posting date May 15, 2012

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

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