

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

816B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 25, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3628 – CEQA Exempt – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Highway 60 and easterly of Etiwanda Avenue – 2.53 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)–
REQUEST: The Conditional Use Permit proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite – APN(s): 156-182-014 and 156-193-024. (Quasi-Judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on January 13, 2010

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

APPROVED CONDITIONAL USE PERMIT NO. 3628, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:vc

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 9, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. ATTACHMENT District Second Agenda Number:

1.4

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

NOTICE OF EXEMPTION

Date

Initial

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 82-675 Highway 111
2nd Floor
Indio, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3628

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Highway 60, easterly of Etiwanda Avenue and southerly of Van Buren Boulevard in the Jurupa Area Plan.

Project Description: This Conditional Use Permit proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Trip Hord Associates

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 (15301)
☐ Statutory Exemption ()

Reasons why project is exempt: The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

Jeff Horn

County Contact Person

(951) 955-4641

Phone Number

Signature

Project Planner

Title

November 18, 2009

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03628\CUP03628 NOE Form (11-4-09).doc Revised: 6/5/09

FOR COUNTY CLERK USE ONLY

Charge deposit fee case ZCUP03628

FEB 9 2010 1.4

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0915800

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

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

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

Received from: TRIP HORD ASSOCIATES

\$64.00

paid by: CK 2995

CFG FOR CUP03628

paid towards: CFG05593

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By _____ Nov 17, 2009 10:49
SBROSTRO posting date Nov 17, 2009

| Account Code | Description | Amount |
|-------------------|-------------------------|---------|
| 58353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

816B

January 27, 2010

SUBJECT: Conditional Use Permit No. 3628

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input checked="" type="checkbox"/> File: Notice of Determination | <input type="checkbox"/> Labels provided |
| <input checked="" type="checkbox"/> Labels provided: YES | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise and Riverside County Record

Clerk Of The Board

Please charge your time to case number(s): ZCUP03628

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

Notice of Exemption
Fish & Game Receipt (CFG5593)

Revised: 01/25/10

Y:\Planning Case Files-Riverside office\CUP03552\BOS FORMS\11A coversheet CUP03552.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

FEB 9 2010

1.4

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 8.2: CONDITIONAL USE PERMIT NO. 3628** – CEQA Exempt – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Highway 60 and easterly of Etiwanda Avenue – 2.53 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) - APN(s): 156-182-014 and 156-193-024. (Continued from 12/2/09). (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org.

The following spoke in favor of the subject proposal:

Trip Hord, Applicant's Representative

No one spoke in neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

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

APPROVAL of CONDITIONAL USE PERMIT NO. 3628, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SEE ADDENDUM STAFF REPORT

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.4: CONDITIONAL USE PERMIT NO. 3628 – CEQA Exempt – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Highway 60 and easterly of Etiwanda Avenue – 2.53 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) - APN(s): 156-182-014 and 156-193-024. (Quasi-Judicial)**
- II. PROJECT DESCRIPTION**
The Conditional Use Permit proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org.
- The following spoke in favor of the subject proposal:
Trip Hord, Applicant's Representative
- No one spoke in neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to 1/13/10.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Jeff Horn
Planning Commission: January 13, 2010
Continued From: December 2, 2009

Conditional Use Permit No. 3628
CEQA Exempt
Applicant: Trip Hord Associates
Engineer/Representative: Keller Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This **Conditional Use Permit** proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.

The project is located in the Glen Avon community, more specifically northerly of Highway 60, easterly of Etiwanda Avenue and southerly of Van Buren Boulevard in the Jurupa Area Plan.

BACKGROUND INFORMATION:

January 21, 2010

The project was approved as recommended at the January 13, 2010 Planning Commission Hearing, however, an addition of a Condition of Approval has been requested by the Planning Commission. The applicant has been informed of the change and is in agreement with the Condition.

1. Condition of Approval 20.PLANNING.8 "AGENCY NOTIFICATION"

"Within twelve (12) months of the effective date of this permit, all Conditions of Approval in regards to Landscaping, Streetlights, and Annexation into L&LMD 98-1-Consolidated shall be satisfied, or this permit will be determined to be null and void and of no effect whatsoever. If this permit is determined to be in null and void status, the Department of Alcoholic Beverage Control shall be informed by calling (951) 782-4400."

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south. |
| 5. Existing Land Use (Ex. #1): | Mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station. |
| 6. Surrounding Land Use (Ex. #1): | Single family residences to the east, vacant land to |

HR 1/27/10

- | | |
|----------------------------|---|
| 7. Project Data: | the west and Highway 60 to the south Total Acreage: 2.53 Acres Total Building Area: 14,400 sq. ft |
| 8. Environmental Concerns: | CEQA Exempt (Section 15301) |

RECOMMENDATIONS:

APPROVAL of **Conditional Use Permit No. 3628**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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 (CD:CR) on the Jurupa Area Plan.
2. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer and wine for off-premises consumption (ABC Type 20), is permitted use in the Community Development: Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south.
4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer

and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S).

6. The project site is surrounded by properties which are zoned One-Family Dwelling (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south.
7. Residential uses have been constructed in the project vicinity.
8. The year 2000 census population for census tract 403.05 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
9. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
10. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
11. Two (2) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 403.05. This is approximately 0.65 licenses per 1,250 persons. Census tract 403.05 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
12. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
13. No schools are located within 1,000 feet from the proposed project.
14. The project is located within 200 feet of existing and habited residences.
15. The project is located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
16. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
17. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
18. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The March Joint Powers Authority jurisdiction;
 - c. Indian Tribal Land;
 - d. In a Specific Plan;
 - e. An Agricultural Preserve;
 - f. An Airport Influence Area or Airport Compatibility Zone;
 - g. An WRMSHCP cell group or number;
 - h. A High Fire Area or State Responsibility Area;
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - j. The Stephens Kangaroo Rat Fee Area;
 - k. A Fault Zone;
 - l. A County Service Area; or
 - m. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is locate within:
 - a. The boundaries of the Jurupa Unified School District;
 - b. The Jurupa Area Recreation and Parks District;
 - c. The Mira Loma Warehousing/Distribution Center Policy Area;
 - d. JVPA Redevelopment Area;
 - e. The Santa Ana River Watershed Area;
 - f. An Area of Moderate Liquefaction Potential;
 - g. An Area susceptible to Subsidence;
4. The subject site is currently designated as Assessor's Parcel Numbers: 156-182-014 and 156-193-024.
5. This project was filed with the Planning Department on August 18, 2009.
6. This project was reviewed by the Land Development Committee one time on the following date September 24, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,965.

JH:bb

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 12/23/09

Date Revised: 6/08/09 by RJuarez

Agenda Item No.: 8.2
Area Plan: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Jeff Horn
Planning Commission: January 13, 2010
Continued From: December 2, 2009

Conditional Use Permit No. 3628
CEQA Exempt
Applicant: Trip Hord Associates
Engineer/Representative: Keller Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This **Conditional Use Permit** proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.

The project is located in the Glen Avon community, more specifically northerly of Highway 60, easterly of Etiwanda Avenue and southerly of Van Buren Boulevard in the Jurupa Area Plan.

FURTHER PLANNING CONSIDERATION:

December 23, 2009

At the December 2, 2009 Planning Commission hearing, the project was continued at the request of the Commission, in order to allow the applicant time to install new landscaping in accordance with the preliminary landscape plan, and address signage and graffiti concerns on the existing buildings and walls.

As of the writing of this Staff Report, the applicant has stated that they have completed the removal of all un-affixed and excessive signage. Additionally, the applicant stated that they have begun the process of retaining a contractor to perform installation of landscaping, and are preparing to perform graffiti removal.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south. |
| 5. Existing Land Use (Ex. #1): | Mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station. |
| 6. Surrounding Land Use (Ex. #1): | Single family residences to the east, vacant land to the west and Highway 60 to the south |
| 7. Project Data: | Total Acreage: 2.53 Acres |

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Total Building Area: 14,400 sq. ft
CEQA Exempt (Section 15301)

8. Environmental Concerns:

RECOMMENDATIONS:

APPROVAL of **Conditional Use Permit No. 3628**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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 (CD:CR) on the Jurupa Area Plan.
2. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer and wine for off-premises consumption (ABC Type 20), is permitted use in the Community Development: Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south.
4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S).

6. The project site is surrounded by properties which are zoned One-Family Dwelling (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south.
7. Residential uses have been constructed in the project vicinity.
8. The year 2000 census population for census tract 403.05 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
9. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
10. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
11. Two (2) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 403.05. This is approximately 0.65 licenses per 1,250 persons. Census tract 403.05 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
12. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
13. No schools are located within 1,000 feet from the proposed project.
14. The project is located within 200 feet of existing and habited residences.
15. The project is located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
16. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
17. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
18. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;

- b. The March Joint Powers Authority jurisdiction;
 - c. Indian Tribal Land;
 - d. In a Specific Plan;
 - e. An Agricultural Preserve;
 - f. An Airport Influence Area or Airport Compatibility Zone;
 - g. An WRMSHCP cell group or number;
 - h. A High Fire Area or State Responsibility Area;
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - j. The Stephens Kangaroo Rat Fee Area;
 - k. A Fault Zone;
 - l. A County Service Area; or
 - m. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is located within:
- a. The boundaries of the Jurupa Unified School District;
 - b. The Jurupa Area Recreation and Parks District;
 - c. The Mira Loma Warehousing/Distribution Center Policy Area;
 - d. JVPA Redevelopment Area;
 - e. The Santa Ana River Watershed Area;
 - f. An Area of Moderate Liquefaction Potential;
 - g. An Area susceptible to Subsidence;
4. The subject site is currently designated as Assessor's Parcel Numbers: 156-182-014 and 156-193-024.
5. This project was filed with the Planning Department on August 18, 2009.
6. This project was reviewed by the Land Development Committee one time on the following date September 24, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,965.

JH:bb

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 12/23/09

Date Revised: 6/08/09 by RJuarez

Agenda Item No.: 0.4
Area Plan: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Jeffrey Horn
Planning Commission: December 2, 2009

Conditional Use Permit No. 3628
CEQA Exempt
Applicant: Trip Hord Associates
Engineer/Representative: Keller Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This **Conditional Use Permit** proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite.

The project is located in the Glen Avon community, more specifically northerly of Highway 60, easterly of Etiwanda Avenue and southerly of Van Buren Boulevard in the Jurupa Area Plan.


BACKGROUND:

Conditional Use Permit No. 2608 was approved on November 22, 1982 with a 20 year life, and expired on November 22, 2002. The existing development consists of a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station. The warehousing complex consists of five (5) buildings (A-E) totaling 14,400 sq. ft. with 13 parking spaces, and the commercial component consists of four (4) buildings (F-J) totaling 7,050 sq. ft. with three (3) parking lots with a total of 39 standard parking spaces.

