

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

108 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 23, 2014

**SUBJECT:** APPEAL OF CONDITIONAL USE PERMIT NO. 3683 – Exempt from CEQA – Appellant: County of Riverside on behalf of Kanaiyalala Patel - Applicant: Kanaiyalala A. Patel – Engineer/Representative: Hector Moreno – Fifth/Fifth Supervisorial District – Location: Southwest corner of Reservoir Avenue and Hansen Avenue – REQUEST: Appeal of Planning Commission approval of Conditional Use Permit No. 3683 on September 17, 2014, 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:

**UPHOLD THE APPEAL** to amend conditions of approval approved by Planning Commission on September 17, 2014.

**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.

(continued on next page)

Juan C. Perez, TLMA Director /  
Interim Planning Director

JCP:pr

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

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

**For Fiscal Year:**

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

APPROVE

BY

Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:**

**District: 5/5**

**Agenda Number**

16-6

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

**DATE:** October 23, 2014

**PAGE:** Page 2 of 3

**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.

**APPROVE** 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:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION ON SEPTEMBER 17, 2014:**

**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.

**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).

On September 17, the Planning Commission approved the project by a vote of 5-0.

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

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

**DATE:** October 23, 2014

**PAGE:** Page 3 of 3

Since the Planning Commission meeting dated September 17, 2014, the applicant had 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.003, 90.TRANS.004, 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 had reviewed the applicant's request and has agreed to amend these conditions.

On October 21, 2014, the Board of Supervisors received and filed the Planning Commission's approval dated September 17, 2014. The updated-revised conditions as described above were included in the Board of Supervisors receive and file package, however this was done in error. The updated-revised conditions requested by the applicant should have been pulled from the receive and file agenda, and scheduled for a public hearing with the Board of Supervisors where a public discussion could be held to discuss the changes. The original conditions of approval from Planning Commission dated September 17, 2014, are the approved and accurate version.

On behalf of the applicant, the Riverside County Planning Department submitted an appeal on October 23, 2014, of the Planning Commission approval decision dated September 17, 2014, seeking to amend the following conditions of approval to adequately reflect the agreement reached between the applicant and staff: 60.TRANS.005, 60.TRANS.006, 80.TRANS.002, 80.TRANS.004, 90.TRANS.001, 90.TRANS.003, 90.TRANS.004, 90.TRANS.005, 90.TRANS.008, 90.TRANS.013, 90.TRANS.014, 90.TRANS.015 (these original conditions can be viewed in Figure A). Both Planning and Transportation staff has reviewed the request to amend these conditions and concur with the applicant's request. The extent of the change will not significantly change the project nor will it create any potential significant impacts. The updated-revised conditions have been attached as the main recommended conditions associated with Conditional Use Permit No. 3683 subject to the Board of Supervisors approval.

**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**
- B. **FORM 11 RECEIVE AND FILE**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**DATE: October 23, 2014**

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

**FROM: Planning Department - Riverside Office** *K68*

**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 type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> CEQA Exempt  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" 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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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



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Interim Planning Director

(continued on next page)

JCP:pr

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

- ☐ A-30
☐ Positions Added

☐ 4/5 Vote
☐ Change Order

**Prev. Agn. Ref.:**

**District: 5/5**

**Agenda Number:**

Departmental Concurrence



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

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

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**PAGE: Page 2 of 3**

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**Impact on Citizens and Businesses**

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **PLANNING COMMISSION STAFF REPORT**
- B. **FORM 11 RECEIVE AND FILE**

08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

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.

60.TRANS. 5 USE - SUBMIT FINAL WQMP

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 6 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will

**FIGURE A:**  
**Original PC conditions**  
**approved 9/17/14**



08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6

USE - WQMP MAINT DETERMINATION (cont.)

RECOMMND

maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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 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

08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 30

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

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

RECOMMND

application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along 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. 2

USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

80. PRIOR TO BLDG PRMT ISSUANCE

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.