FURTHER PLANNING CONSIDERATION:

The project proposes the concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the gasoline service station (Building F). The applicant has proposed 24 hour operation of the gas station and retail market, however, sales of alcohol will be prohibited between the hours of 2 a.m. to 6 a.m. in accordance with the Alcoholic Beverage Control Act: California Business and Professions Code 23817.5. Currently, there are two (2) existing (Type 20 and Type 21) permits within the projects census tract, containing 3,886 persons. Therefore, the census tract has a permit concentration well below the ABC allowed maximum of one (1) per 1,250 persons.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south. |
- 

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station. |
| 6. Surrounding Land Use (Ex. #1): | Single family residences to the east, vacant land to the west and Highway 60 to the south |
| 7. Project Data: | Total Acreage: 2.53 Acres Total Building Area: 14,400 sq. ft |
| 8. Environmental Concerns: | CEQA Exempt (Section 15301) |

RECOMMENDATIONS:

APPROVAL of Conditional Use Permit No. 3628, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) on the Jurupa Area Plan.
2. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer and wine for off-premises consumption (ABC Type 20), is permitted use in the Community Development: Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north and east, Community Development: Light Industrial (CD:LI) to the north and west, and Highway 60 to the south.

4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a mini-warehouse complex and commercial buildings for office, general commercial, and restaurant use, and a four (4) pump gas station with concurrent sales of beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S).
6. The project site is surrounded by properties which are zoned One-Family Dwelling (R-1) to the east, Manufacturing-Medium (M-M) to the west, and Highway 60 to the south.
7. Residential uses have been constructed in the project vicinity.
8. The year 2000 census population for census tract 403.05 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
9. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
10. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
11. Two (2) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 403.05. This is approximately 0.65 licenses per 1,250 persons. Census tract 403.05 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
12. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
13. No schools are located within 1,000 feet from the proposed project.
14. The project is located within 200 feet of existing and habited residences.
15. The project is located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
16. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
17. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
18. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The March Joint Powers Authority jurisdiction;
 - c. Indian Tribal Land;
 - d. In a Specific Plan;
 - e. An Agricultural Preserve;
 - f. An Airport Influence Area or Airport Compatibility Zone;
 - g. An WRMSHCP cell group or number;
 - h. A High Fire Area or State Responsibility Area;
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - j. The Stephens Kangaroo Rat Fee Area;
 - k. A Fault Zone;
 - l. A County Service Area; or
 - m. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is locate within:
 - a. The boundaries of the Jurupa Unified School District;
 - b. The Jurupa Area Recreation and Parks District;
 - c. The Mira Loma Warehousing/Distribution Center Policy Area;
 - d. JVPA Redevelopment Area;
 - e. The Santa Ana River Watershed Area;
 - f. An Area of Moderate Liquefaction Potential;
 - g. An Area susceptible to Subsidence;
4. The subject site is currently designated as Assessor's Parcel Numbers: 156-182-014 and 156-193-024.
5. This project was filed with the Planning Department on August 18, 2009.
6. This project was reviewed by the Land Development Committee one time on the following date September 24, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,965.



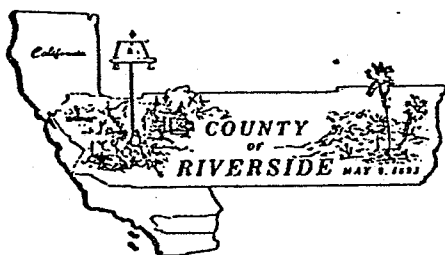
**California Department of Alcoholic Beverage
Control**
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 0405.03

Report as of 11/18/2009

| | License Number | Status | License Type | Orig. Iss. Date | Expir Date | Primary Owner and Premises Addr. | Business Name | Mailing Address | Geo Code |
|----|----------------|--------|--------------|-----------------|------------|--|-------------------------------|---|----------|
| 1) | 354902 | R65 | 21 | 8/30/1999 | 7/31/2010 | ALI MANSOOR NOOR 3710 ETIWANDA AVE MIRA LOMA, CA 91752-1141 Census Tract: 0405.03 | FOOD GAS N GO | 2637 33RD ST SANTA MONICA, CA 90405-3110 | 3300 |
| 2) | 441331 | ACT | 20 | 9/1/2006 | 8/31/2010 | BENNETT CAROLYN SUE 10211 COUNTRY CLUB DR MIRA LOMA, CA 91752 Census Tract: 0405.03 | COUNTRY VILLAGE MARKET & DELI | | 3300 |

--- End of Report ---

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



Blag & Safety
Attn: Hawey!

BOARD TRANSMITTAL

ROUTE TO

| | |
|----------|----|
| Planning | BH |
| Blythe | JJ |
| Hemet | CD |
| Indio | RI |
| Perris | NL |
| Other | HS |
| File | EG |
| 12/31/82 | VS |
| | BC |
| | RI |

TO: Board of Supervisors
FROM: Planning Department
DATE: December 14, 1982

SUBJECT: Meeting of the West Area Planning Council
November 22, 1982

BACKGROUND: The West Area Planning Council, at its regular meeting held on Monday, November 22, 1982, acted on the following:

CONDITIONAL USE CASE NO. 2588-W - Roberts Const. Co. - Sage Area - Third Supervisorial District: Adopt Negative Declaration for EA 16414 and deny permit to expand an RV park.

CONDITIONAL USE CASE NO. 2590-W - Winchester Assoc. - Sedco/Wildomar Area - First Supervisorial District: Adopt Negative Declaration for EA 16460 and deny permit for a mobile-home park.

CONDITIONAL USE CASE NO. 2599-W - Barry Silver - Murrieta Area - First Supervisorial District: Adopt Negative Declaration for EA 16572 and approve permit for a mini-storage facility.

PUBLIC USE CASE NO. 474-W - Rube, Inc. - Rubidoux District - Second Supervisorial District: Adopt Negative Declaration for EA 16515 and approve permit for a residential re-entry facility.

PUBLIC USE CASE NO. 476-W - Moreno Cablevision, Inc. - Edgemont/Sunnymead District - Fifth Supervisorial District: Adopt Negative Declaration for EA 16589 and approve permit for a satellite receiving disk and service building.

CONDITIONAL USE CASE NO. 2600-W - Toni R. Lee - Rubidoux District - Second Supervisorial District: Adopt Negative Declaration for EA 16583 and approve permit for an auto wrecking yard.

CONDITIONAL USE CASE NO. 2604-W - Kunz & Co. - Prado/Mira Loma District - Second Supervisorial District: Approve permit to continue use of off-site subdivision sign.

(Continued Page 2)

RECOMMENDATION: The West Area Planning Council recommends that the above Negative Declarations be adopted and that the recommended actions on the above permits be accepted as set forth.

KJC
K. Coulter - A. Rohlehr

PREPARED BY

Roger S. Schreder

CC: CLERK OF THE BOARD (6 COPIES)
COUNTY COUNSEL
PLANNING DEPT. (2 COPIES)
RSS:dla

December 14, 1982

BACKGROUND Continued:

PUBLIC USE CASE NO. 477-W - Kinder-Care Learning Center - Edgemont/Sunnymead District - Fifth Supervisorial District: Adopt Negative Declaration for EA 16606 and approve permit for a day care center.

CONDITIONAL USE CASE NO. 2608-W - Cal/Vantage Development Co. - Prado/Mira Loma District - Second Supervisorial District: Adopt Negative Declaration for EA 16616 and approve permit for a miniwarehouse and office complex.

CONDITIONAL USE CASE NO. 2610-W - Robert N. King - Edgemont/Sunnymead District - Fifth Supervisorial District: Adopt Negative Declaration for EA 16630 and approve permit for a recreational vehicle and boat display storage facility.

ROUTE TO

| | |
|----------|-------|
| Banning | _____ |
| Blythe | _____ |
| Hemet | _____ |
| Indio | _____ |
| Perris | _____ |
| Other | _____ |
| File | _____ |
| 12/21/82 | VS |
| | BC |
| | BJ |

OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

County of Riverside, State of California

4.20-4.23

On motion of Supervisor Younglove, seconded by Supervisor Abraham and duly carried by unanimous vote, IT WAS ORDERED that the West Area Planning Council's report of approval or denial of the following cases is accepted and filed.

- 4.20 DENIAL OF CONDITIONAL USE CASE NO. 2590-W *Hemet*
- 4.21 APPROVAL OF CONDITIONAL USE CASE NO. 2590-W *Hemet*
- 4.22 APPROVAL OF PUBLIC USE CASE NO. 474-W *Riv*
- 4.23 APPROVAL OF PUBLIC USE CASE NO. 476-W *Riv*
- 4.24 APPROVAL OF CONDITIONAL USE CASE NO. 2600-W *Indio*
- 4.25 APPROVAL OF CONDITIONAL USE CASE NO. 2604-W *Riv*
- 4.26 APPROVAL OF PUBLIC USE CASE NO. 477-W *Riv*
- 4.27 APPROVAL OF CONDITIONAL USE CASE NO. 2608-W *Riv*
- 4.28 APPROVAL OF CONDITIONAL USE CASE NO. 2610-W *Riv*

ROUTE TO

Banning _____ BH _____
 Blythe _____ U _____
 Hemet _____ CD _____
 Indio _____ RI _____
 Perris _____ NI _____
 Other _____ HS _____
File _____ EG _____
2/22/83 _____ VS _____
 _____ BC _____
 _____ BJ _____

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on

December 21, 19 82, Book 112 page 544 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 21, 1982

GERALD A. MALONEY, Clerk of the Board of Supervisors,
in and for the County of Riverside, State of California.

By *Gerald A. Maloney*, Deputy

(SEAL)

Blag + Safety

AMEND MAP 11-22-82

Conditional Use Permit No. 2608
Cal/Vantage
Commercial Building and Mini-warehouse
C-P-S Zone
Prado/Mira Loma District
Second Supervisorial District

WEST AREA PLANNING COUNCIL CONDITIONS
Banning
Blythe
Hemet
Indio
Perris
Other 5/1/83

1. The development of the property shall conform substantially with that as shown on plot plan marked Revised Exhibit "A", #1 on file with Conditional Use Permit No. 2508 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 10-28-82, a copy of which is attached.
3. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 10-13-82, a copy of which is attached.
4. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 10-13-82, a copy of which is attached.
5. The applicant shall comply with the Flood Control improvement recommendations outlined in the County Flood Control District's letter dated 10-28-82, a copy of which is attached.
6. Three parking spaces shall be provided as shown on the approved Revised Exhibit "A", #1. The parking area shall be surfaced with asphaltic concrete compacted to a minimum depth of three (3) inches on four (4) inches of Class II base. *See below.
7. All landscaped areas shown on the approved Revised Exhibit "A", #1, shall be planted with groundcover or plants. A sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Groundcover and shrubs shall not be allowed to exceed 30" in height on street frontages where delineated on the approved Revised Exhibit "A", #1.
8. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
9. Street trees shall be installed and maintained in accordance with the Riverside County Street Tree Ordinance 457-19. A copy of the Street Tree Manual is enclosed for your reference.
10. A 6-foot block wall will be constructed along the western boundary of the Union Pacific Railroad easement.
11. Building faces that are adjacent to Freeway 60 and Etiwanda Avenue are to be surfaced in a "sculptured aggregate" concrete finish, with a graffiti-resistant application.
12. The permittee shall submit five copies of a "landscaping plan." Said plan shall include an overall map of landscaped areas with labeling as to types of plants, trees and grasses to be planted in each area. Also information regarding the sizing of plants selected should be presented. Specific landscaping plan attention shall be paid to the following areas:
*6. - Thirty-five parking spaces shall be provided on the site westerly of the railroad tracks and 3 parking spaces shall be provided easterly of the tracks.

- a. Area adjacent to southern property line. A minimum 10-foot wide strip along the property line shall be landscaped and shall be planted in fast-growing, full-crowned trees attaining a height that will conceal the proposed use. The area along the southernmost driveway entrance along Etiwanda Avenue will be interspersed with small shrubs, grass, and/or groundcover.
 - b. The area along the eastern boundary opposite the single family residences shall include a 4' wide planter strip along the 6-foot block wall. These plants should be fast-growing and attain medium height to shield the proposed use from the neighboring residences. The southernmost 200-feet shall be planted with fast-growing, full-crowned trees attaining a height that will screen site from on-coming freeway traffic.
 - c. All other areas not previously addressed, but indicated on Revised Exhibit "A",
13. Prior to issuance of any building permits for the facilities permitted hereby, the permittee shall:
- a. Obtain clearance for all existing structures from the Department of Building and Safety and comply with all the requirements established by that Department.
 - b. Submit four (4) copies of a parking and/or landscaping plan in compliance with Ordinance 348, Section 18.12 to the Planning Department for approval.
 - c. Obtain clearance and/or permits from the following agencies:

| | |
|---------------------------------|----------------------------|
| County Road Department | Dept. of Building & Safety |
| County Health Department | County Planning Department |
| County Dept. of Fire Protection | Union Pacific Railroad |
- Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.
14. Prior to occupancy or any use allowed by this permit, all of the foregoing conditions of this permit shall be complied with.
15. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
16. This permit shall become null and void on November 22, 2002.
17. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.
18. The recreational storage area will be located north of spaces 9 and 39. All other recreational spaces shown on Exhibit "A" along the eastern property boundary line will be shown as parallel spaces.
19. All mini-warehouse rooftops will be painted in a neutral gray tone.

SIGNATURE PAGE

Please sign, date and return the approved conditions of approval to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
ATTN: DIANA ABLARD
COUNTY ADMINISTRATIVE CENTER - NINTH FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

AGREEMENT:

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

Date 12/20/82 Applicant's Signature [Signature]

Date 12/20/82 Owner's Signature [Signature]
CNC/VANTAGE DEVELOPMENT CO.

/dla

Regional Team No. 1

Zoning District: Prado/Mira Loma

Supervisory District: Second

E. A. Number: 15616

Conditional Use Permit No. 2608

West Area Planning Council: November 22, 1982

Agenda Item: #11

**RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT**

1. Applicant: Cal/Vantage Development Co.
2. Type of Request: To establish a mini-warehouse and commercial complex
3. Location: Northeast corner of Etiwanda Avenue and Highway 60 westbound off-ramp.
4. Parcel Size: 2.16 Ac.
5. Existing Roads: Highway 60, Etiwanda Avenue
6. Existing Land Use: Vacant
7. Surrounding Land Use: Vacant, Single-family residential
8. Existing Zoning: C-P-S
9. Surrounding Zoning: M-4, R-1
10. General Plan Elements: Land Use: Medium Density Residential (3-5 du/ac.)
(Jurupa) Open Space: Urban Areas
Circulation: Etiwanda Ave.- Arterial, 110' R/W
Highway 60 - Freeway
11. Agency Recommendations: Road: not yet received
Flood: see attached
Land Use: not yet received
Health: see attached
Fire: see attached
San Bernardino Co. Planning Dept.: see attached
12. Letters: Opposing/Supporting: none received.

ANALYSIS:

The applicant is requesting a mini-warehouse and commercial office complex located at the northeast corner of Etiwanda Avenue and the Highway 60 westbound off-ramp in the Mira Loma area, on 2.16 acres. The topography of the site is flat, with a flood swale situated to the south of the project site. This narrow, triangular lot is bisected by a Union Pacific spurline from north to south which makes it difficult to develop the site. The applicant wishes to establish commercial buildings (i.e. "7-11", offices, and sandwich shop) along Etiwanda Avenue, and the eastern half of the property, easterly of the railroad tracks would contain mini-warehouse facilities. The applicant wishes to construct the commercial buildings first, then proceed with the mini-warehouse portion of the project.

KJC

The site is currently vacant as is property to the west and south of the project. There is a single family residential area to the east of the site.

The Jurupa General Plan designates the site as Medium Density Residential (3-5du/ac.) The applicant has previously filed a change of zone (No. 3748), in which, the Planning Commission determined the proposed C-1/C-P zoning would not be consistent with the Scenic Highway Element of the General Plan, but that C-P-S zoning would be consistent with the intent of the General Plan and the Scenic Highway Element. The zoning to the east of the site is R-1, the remaining adjacent area is M-4 (Medium Industrial).

The initial study of Environmental Assessment No. 16616 identified the following concerns with the proposed development: noise, access and visual impacts.

The impact of noise is of prime concern on the project site. The Union Pacific Railroad spur line bisects the site. According to a Union Pacific representative, one train per day passes through the site, with a maximum of two trains passing by the site in the future. A 6-foot block wall erected between the railroad tracks and the commercial area will mitigate noise concerns originating from the juxtaposition of the railroad and the commercial.

Staff has concerns about the access to this long, narrow, triangularly-shaped lot. Etiwanda is a divided roadway, therefore the five closely-spaced driveways shown will not be a serious access problem. The single driveway south of the railroad signal for the mini-warehouse portion of the project will be appropriate here and adequate since associated traffic will be low. The applicant will revise Exhibit "A" to relocate the office for the mini-warehouse in order to allow a more direct route for fire truck to the rear of the property.

The visual aspect of the site is of importance since the freeway (Highway 60) level is raised above the site. Also, the westbound freeway off-ramp directly adjoins the site along its southerly boundary. The applicant will provide a 10-foot landscaping strip along the southern boundary of the site to mitigate this concern. This area will contain fast-growing, full-crowned trees (i.e. Eucalyptus) that will attain a height to dominate views from the freeway into the site. In addition, the applicant will include a 4-foot wide landscaping strip along the eastern boundary of the project site to buffer single family residences. Staff feels that with the proposed landscaping plus a planter area in the extreme southeast corner of the site, the visual impact from the freeway and off-ramp will be resolved. Also, all project building walls facing the freeway off-ramp or Etiwanda Avenue will be surfaced with a "sculptured aggregate finish" to enhance their appearance. Mini-warehouse roofs will be flat and will be a neutral gray tone to reduce their visual effect when seen through trees surrounding the site.

There is an existing residential subdivision to the east. To buffer these two uses, a 6-foot high block wall and landscaping will make these two uses more compatible.

Water and sewer are available through the Jurupa Community Services District.

The Board of Supervisors approved Change of Zone No. 3748 on August 10, 1982 to C-P-S (Scenic Highway Commercial) based on these findings: 1) C-P-S zoning would be consistent with the intent of the Jurupa General Plan Land Use Element and The Scenic Highway Element 2) C-P-S zoning would constitute a logical progression of zoning in the area (Industrial Zoning south and west of site), 3) The commercial use was most appropriate for the property. (Railroad would not be compatible with residential use).

RECOMMENDATION:

ADOPTION of the Negative Declaration for E. A. No. 16616. The Planning Department has found that approval of the proposed project will not have a significant effect on the environment and has completed a negative declaration.

AND:

APPROVAL of Conditional Use Permit No. 2608 in accordance with Exhibit A, subject to the attached conditions, based on the following findings:

1. The proposed use is consistent with the intent of the Jurupa General Plan.
2. The proposed commercial use is the most appropriate use for the property.

RM/sw

Conditional Use Permit No. 2608
Cal/Vantage
Commercial Building and Mini-warehouse
C-P-S Zone
Prado/Mira Loma District
Second Supervisorial District.

AMENDMENT MAPC 11-22-82
WEST AREA PLANNING COUNCIL CONDITIONS
Date: November 22, 1982

1. The development of the property shall conform substantially with that as shown on plot plan marked Revised Exhibit "A", #1 on file with Conditional Use Permit No. 2608 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 10-28-82, a copy of which is attached.
3. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 10-13-82, a copy of which is attached.
4. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 10-13-82, a copy of which is attached.
5. The applicant shall comply with the Flood Control improvement recommendations outlined in the County Flood Control District's letter dated 10-28-82, a copy of which is attached.
6. Three parking spaces shall be provided as shown on the approved Revised Exhibit "A", #1. The parking area shall be surfaced with asphaltic concrete compacted to a minimum depth of three (3) inches on four (4) inches of Class II base. "See below."
7. All landscaped areas shown on the approved Revised Exhibit "A", #1, shall be planted with groundcover or plants. A sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Groundcover and shrubs shall not be allowed to exceed 30" in height on street frontages where delineated on the approved Revised Exhibit "A", #1.
8. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
9. Street trees shall be installed and maintained in accordance with the Riverside County Street Tree Ordinance 457-19. A copy of the Street Tree Manual is enclosed for your reference.
10. A 6-foot block wall will be constructed along the western boundary of the Union Pacific Railroad easement.
11. Building faces that are adjacent to Freeway 60 and Etiwanda Avenue are to be surfaced in a "sculptured aggregate" concrete finish, with a graffiti-resistant application.
12. The permittee shall submit five copies of a "landscaping plan." Said plan shall include an overall map of landscaped areas with labeling as to types of plants, and grasses to be planted in each area. Also information regarding the sizing of plants selected should be presented. Specific landscaping plan attention shall be paid to the following areas:
 - *6. - Thirty-five parking spaces shall be provided on the site westerly of the railroad and 3 parking spaces shall be provided easterly of the tracks.



OFFICE OF ROAD COMMISSIONER &

RECEIVED

October 28, 1982

NOV 18 1982
COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1000
RIVERSIDE, CALIFORNIA 92501
RIVERSIDE COUNTY
PLANNING COMMISSION

A. E. NEWCOMB
ROAD COMMISSIONER & COUNTY SURVEYOR

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: CU 2608
Team 1

To Whom It May Concern:

With respect to the Conditions of approval for the above referenced item, the Road Department has the following recommendations:

The Road Department has the following comments:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. Sufficient right of way along Etiwanda Avenue shall be conveyed for public use to provide for a 55 half-width right of way.
2. Prior to the issuance of a building permit, the developer shall deposit with the Riverside County Road Department the sum of \$2,200.00 per acre towards mitigating traffic impacts for signal requirements.
3. Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the state highway right of way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

4. Etiwanda Avenue shall be improved with concrete curb and gutter located 43 feet from centerline with match up asphalt concrete paving within a 55 foot half-width right of way and shall be coordinated with Etiwanda Avenue improvement plans.