80.TRANS. 4

USE - UTILITY PLAN

RECOMMND

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

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,

08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 40

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

90.TRANS. 2                      USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 3                      USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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



08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE- STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

90.TRANS. 5

USE - UTILITY INSTALL

RECOMMND

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

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

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

08/18/14  
14:26

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. 7

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

RECOMMND

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 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.

08/18/14  
14:26

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. 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).

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.

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.

08/18/14  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03683

Parcel: 426-083-008

90. PRIOR TO BLDG FINAL INSPECTION

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 20 foot AC pavement, 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.

90.TRANS. 14

USE - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 15

USE - BMP MAINT AND INSPECTION

RECOMMND

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

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





Juan C. Perez  
Interim Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR APPEAL

DATE SUBMITTED: 10/23/14

Appeal of application case No(s): CWP 3683

Name of Advisory Agency: RIVERSIDE COUNTY PLANNING COMMISSION  
List all concurrent applications

Date of the decision or action: 9/17/14 - APPROVAL OF CWP 3683

Appellant's Name: RIVERSIDE COUNTY ON BEHALF OF KANAYALAL PATEL E-Mail: its.cpatel1970@yahoo.com

Mailing Address: 4280 LAKEFALL COURT  
RIVERSIDE CA 92505  
City State ZIP

Daytime Phone No: (951) 479 8682 Fax No: ( )

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"><li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li><li>• <b>Planning Commission</b> for: all other decisions.</li></ul>	<ul style="list-style-type: none"><li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li><li>• <b>Planning Department</b> for: Appeals before the Planning Commission.</li></ul>
<u>Planning Commission</u>	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"><li>• Change of Zone denied by the Planning Commission</li><li>• Commercial WECS Permit</li><li>• Conditional Use Permit</li><li>• Hazardous Waste Facility Siting Permit</li><li>• Public Use Permit</li><li>• Variance</li><li>• Specific Plan denied by the Planning Commission</li><li>• Substantial Conformance Determination for WECS</li><li>• Surface Mining and Reclamation Permit</li></ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

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

"Planning Our Future... Preserving Our Past"

## **APPLICATION FOR APPEAL**

<ul style="list-style-type: none"><li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li><li>• Revised Tentative Map</li><li>• Minor Change to Tentative Map</li><li>• Extension of Time for Land Division (not vesting map)</li></ul>	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"><li>• Extension of Time for Vesting Tentative Map</li></ul>	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"><li>• General Plan or Specific Plan Consistency Determination</li><li>• Temporary Outdoor Event</li></ul>	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"><li>• Environmental Impact Report</li></ul>	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"><li>• Plot Plan</li><li>• Second Unit Permit</li><li>• Temporary Use Permits</li><li>• Accessory WECS</li></ul>	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"><li>• Letter of Substantial Conformance for Specific Plan</li></ul>	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"><li>• Revised Permit</li></ul>	Same appeal deadline as for original permit.
<ul style="list-style-type: none"><li>• Certificate of Compliance</li><li>• Tree Removal Permit</li></ul>	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"><li>• Revocation of Variances and Permits</li></ul>	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

### **PLEASE STATE THE REASONS FOR APPEAL.**

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

## APPLICATION FOR APPEAL

THE COUNTY OF RIVERSIDE IS APPEALING ON BEHALF OF THE APPLICANT, KANAIYALAL PATEL, THE CONDITIONS OF APPROVAL APPROVED BY PC ON 9/17/14; SPECIFICALLY: 60. TRANS. 5, 60. TRANS. 6, 80. TRANS. 2, 80. TRANS. 4, 90. TRANS. 1, 90. TRANS. 3, 90. TRANS. 4, 90. TRANS. 5, 90. TRANS. 8, 90. TRANS. 13, 90. TRANS. 14, 90. TRANS. 15. THE APPLICANT HAS STATED THAT THESE CONDITIONS WOULD BE TOO LARGE OF A LOT AND SERVES RELATIVELY LITTLE BENEFIT.

Use additional sheets if necessary.

RIVERSIDE County on BEHALF OF KANAIYALAL PATEL

PRINTED NAME OF APPELLANT

Paul Rull FOR KANAIYALAL PATEL

SIGNATURE OF APPELLANT

10/23/14

DATE

### THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.