- a. Area adjacent to southern property line. A minimum 10-foot wide strip along the property line shall be landscaped and shall be planted in fast-growing, full-crowned trees attaining a height that will conceal the proposed use. The area along the southernmost driveway entrance along Etiwanda Avenue will be interspersed with small shrubs, grass, and/or groundcover.
 - b. The area along the eastern boundary opposite the single family residences shall include a 4' wide planter strip along the 6-foot block wall. These plants should be fast-growing and attain medium height to shield the proposed use from the neighboring residences. The southernmost 200-feet shall be planted with fast-growing, full-crowned trees attaining a height that will screen site from on-coming freeway traffic.
 - c. All other areas not previously addressed, but indicated on Revised Exhibit "A".
13. Prior to issuance of any building permits for the facilities permitted hereby, the permittee shall:
- a. Obtain clearance for all existing structures from the Department of Building and Safety and comply with all the requirements established by that Department.
 - b. Submit four (4) copies of a parking and/or landscaping plan in compliance with Ordinance 348, Section 18.12 to the Planning Department for approval.
 - c. Obtain clearance and/or permits from the following agencies:

| | |
|---------------------------------|----------------------------|
| County Road Department | Dept. of Building & Safety |
| County Health Department | County Planning Department |
| County Dept. of Fire Protection | Union Pacific Railroad |
- Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.
14. Prior to occupancy or any use allowed by this permit, all of the foregoing conditions of this permit shall be complied with.
15. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
16. This permit shall become null and void on November 22, 2002.
17. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.
18. The recreational storage area will be located north of spaces 9 and 39. All other recreational spaces shown on Exhibit "A" along the eastern property boundary line will be shown as parallel spaces.
19. All mini-warehouse rooftops will be painted in a neutral gray tone.

5. Six foot wide concrete sidewalks shall be constructed along Etiwanda Avenue in accordance with County Standard No. 400 and 401 (curb sidewalk).
6. Improvement plans shall be based upon a centerline profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Road Commissioner. Completion of road improvements does not imply acceptance for maintenance by County.
7. Drainage control shall be as per Ordinance 460 Section 11.1.
8. All work done within County right of way shall have an encroachment permit.
9. All driveways shall conform to the applicable Riverside County Standard and shall be located as directed by the Road Commissioner.
10. Prior to the issuance of a building permit, the applicant shall obtain a written clearance from the Union Pacific Railroad Company.
11. All railroad crossing safety warning devices shall be installed at no cost to any government agency.

Very truly yours,

A.E. Newcomb
Road Commissioner
and County Surveyor



Lee Johnson
Principal Eng. Technician

LJ:lh

Reel No. 113 - Side 2 (219-522)
1:30 P.M. PUBLIC HEARING
CONDITIONAL USE CASE NO. 2608-W (EA 16616)
Cal/Vantage Development Co.
Miniwarehouse and Office Complex
Zone C-P-S
Prado/Mira Loma District - Second Supervisorial District

Hearing was opened at 2:56 p.m. and was closed at 3:13 p.m.

Applicant applied for a permit to establish a miniwarehouse and commercial complex on land approximately 2.16 acres in size and located on the northeast corner of Etiwanda Avenue and Highway 60 westbound off-ramp. Existing land use is vacant. Surrounding land use is vacant and single family residential. Existing zoning is C-P-S. Surrounding zoning is M-4 and R-1. The Jurupa General Plan/Land Use designation is Medium Density Residential (3-5 DU/Acre). The Open Space and Conservation Element is Urban Areas. The lot is bisected by a Union Pacific spurline which makes it difficult to develop. The applicant proposes commercial buildings along Etiwanda Avenue, with the

miniwarehouse facilities on the eastern half of the property. The main concern arising out of the initial environmental study is noise from the railroad. Another concern is access. As Etiwanda is a divided roadway, the five closely-spaced driveways should not be a problem. The applicant will revise the Exhibit "A" to relocate the office for the miniwarehouse in order to allow a more direct route for fire trucks to the rear of the property. The third concern is visual, a concern because the freeway level is raised above the site. Also, the westbound freeway off-ramp directly adjoins the site along its southerly boundary. The applicant will provide a ten-foot landscaped strip along the southern boundary which will contain fast-growing, full-crowned trees. The buildings facing the street will have sculptured walls. Staff recommended adoption of the negative declaration and approval of the permit based on the findings listed in the staff report.

Mr. Sanders (11144 Shetland Avenue, Ontario), speaking for the applicant, said that this property has a railroad spur going through it with an average of one train a day. There will be all new concrete parking, landscaping, shrubs, sidewalks, curbs and gutter along the front. The property boundary facing the freeway will have landscaping with tall eucalyptus trees. The easterly boundary will have a planter area with six-foot block wall. The buildings facing Etiwanda will have sculptured walls which will be attractive. This will be a first class center, with shops and a 7-11 type store. He agreed with all the conditions, but asked about Condition 16. Mr. Streeter explained that a time limit on a use permit is typical, and that the applicant would come back and go through the permit process again.

Stella Portillo (10928 Landsford Street, Mira Loma) spoke in opposition. She was against the proposal due to visual and noise impacts. They already have noise coming from the highway. She said that there was only one entrance to their tract, off Etiwanda. The walls proposed by the applicant would attract graffiti.

Council member Galleano said along the boundary of the project they have proposed a six-foot high concrete tilt-up fence. There's a wood fence there now. He said that with the proposed fence, the noise from trucks and the space center would be reduced. Ms. Portillo said that could be, but they are being surrounded by so many things that they feel confined. Council member Galleano said he did feel that the circulation problem is bad, but eventually there will be access on the north and to the east. He agreed that graffiti would be a problem, but there was no way to condition that. Mr. Streeter concurred, saying that the wall will be in back of those lots, which should help cut down on the problem. Maintaining the wall becomes a matter of pride of ownership. Council member Galleano said that a community center was put on the property but got destroyed by vandalism. Some kind of improvement is needed for that property. Mr. Jolliffe said that one of the features of the project is that it will be gated and fenced between buildings for security. He said in the conditions, Condition No. 2, the Road Department letter dated 10/28/82 has been received. Also, Condition 6 was incomplete. He added the following sentence to the beginning of the condition and amended the first

sentence as follows: " Thirty-five parking spaces shall be provided on the site westerly of the railroad tracks and three parking spaces shall be provide easterly of the tract as shown on the approved Revised Exhibit "A" No. 2."

Mr. Slaughter said that there is a product that can be sprayed on wall surfaces which could protect them from graffiti which can then be hosed right off. He would not object to Condition 11 being amended to reflect the use of that material. There was no one else who wished to speak for or against the proposal, so the conditions were dealt with.

Upon motion by Council member Galleano, seconded by Council member Hanson, and unanimously carried, the following conditions were amended: Condition 2 had the date "10/28/82" added; Condition 6 had wording changed as set forth by staff above; Condition 9 had the ordinance number, 457.19 deleted; and, Condition 11 was amended by the addition of "with a graffiti-resistant application." to the end of the sentence.

There being no further testimony, the hearing was closed at 3:13 p.m.

Council member Galleano stated that he has lived in this area a long time and felt that the applicant would improve the subject property.

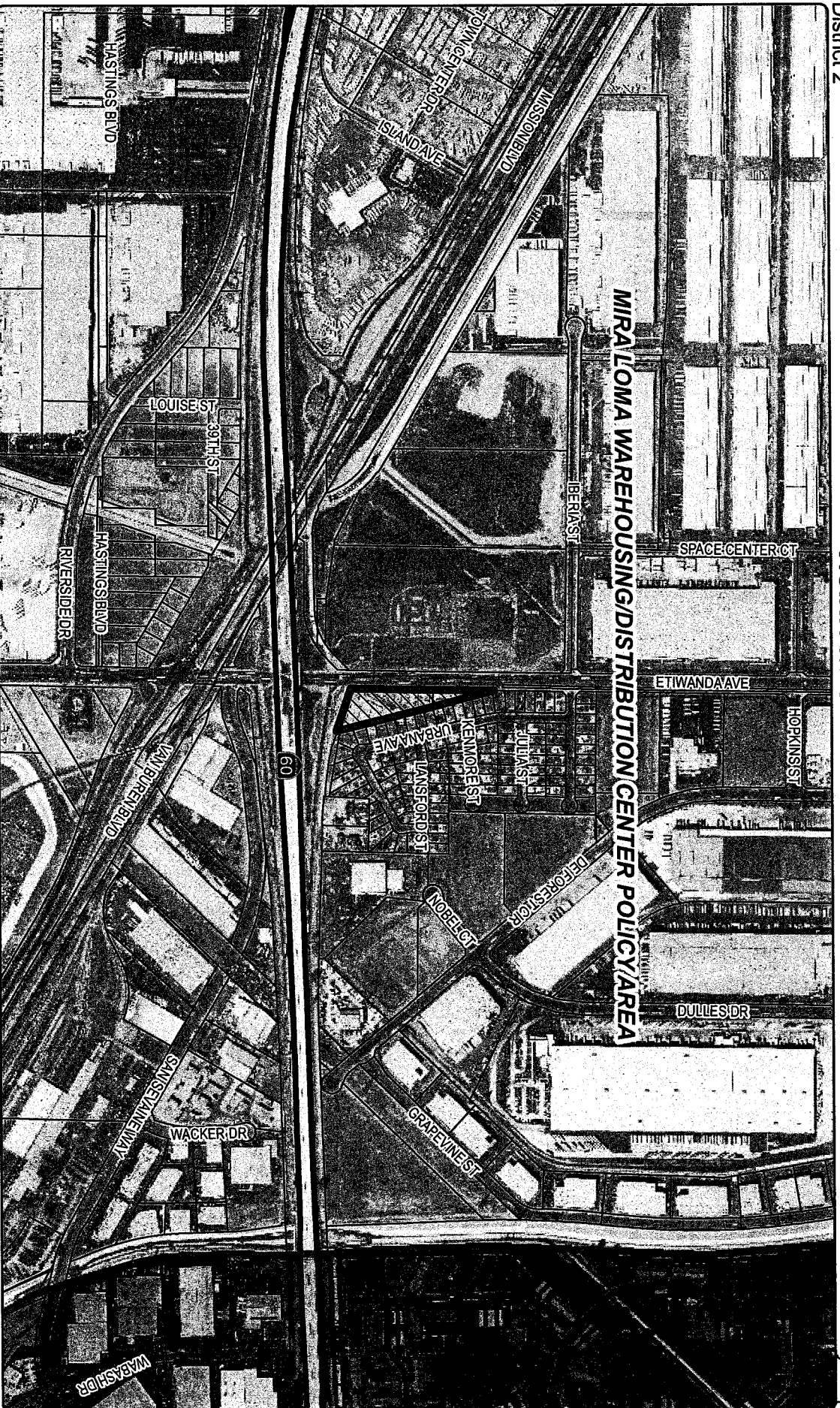
MOTION: Upon motion by Council member Galleano, seconded by Council member Hanson, and unanimously carried, Council recommended adoption of the Negative Declaration based on the finding that the proposal will not have a significant effect on the environment; also, Council recommended to the Board of Supervisors approval of Conditional Use Case No. 2608-W in accordance with Exhibit "A", subject to the proposed conditions as amended above, and based on the following:

1. The proposed use is consistent with the intent of the Jurupa General Plan.
 2. The proposed commercial use is the most appropriate use for the property.
- - - - -

Supervisor Tavaglione
District 2

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03628
VICINITY/POLICY AREAS

Date Drawn: 10/26/09
Vicinity Map



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W

Section: 4

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 355-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at www.co.riverside.ca.us/planning.html



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Assessors Bk. Pg. 156-18 & 156-19
Thomas Bros. Pg. 643 H6
Edition 2009

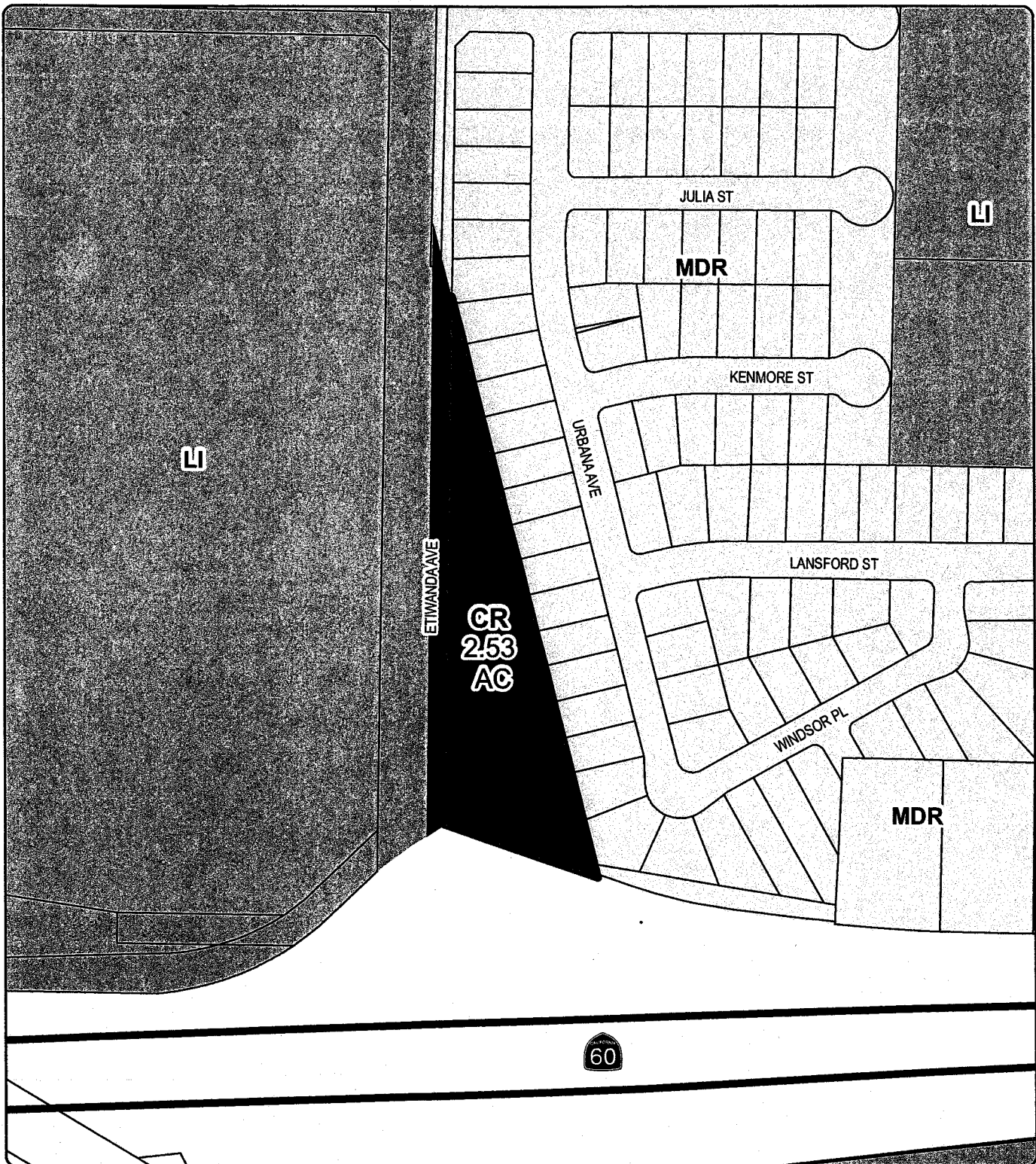
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03628

EXISTING GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 10/26/09
Exhibit 5



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 4

Assessors Bk. Pg. 156-18 & 156-19
Thomas Bros. Pg. 643 H6
Edition 2009

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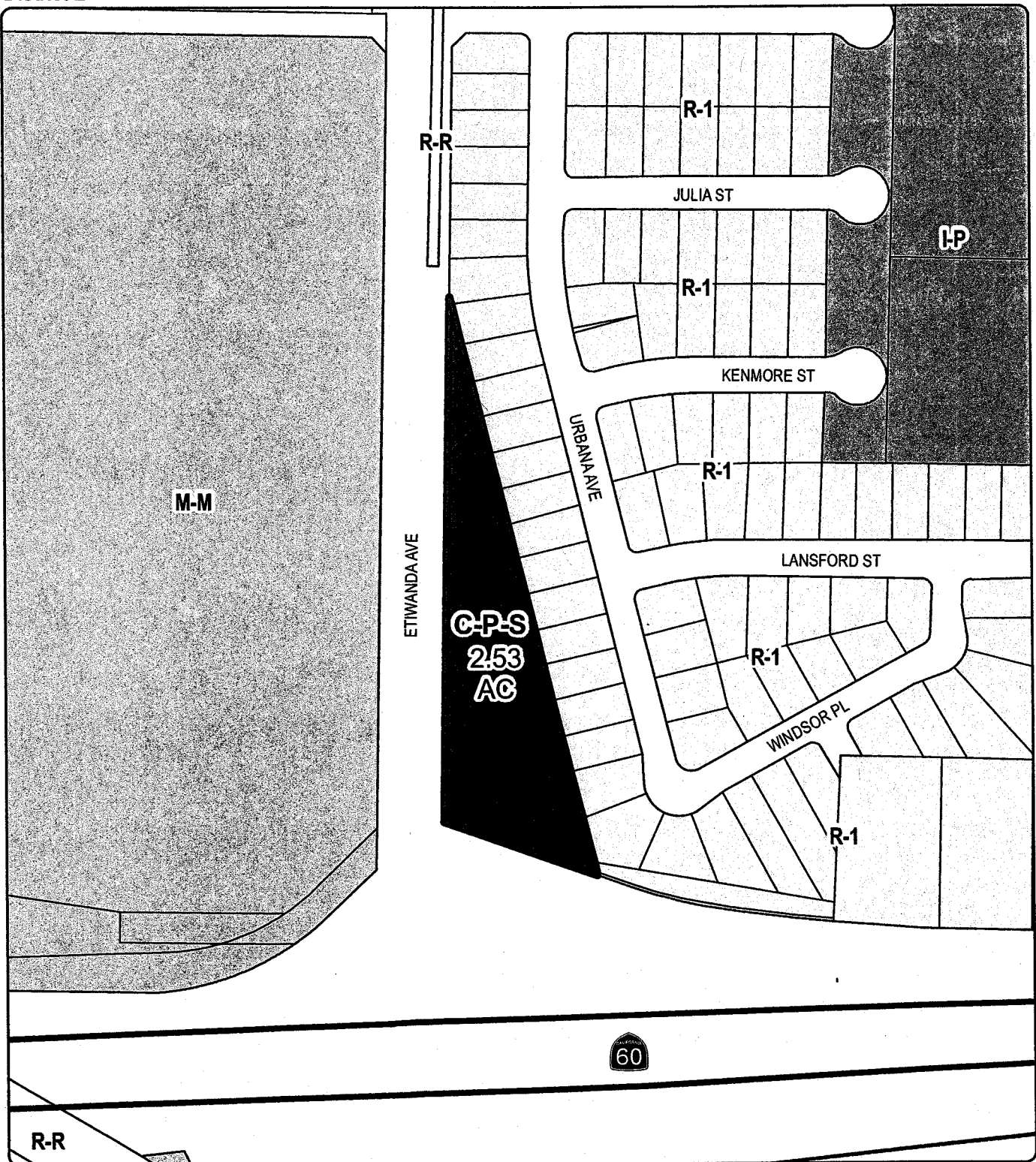
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03628

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 10/26/09
Exhibit 3



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 4

Assessors Bk. Pg. 156-18 & 156-19
Thomas Bros. Pg. 643 H6
Edition 2009



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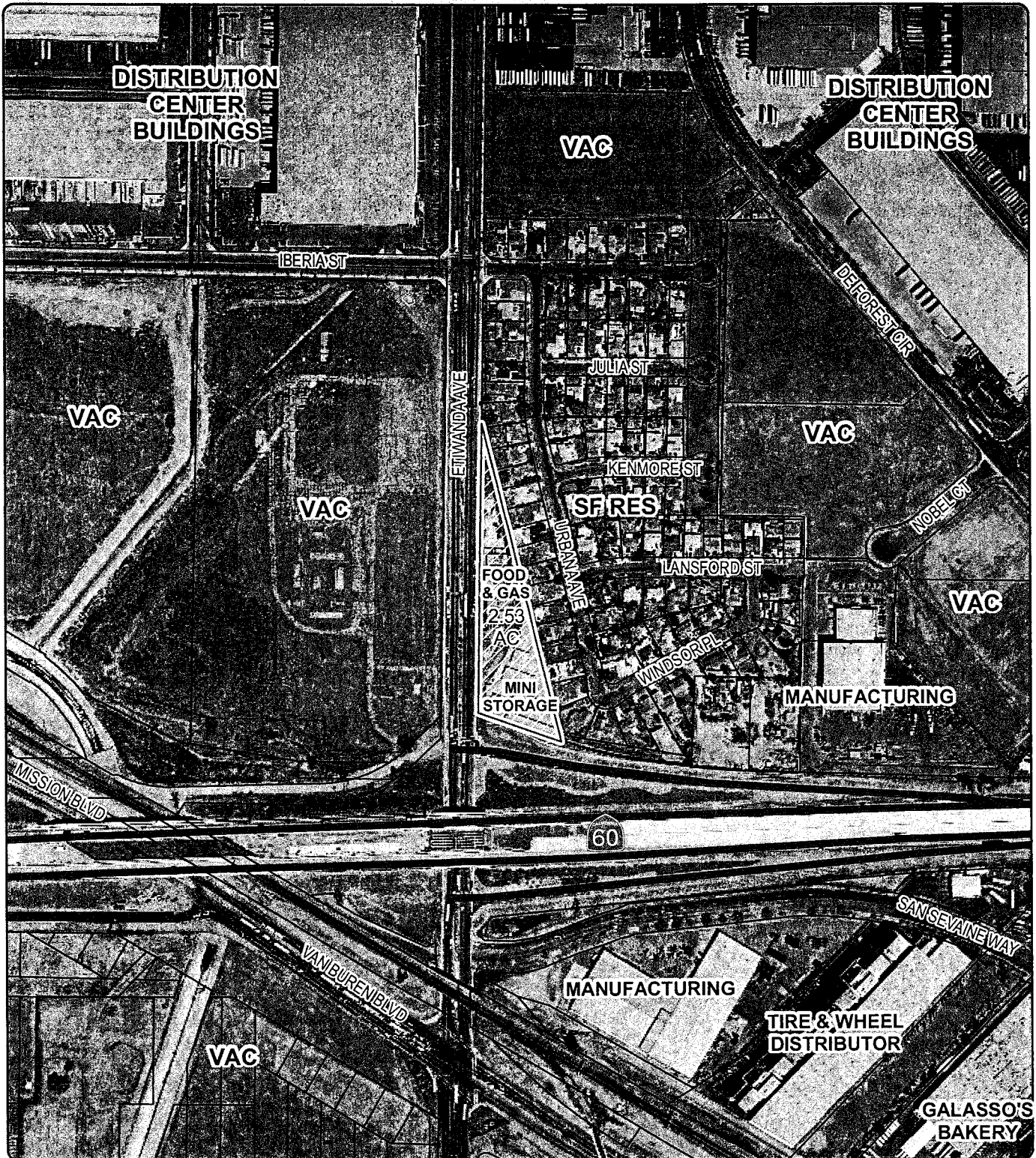
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03628

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 10/26/09
Exhibit 1



Zoning District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 4

Assessors Bk. Pg. 156-18 & 156-19
Thomas Bros. Pg. 643 H6
Edition 2009



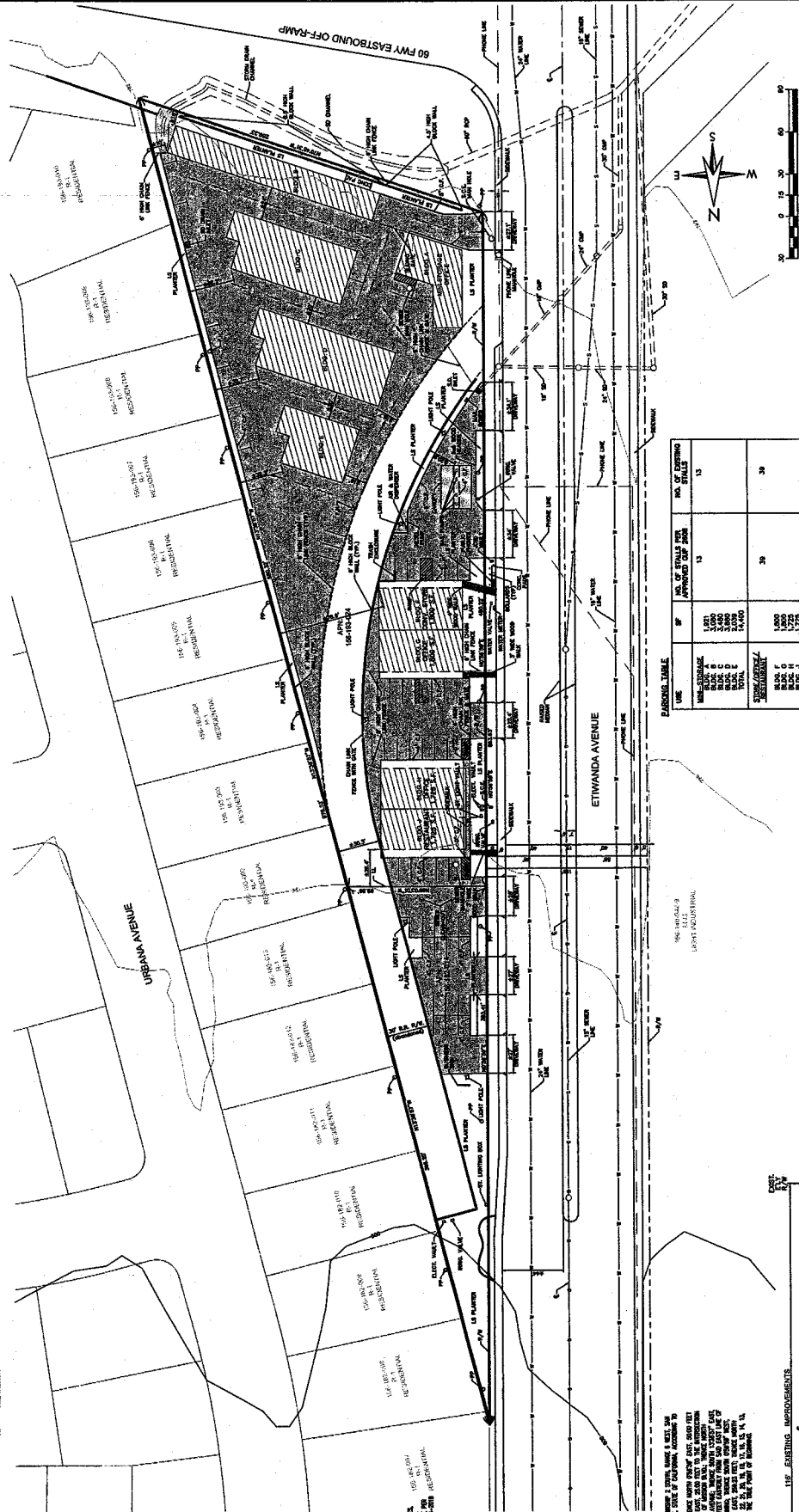
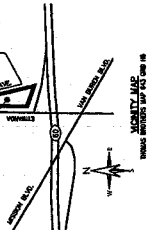
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(FKA CUP NO. 02608)

AUGUST 2009

ALL WALLS, STRUCTURES, IMPROVEMENTS (PUBLIC & PRIVATE) ARE EXISTING. NO NEW STRUCTURES OR IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.



| USEFUL TABLE | | NO. OF STALLS PER APPROVED COW SHED | NO. OF STALLS |
|----------------------|--------|-------------------------------------|---------------|
| MIN. STORAGE | 1,511 | 13 | 13 |
| MIN. A | 3,000 | | |
| MIN. B | 3,440 | | |
| MIN. C | 3,440 | | |
| MIN. D | 2,039 | | |
| MIN. E | 2,039 | | |
| TOTAL | 14,469 | | |
| <u>STOCK ON HAND</u> | 1,800 | 39 | 39 |
| MIN. A | 1,800 | | |
| MIN. B | 1,728 | | |
| MIN. C | 1,728 | | |
| MIN. D | 1,728 | | |
| MIN. E | 1,728 | | |

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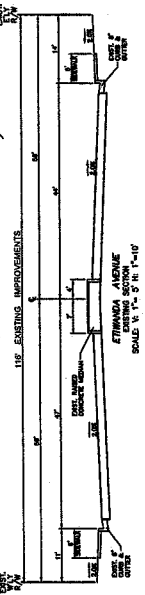
PROJECT NOTES

- SITE AREA = 2.14 ACRES
- ALL EXISTING STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED.

LAND USE

| CROSS LOT AREA | MAX LOT SF | LOUSE |
|-----------------------------|------------|-------|
| RAIL ROAD R/W AREA (shaded) | 18,000 SF | 100% |
| EXISTING LANDSCAPE AREA | 15,000 SF | 14% |
| EXISTING PARKED AREA | 48,000 SF | 47% |
| EXISTING BUILDING AREA | 21,000 SF | 20% |

LEGAL DESCRIPTION



12/23/09
09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to extend the life of an existing commercialial development and to permit concurrent sales of beer and wine for off-premises consumption at the gasoline service station on a 2.53 gross acre site.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3628. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3628 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3628, Exhibit A, dated 8/27/09.

APPROVED EXHIBIT L = Landscaping for Conditional Use Permit No. 3628, Exhibit L, Amended No. 1, dated 11/16/09.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN 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.

ADDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 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-G1.3 DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 5 USE-G1.4 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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE

RECOMMND

This project is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with JCSD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be

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09:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE (cont.)

RECOMMND

properly abandoned or removed under permit with the
Department of Environmental Health (DEH).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

This is a proposal to re-permit an existing commercial
development in Jurupa area. The 2.44 acre site is located
southerly of Van Buren Boulevard, northerly of Highway 60,
and easterly of Etiwanda Avenue.

No new structures are proposed with this revised permit.
Except for nuisance nature local runoff that may traverse
portions of the property, the project is considered free
from ordinary storm flood hazard. However, a storm of
unusual magnitude could cause some damage. New
construction should comply with all applicable ordinances.

Although no improvement is proposed, the site should Source
Control BMPs, as applicable and feasible, into the project
plans. Source Control BMPs include education, activity
restrictions and proper maintenance (non-structural) as
well as proper landscape/irrigation design and the
protection of slopes and channels (structural).
Information on such BMP's is available by visiting
[www://rcflood.org/NPDES](http://rcflood.org/NPDES)

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

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

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

RECOMMND

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:

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

ADDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

2)Ensure that landscaping, irrigation and maintenance 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.

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.

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8 a.m. to 5 p.m. and by appointment [Monday through Sunday] for the mini-storage, 9 a.m. to 10 p.m. [Monday through Sunday] for the offices, 5 a.m. to 9 p.m. [Monday through Sunday] for restaurants, and 24 hours a day for the gas station and convenience store.

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. a.(2).b), [Mini-Storage/self storage, 2 space per 3 three employees] and [General commercial, 1 space per 200 sq. ft. of gross floor area] and [Restaraunts, 1 space per 45 sq. ft. of serving area].

10.PLANNING. 11 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 13 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. 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. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 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 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. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to

CONDITIONAL USE PERMIT Case #: CUP03628

Parcel: 156-182-014

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 29 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. 30 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. 31 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

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

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

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

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

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

h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

10.PLANNING. 37 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - ABC20 OFF SALE BEER/WINE

RECOMMND

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS

RECOMMND

No additional road improvements will be required at this time along Etiwanda Avenue due to existing improvements.

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3628 shall terminate on January 1, 2030. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

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

TRANS DEPARTMENT

20.TRANS. 1 USE-IMP PLAN CHECKING DEPOSIT

RECOMMND

Prior to this project going to the Planning Commission, the applicant shall open an Improvement Plan (IP) account and pay an initial \$2500 deposit to the Transportation Department for plan checking of improvement plans. The improvement plans can be submitted after the Planning Commission approval in accordance with condition 80.TRANS.1.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 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 (916) 657-1146.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLAN COPIES

NOTAPPLY

A set of three copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE

INEFFECT

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1 USE - LIGHTING PLAN RECOMMND

Within six (6) months of the effective date of this permit, a separate street light 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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

Prior to this project going to the Planning Commission 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 Judy Watterlond, Transportation Department at (951) 955-6829, 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 Etiwanda Avenue.
- (2) Streetlights on Etiwanda Avenue.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

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

RECOMMND

(3) (2) sets of street lighting plans approved by
Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or
other electric provider.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

USE - LC LNDSKP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 2

USE - LC COMPLY W/ LNDSKP/ IRR

RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03628

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

Within six (6) months of the effective date of this permit, improvement plans for the required improvements must be prepared and shall be based upon a minimum of 300 feet beyond the project boundaries as approved by the Riverside County Transportation Department.

NOTE: 1. Before you prepare the 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.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION

RECOMMND

Within twelve (12) months of the effective date of this permit, 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.

90.TRANS. 3 USE - STREET LIGHTS INSTALL

RECOMMND

Within twelve (12) months of the effective date of this permit, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light 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 street lights are energized along the Etiwanda Avenue.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Within twelve (12) months of the effective date of this 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 Etiwanda Avenue.
- (2) Streetlights on Etiwanda Avenue.

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

DATE: August 27, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Hazardous Material
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor: Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner

Jurupa Valley Recreation & Parks Dist.
Jurupa Unified School Dist.
Jurupa Community Service District
Eastern Information Center
Southern California Edison
Southern California Gas Co.
U.S. Postal Service (San Bernardino)
Riv. Co. Office of Aging
California Council for the Blind

CONDITIONAL USE PERMIT NO. 3628 – CEQA Exempt – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Highway 60, easterly of Etiwanda Avenue, and southerly of Van Buren Boulevard – 2.44 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)– **REQUEST:** The **Conditional Use Permit** proposes to re-permit an existing commercial development. All structures and improvements are exist onsite. Conditional Use Permit No. 2608 was approved on November 22, 1982 with a 20 year life, and expired on November 22, 2002. Existing development consists of a mini-warehouse complex and commercial buildings for use as offices, general commercial, restaurants, and a four (4) pump gas station. The warehousing complex consists of four (4) buildings totaling 14,400 sq. ft. with 13 parking spaces, and the commercial component consists of four (4) buildings totaling 7,050 sq. ft. and three (3) parking lots with a total of 39 parking spaces. – APN: 156-182-014, 156-182-014 – Related Cases: CUP02608

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 24, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at jhorn@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

FILE COPY

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☒ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP-026008 REVISION NO. 1 DATE SUBMITTED: 8/18/09

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: Triphord@aol.com

Mailing Address: P.O. Box 1235
Riverside CA 92502 Street
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (951) 684-4875

Engineer/Representative's Name: Keller Consulting, Inc. E-Mail: jkeller@kellerci.com

Mailing Address: 6753 Brockton Ave
Riverside CA 92506

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

Property Owner's Name: Joo Yong Lee / Jung Sook Lee E-Mail: None

| | | | |
|-------------------------------------|-------|-------|--------|
| Mailing Address: 1401 Paseo Corrido | | | |
| San Dimas | CA | 91773 | Street |
| City | State | ZIP | |

Daytime Phone No: (909) 576-6650 Fax No: (951) 350-3686

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

TRIP HORD ASSOCIATES
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JOO YONG LEE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

JUNG SOOK LEE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 156-193-024 ; 156-182-014

Section: 4 Township: 2 South Range: 6 West

Approximate Gross Acreage: 2.53

General location (nearby or cross streets): North of Highway 60, South of _____, East of Etiwanda Ave, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: 644 J-6

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Extend the Life of Permit No. CUP 2608 for existing commercial development. No new construction is proposed.
All site improvements and structures are existing and permitted. Ordinance 348 requires a Conditional Use Permit
for existing Concurrent Sales of beer and wine for off-premises consumption with convenience store (J & J
Market).

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). CUP 2608; CUP 2608S1; PP 20412 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes ☒ No ☐

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

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

Is sewer service available at the site? Yes ☒ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No Grading or new construction

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

☒ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) _____

Date

7/23/09

Owner/Representative (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹ | |
|--|---|
| Project File No. | CUP 02608 R1 |
| Project Name: | JOO YONG Lee - J+J MARKET |
| Project Location: | 3750 ETIWANDA AVE |
| Project Description: | RENEWAL OF CUP - ALL IMPACTS EXIST |
| Project Applicant Information: | |
| Proposed Project Consists of, or includes: | |
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified) | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| ¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html . | |
| DETERMINATION: Circle appropriate determination. | |
| If <u>any</u> question answered "YES" | Project requires a project-specific WQMP. |
| If <u>all</u> questions answered "NO" | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3628 – CEQA Exempt – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Highway 60 and easterly of Etiwanda Avenue – 2.53 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)– **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing commercial development and to permit concurrent sales of beer and wine for off-premises consumption at the gasoline service station (Building F) on a 2.53 gross acre site. All structures and improvements exist onsite – APN(s): 156-182-014 and 156-193-024. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 2, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/27/09,

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

APN (s) or case numbers CUP03628 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

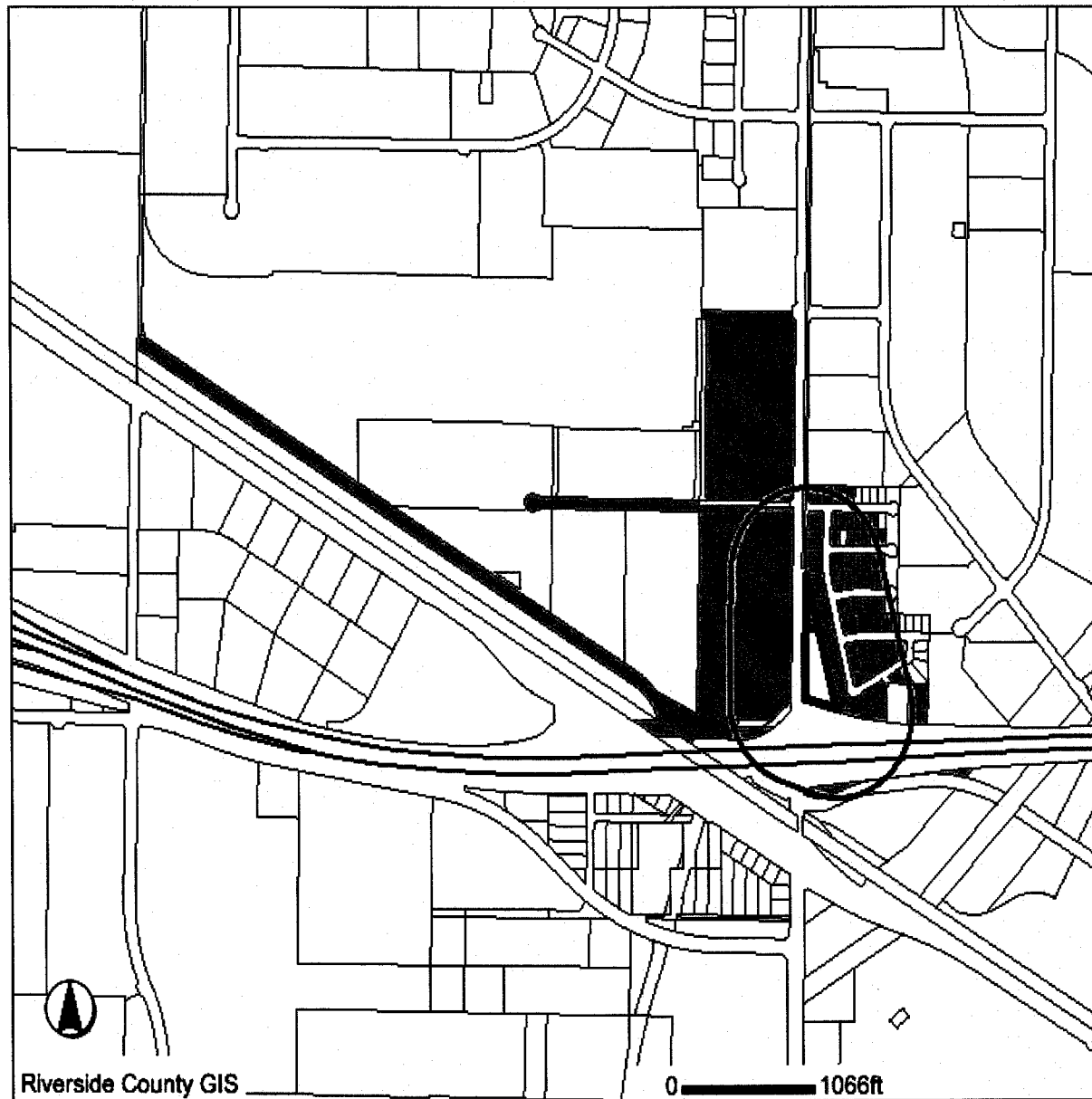
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 11/5/09 CO
EXPIRES: 4/27/10

600 feet buffer

**Selected parcel(s):**

| | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 156-140-011 | 156-140-030 | 156-140-042 | 156-140-053 | 156-140-054 | 156-181-002 | 156-181-003 |
| 156-181-004 | 156-181-005 | 156-181-006 | 156-181-012 | 156-182-002 | 156-182-003 | 156-182-004 |
| 156-182-005 | 156-182-006 | 156-182-007 | 156-182-008 | 156-182-009 | 156-182-010 | 156-182-011 |
| 156-182-012 | 156-182-013 | 156-182-014 | 156-182-015 | 156-182-017 | 156-183-001 | 156-183-002 |
| 156-183-003 | 156-183-004 | 156-183-005 | 156-183-006 | 156-183-008 | 156-183-009 | 156-183-010 |
| 156-183-011 | 156-183-012 | 156-183-014 | 156-184-001 | 156-184-002 | 156-184-003 | 156-184-004 |
| 156-184-005 | 156-184-006 | 156-184-007 | 156-184-008 | 156-184-009 | 156-184-010 | 156-184-011 |
| 156-184-012 | 156-184-013 | 156-184-014 | 156-184-015 | 156-185-001 | 156-185-002 | 156-185-003 |
| 156-185-004 | 156-185-005 | 156-185-006 | 156-191-001 | 156-191-002 | 156-191-003 | 156-191-004 |
| 156-191-005 | 156-191-006 | 156-191-007 | 156-192-001 | 156-192-002 | 156-192-003 | 156-192-004 |
| 156-192-005 | 156-192-006 | 156-192-007 | 156-192-008 | 156-192-009 | 156-192-010 | 156-192-011 |
| 156-192-012 | 156-192-013 | 156-193-002 | 156-193-003 | 156-193-004 | 156-193-005 | 156-193-006 |
| 156-193-007 | 156-193-008 | 156-193-009 | 156-193-010 | 156-193-011 | 156-193-012 | 156-193-013 |
| 156-193-014 | 156-193-015 | 156-193-017 | 156-193-018 | 156-193-019 | 156-193-026 | 156-200-016 |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The

APN: 156140011 ASMT: 156140011
LOS ANGELES & SALT LAKE RR CO
C/O DIST REAL ESTATE DIR
P O BOX 2500
BROOMFIELD CO 80020

APN: 156140030 ASMT: 156140030
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156140042 ASMT: 156140042
SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE NO 503
MIRA LOMA CA 91752

APN: 156140053 ASMT: 156140053
ROTA
C/O SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE 1011-0
MIRA LOMA CA 91752

APN: 156140054 ASMT: 156140054
ABLUO
C/O MICHAEL A URBANOS
2501 ROSEGATE
ST PAUL MN 55113

APN: 156181002 ASMT: 156181002
HORACIO GARCIA
10981 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181003 ASMT: 156181003
RICHARD L GONZALEZ
MICHELLE R GONZALEZ
10971 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181004 ASMT: 156181004
PARADISEHOMES INVEST GROUP
10961 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181005 ASMT: 156181005
AURORA LOAN SERVICES
10350 PARK MEADOWS DR 200
LITTLETON CO 80124

APN: 156181006 ASMT: 156181006
SALVADOR OCHOA
SARAH OCHOA
10941 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181012 ASMT: 156181012
DIONISIO CELSO NAJERA
JOSEFINA NAJERA
10991 IBERIA ST
MIRA LOMA CA. 91752

APN: 156182002 ASMT: 156182002
ANDRES MENDOZA
RAQUEL MENDOZA
3589 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182003 ASMT: 156182003
ANGEL FAUSTO
DALILA A FAUSTO
3597 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182004 ASMT: 156182004
JOHN M PACHECO
PATRICIA PACHECO
3607 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182005 ASMT: 156182005
RICARDO G RAMOS
TERESA RAMOS
3617 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182006 ASMT: 156182006
ISIDRO VIVIAN
3625 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182007 ASMT: 156182007
PORFIRIO A VIVIAN
JOSEFINA L VIVIAN
MAGDALENO BIBIAN
3635 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182008 ASMT: 156182008
BOBBY L PETRAY
PHYLLIS E PETRAY
3645 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182009 ASMT: 156182009
FILEMON TORRES
MARIA ANGELICA TORRES
3653 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182010 ASMT: 156182010
ARNULFO RAMIREZ
3663 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182011 ASMT: 156182011
JOSE A PENA
ANA L OCHOA
3671 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182012 ASMT: 156182012
JESUS E MICHEL
BERTHA O MONREAL
3681 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182013 ASMT: 156182013
KIM A COSLETT
3691 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182014 ASMT: 156182014
JOO YONG LEE
JUNG SOOK LEE
1401 PASEO CORRIDO
SAN DIMAS CA 91773

APN: 156182015 ASMT: 156182015
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156182017 ASMT: 156182017
FILOMENO BORRAYO
3581 URBANA AVE
MIRA LOMA CA. 91752

APN: 156183001 ASMT: 156183001
GLORIA SANDOVAL
10962 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183002 ASMT: 156183002
EARL W BLOOM
GRETCHEN D BLOOM
10952 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183003 ASMT: 156183003
CHARLES LANATHOUA
RAMONA G LANATHOUA
10940 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183004 ASMT: 156183004
ANTHONY G QUERZOLA
PATRICIA M QUERZOLA
10930 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183005 ASMT: 156183005
JORGE SOLIS
JUANA SOLIS
10924 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183006 ASMT: 156183006
REYES ORTEGA MADRIGAL
10916 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183008 ASMT: 156183008
MARY L BURNS
JOHN T BURNS
10909 JULIA ST
MIRA LOMA CA. 91752

APN: 156183009 ASMT: 156183009
ROSA M TORRES
GUILLERMINA TORRES
10917 JULIA ST
MIRA LOMA CA. 91752

APN: 156183010 ASMT: 156183010
BELISARIO MADRIGAL
10925 JULIA ST
MIRA LOMA CA. 91752

APN: 156183011 ASMT: 156183011
MIGUEL ACOSTA
10929 JULIA ST
MIRA LOMA CA. 91752

APN: 156183012 ASMT: 156183012
JOHN M SALAZAR
WINNIE P SALAZAR
10941 JULIA ST
MIRA LOMA CA. 91752

APN: 156183014 ASMT: 156183014
MATEO SUAREZ
MARIA G SUAREZ
10961 JULIA ST
MIRA LOMA CA. 91752

APN: 156184001 ASMT: 156184001
SAMUEL A LOO
10962 JULIA ST
MIRA LOMA CA. 91752

APN: 156184002 ASMT: 156184002
L G BLACKBURN
25609 HOLLAND RD
MENIFEE CA 92584

APN: 156184003 ASMT: 156184003
ALFREDO CERVANTES
10940 JULIA ST
MIRA LOMA CA. 91752

APN: 156184004 ASMT: 156184004
BELEN SANCHEZ GONZALEZ
JOSE ROBERTO GONZALEZ
10930 JULIA ST
MIRA LOMA CA. 91752

APN: 156184005 ASMT: 156184005
REFUGIO SALAZAR
CELIA ACUNA DESALAZAR
10924 JULIA ST
MIRA LOMA CA. 91752

APN: 156184006 ASMT: 156184006
GENARO RICO
ALMA E RICO
10916 JULIA ST
MIRA LOMA CA. 91752

APN: 156184007 ASMT: 156184007
OLOF ANENS
3257 MARY ST
RIVERSIDE CA 92506

APN: 156184008 ASMT: 156184008
FELIX MARTINEZ
ELVIA DEFABIAN
10909 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184009 ASMT: 156184009
JAVIER LOPEZ
10917 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184010 ASMT: 156184010
GWENDOLYNE ZAIZA
GUADALUPE ZAIZA
10925 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184011 ASMT: 156184011
MANUEL LOMELI
BEATRIZ LOMELI
10929 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184012 ASMT: 156184012
MARIO V JUAREZ
MARIANA C JUAREZ
P O BOX 842
MIRA LOMA CA 91752

APN: 156184013 ASMT: 156184013
BOBBY LEE PETRAY
PHYLLIS EARLENE PETRAY
3646 URBANA AVE
MIRA LOMA CA. 91752

APN: 156184014 ASMT: 156184014
OM YERMO
904 SILVER SPUR RD NO 479
ROLLING HILLS EST CA 90274

APN: 156184015 ASMT: 156184015
DOREEN WHITLOCK
3654 URBANA AVE
MIRA LOMA CA. 91752

APN: 156185001 ASMT: 156185001
ROBERT L SWAGER
SUE SWAGER
10956 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185002 ASMT: 156185002
HUMBERTO ORTEGA
YOLANDA ORTEGA
10942 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185003 ASMT: 156185003
AVELO MORTGAGE
250 JOHN W CARPENTER 300
IRVING TX 75039

APN: 156185004 ASMT: 156185004
YOLANDA BALDERRAMA
10924 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185005 ASMT: 156185005
JUAN M RODELO
10916 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185006 ASMT: 156185006
LUCIO V CORREA
NELLY C CORREA
10908 KENMORE ST
MIRA LOMA CA. 91752

APN: 156191001 ASMT: 156191001
U S BANK NATL ASSN
C/O AMERICAS SERVICING CO
8480 STAGECOACH CIR
FREDERICK MD 21701

APN: 156191002 ASMT: 156191002
MIGUEL ANGEL ORTEGA
10935 LANDSFORD ST
MIRA LOMA CA 91752

APN: 156191003 ASMT: 156191003
MARTIN MARQUEZ
ROSA ISELA MARQUEZ
10925 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191004 ASMT: 156191004
FRED M ALVAREZ
SUSIE M ALVAREZ
GERALD N HERNANDEZ
SYLVIA M HERNANDEZ
14305 ROCK PL
RIVERSIDE CA 92503

APN: 156191005 ASMT: 156191005
FEDERAL HOME LOAN MORTGAGE CORP
C/O CHASE HOME FINANCE
3415 VISION DR
COLUMBUS OH 43219

APN: 156191006 ASMT: 156191006
DEUTSCHE BANK NATL TRUST CO
C/O AMERICAS SERVICING CO
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 156191007 ASMT: 156191007
TEODORO CARRILLO
10891 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192001 ASMT: 156192001
HSBC BANK USA
C/O APRICIA CORP
19700 FAIRCHILD RD NO 380
IRVINE CA 92612

APN: 156192002 ASMT: 156192002
JOE J GONZALES
GLORIA G GONZALES
3728 URBANA AVE
MIRA LOMA CA. 91752

APN: 156192003 ASMT: 156192003
STELLA G PORTILLO
10928 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192004 ASMT: 156192004
LILA M LATHAM
10916 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192005 ASMT: 156192005
CYNTHIA J MCDONALD
10906 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192006 ASMT: 156192006
JULIO CESAR DUBOIS
PAZ O DUBOIS
10896 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192007 ASMT: 156192007
JOSE A RODRIGUEZ
MARIA J RODRIGUEZ
10882 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156192008 ASMT: 156192008
ROBERT BARRON FERNANDEZ
10891 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192009 ASMT: 156192009
PEDRO VILLAGRANA
10899 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192010 ASMT: 156192010
DANIEL G ABERLE
10909 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192011 ASMT: 156192011
HAROLD M HIVELY
BEVERLEY K HIVELY
1736 MESA VERDE DR
SAN BERNARDINO CA 92404

APN: 156192012 ASMT: 156192012
EDWARD GUTIERREZ
NICOLASA GUTIERREZ
3740 URBANA AVE
MIRA LOMA CA. 91752

APN: 156192013 ASMT: 156192013
ANGELINA PEREZ
FRANCISCO PEREZ
3750 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193002 ASMT: 156193002
MARK D HANSON
ADRIENNE A BADER
3699 URBANA AVE
MIRA LOMA CA 91752

APN: 156193003 ASMT: 156193003
ANTONIO OCHOA
ADELA OCHOA
VICKY OCHOA
3707 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193004 ASMT: 156193004
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 156193005 ASMT: 156193005
MARIA D ROMAN
3723 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193006 ASMT: 156193006
RAQUEL LOPEZ
3733 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193007 ASMT: 156193007
MARIA ANDRADE
3741 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193008 ASMT: 156193008
JOSE CERVANTES
3749 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193009 ASMT: 156193009
GRACIELA MENDEZ
3757 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193010 ASMT: 156193010
REGINO SILVA
3763 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193011 ASMT: 156193011
ALEJANDRO PEREZ
10930 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193012 ASMT: 156193012
JOSE A GARCIA
10924 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193013 ASMT: 156193013
JOEL MEZA
CELERINA MEZA
10920 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193014 ASMT: 156193014
OLGA CANO
10916 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193015 ASMT: 156193015
ROBERTO ESPARZA HERNANDEZ
10908 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193017 ASMT: 156193017
JOSE I ORTEGA
MARTHA ORTEGA
3786 WINDSOR CT
MIRA LOMA CA 91752

APN: 156193018 ASMT: 156193018
MARTIN LEDEZMA
SOCORRO LEDEZMA
10890 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193019 ASMT: 156193019
ARTURO LEDEZMA
MARIA L LEDEZMA
10882 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193026 ASMT: 156193026
JURUPA COMMUNITY SERVICES DISTRICT
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156200016 ASMT: 156200016
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

ATTN: Foster Brown
California Council for the Blind
P.O. Box 172
Riverside, CA 92502

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Jurupa Area Recreation & Park District
4810 Pedley Rd.
Riverside, CA 92509

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

Attn: Linda Swanson
Riverside County Office on Aging
6296 Rivercrest Drive, Suite K
Riverside, CA 92507-0738

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
Trip Hord Associates
P.O. Box 1235
Riverside, CA 92502

Eng-Rep:
Keller Consulting, Inc.
6753 Brockton Ave.
Riverside, CA 92506

Owner:
Joo Young Lee
1401 Paseo Corrido
San Dimas, CA 91773

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD