

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

920B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/29/10  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 26, 2010

SUBJECT: **CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Jagdish Gaiwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) – Location: Easterly of Sage Road and northerly of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing 1470 square foot feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20) - APN: 470-060-047. (Quasi Judicial)

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision by the Planning Commission on May 5, 2010.

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

**APPROVED Conditional Use Permit No. 2864, Revised Permit No. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the

Ron Goldman  
Planning Director

Initials:  
RG: *RG*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: June 8, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

1.4

The Honorable Board of Supervisors

Re: **CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2**

Page 2 of 2

Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

# 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.

6-21-10

Date

SG

Initial

### NOTICE OF EXEMPTION

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 2864, Revised Permit No. 2

Project Location: The project site is located in the Riverside Extended Mountain Area Plan (REMAP), more specifically, specifically easterly of Sage Road, northerly of Hyde Road.

Project Description: Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Keefer Consulting

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

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." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No. 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

Jeff Horn (951) 955- 4641  
County Contact Person Phone Number

[Signature] Project Planner 1/10/10  
Signature Title Date

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

Please charge deposit fee case#: ZCUP02864R2 ZCFG05465

FOR COUNTY CLERK'S USE ONLY

JUN 8 2010 1.4

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

920B

**DATE:** May 19, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 – CEQA Exempt  
(Charge your time to these case numbers)

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

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

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Please schedule on the June 8, 2010 BOS Agenda**

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

Notice of Exemption  
Fish & Game Receipt (CFG5465)

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

Y:\Planning Master Forms\Templates\BOS Forms\Form 11 Coversheet.doc  
Revised 3/4/10 by R. Juarez

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

JUN 8 2010

Rmj  
5-29-10

1.4

**PLANNING COMMISSION  
MINUTE ORDER MAY 5, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.3: CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 - CEQA Exempt** - Applicant: Jagdish Gaiwad - Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) - Location: East of Sage Road, north of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **APN: 470-060-047** - (Continued from 4/07/10) - (Quasi-judicial)
- II. **PROJECT DESCRIPTION**  
The Conditional Use Permit proposes to extend the life of an existing 1470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20).
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)
- The following spoke in favor of the subject proposal:  
Keith Gardner, Applicant's Representative, 6149 Bluffwood Drive, Riverside, CA 92506
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended to the Board of Supervisors;
- APPROVAL** of **Conditional Use Permit No. 2864, Revised Permit No. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 7.3  
Area Plan: REMAP  
Zoning District: Hemet/San Jacinto  
Supervisory District: Third  
Project Planner: Jeff Horn  
Planning Commission: May 5, 2010

Conditional Use Permit No. 2864, Revised Permit No. 2  
CEQA Exempt Section 15301  
Applicant: Jagdish Gaikwad  
Engineer/Representative: Keefer Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

The project is located in the Sage community of Riverside Extended Mountain Area Plan, more specifically easterly of Sage Road, northerly of Hyde Road.

### BACKGROUND:

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

### FURTHER PLANNING CONSIDERATIONS:

April 20, 2010

At the April 7, 2010 Planning Commission hearing, the project was continued at the request of the Commission, in order to allow Planning Staff to work with the applicant on making façade improvements to the existing general store. As of the writing of this report, the applicant has begun the process of designing and completing façade improvements.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Residential (R:RR) (5 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG) to the north, east, south, and west.   |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential - 5 Acre Minimum (R-R-5)   |
| 4. Surrounding Zoning (Ex. #2):                | Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west.   |
| 5. Existing Land Use (Ex. #1):                 | Agricultural supplies and neighborhood market, single family residence.  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land to the north, single family residences to the east, vacant land and single family residences to the south, and single family residences to the west. |
| 7. Project Data:                               | Total Acreage: 8.63 Acres<br>Total Building Area: 1470 sq. ft  |

8. Environmental Concerns:

CEQA Exempt per Section 15301

**RECOMMENDATIONS:**

**APPROVAL** of **Conditional Use Permit No. 2864, Revised Permit No. 2**, 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 consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential - 5 Acre Minimum (R-R-5) 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 Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is in conformance with Riverside County General Plan Policy LU 1.1, which allows for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.
3. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is not permitted in the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation. However, since the project was in existence as an approved project at the time adoption of the current General Plan, October 7, 2003, it is complying with LU 1.1 and therefore is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.
4. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG) to the north, east, south, and west. The project is highly consistent with uses allowed in the Agriculture: Agriculture (AG) Land Use Designation.

**CONDITIONAL USE PERMIT NO. 2864, Revised Permit No. 2**

**CEQA EXEMPT**

**PC Staff Report: May 5, 2010**

**Page 3 of 4**

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5. The zoning classification for the subject site is Rural Residential - 5 Acre Minimum (R-R-5).
6. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification.
7. The project site is surrounded by properties which are zoned Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west.
8. Residential uses have been constructed in the project vicinity.
9. The year 2000 census population for census tract 433.04 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. 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).
11. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
12. One (1) combined (Type 20 and Type 21) license is currently issued in Census Tract 433.04. This is approximately 0.21 licenses per 1,250 persons. Census tract 433.04 is not currently over concentrated with Type 20 and Type 21 combined liquor licenses.
13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 200 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
17. The proposed project provides public necessity or convenience for the residents of the surrounding community.
18. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Conditional Use Permit.
19. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
20. 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." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No, 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received. However, a petition in support was submitted with 263 unique signatures.
2. The project site is not located within:
  - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - b. A Redevelopment Area;
  - c. An Agriculture Preserve;
  - d. A Fault Zone;
  - e. A MSCHP Criteria Cell;
  - f. A City Sphere of Influence;
  - g. An Airport Influence Area;
  - h. A 100-year Flood Plain; or
  - i. A Dam Inundation Area.
3. The project site is located within:
  - a. The Boundaries of the Hemet Unified School District;
  - b. Valley Wide Recreation and Parks District;
  - c. A High Fire Area;
  - d. The San Jacinto Watershed; and
  - e. The Mount Palomar Lighting Ordinance 655 Zone B approximately 20.91 miles.
4. The subject site is currently designated as Assessor's Parcel Numbers: 470-060-047.
5. This project was filed with the Planning Department on December 22, 2008.
6. This project was reviewed by the Land Development Committee one time on the following date February 19, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,532.12.

Agenda Item No.: 7.6  
Area Plan: REMAP  
Zoning District: Hemet/San Jacinto  
Supervisorial District: Third  
Project Planner: Jeff Horn  
Planning Commission: April 7, 2010

Conditional Use Permit No. 2864, Revised Permit No. 2  
CEQA Exempt Section 15301  
Applicant: Jagdish Gaikwad  
Engineer/Representative: Keefer Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 2864, Revised Permit No. 2 proposes to extend the life of an existing 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

The project is located in the Sage community of Riverside Extended Mountain Area Plan, more specifically easterly of Sage Road, northerly of Hyde Road.

### BACKGROUND:

Conditional Use Permit No. 2864, Revised Permit No. 1 (CUP02864R1) was approved by the Board of Supervisors on June 4, 1997 with a 12 year life. The permit added propane sales and off-premises beer and wine sales to the existing feed, grain, and mercantile store.

Conditional Use Permit No. 2864 (CUP02864) was approved by the Board of Supervisors in February 1987 and became null and void on August 20, 1996. The permit allowed the conversion of an existing feed and grain to a small retail market and new feed and grain market.

### FURTHER PLANNING CONSIDERATION:

The project includes the existing concurrent sales of beer and wine for off-premises consumption (ABC Type 20) at the feed and grain store and market. Currently, the project site has an issued Type 20 ABC permit and is the only existing permit (Type 20 or Type 21) 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): Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG) to the north, east, south, and west.
3. Existing Zoning (Ex. #2): Rural Residential - 5 Acre Minimum (R-R-5)
4. Surrounding Zoning (Ex. #2): Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west.
5. Existing Land Use (Ex. #1): Agricultural supplies and neighborhood market, single family residence.
6. Surrounding Land Use (Ex. #1): Vacant land to the north, single family residences to the east, vacant land and single family residences to the south, and single family residences to the west.
7. Project Data: Total Acreage: 8.63 Acres

2

8. Environmental Concerns:

Total Building Area: 1470 sq. ft  
CEQA Exempt per Section 15301

**RECOMMENDATIONS:**

**APPROVAL** of **Conditional Use Permit No. 2864, Revised Permit No. 2**, 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 consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential - 5 Acre Minimum (R-R-5) 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 Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is in conformance with Riverside County General Plan Policy LU 1.1, which allows for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.
3. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is not permitted in the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation. However, since the project was in existence as an approved project at the time adoption of the current General Plan, October 7, 2003, it is complying with LU 1.1 and therefore is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.

4. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG) to the north, east, south, and west. The project is highly consistent with uses allowed in the Agriculture: Agriculture (AG) Land Use Designation.
5. The zoning classification for the subject site is Rural Residential - 5 Acre Minimum (R-R-5).
6. The proposed use, a 1,470 sq. ft. feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20), is a permitted use subject to approval of a conditional use permit, in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification.
7. The project site is surrounded by properties which are zoned Heavy Agricultural – 10 Acre Minimum (A-2-10) to the north, south, east, and west.
8. Residential uses have been constructed in the project vicinity.
9. The year 2000 census population for census tract 433.04 was 3,886 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. 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).
11. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
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13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 200 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
17. The proposed project provides public necessity or convenience for the residents of the surrounding community.
18. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Rural Residential - 5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Conditional Use Permit.
19. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

20. 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." The Project's last review occurred under Conditional Use Permit No. 2864, Revised Permit No. 1, approved by the Board of Supervisor's on June 4, 1997. The Board of Supervisor's adopted a De Minimus Finding and a Negative Declaration for Environmental Assessment No, 37079. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Conditional Use Permit No. 2864, Revised Permit No. 1.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received. However, a petition in support was submitted with 263 unique signatures.
2. The project site is not located within:
  - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - b. A Redevelopment Area;
  - c. An Agriculture Preserve;
  - d. A Fault Zone;
  - e. A MSCHP Criteria Cell;
  - f. A City Sphere of Influence;
  - g. An Airport Influence Area;
  - h. A 100-year Flood Plain; or
  - i. A Dam Inundation Area.
3. The project site is located within:
  - a. The Boundaries of the Hemet Unified School District;
  - b. Valley Wide Recreation and Parks District;
  - c. A High Fire Area;
  - d. The San Jacinto Watershed; and
  - e. The Mount Palomar Lighting Ordinance 655 Zone B approximately 20.91 miles.
4. The subject site is currently designated as Assessor's Parcel Numbers: 470-060-047.
5. This project was filed with the Planning Department on December 22, 2008.
6. This project was reviewed by the Land Development Committee one time on the following date February 19, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,532.12.



**California Department of Alcoholic Beverage  
Control  
For the County of RIVERSIDE - (Off-Sale Licenses)  
and Census Tract = 0433.04**

Report as of 12/16/2009

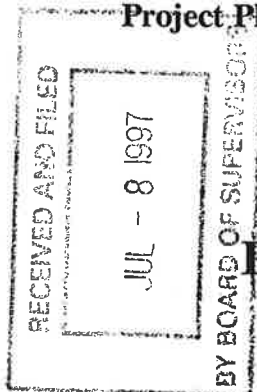
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	408221	ACT	20	2/2/2004	1/31/2010	GAIKWAD JAGDISH NAMDEO 32230 SAGE RD HEMET, CA 92544  Census Tract: 0433.04	DIAMOND VALLEY MARKET		3300

--- End of Report ---

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

Zoning District: Hemet/San Jacinto  
Supervisorial District: Third  
E.A. Number: 37039  
Regional Team No.: Two  
Project Planner: Michael Freitas

CONDITIONAL USE PERMIT NO. 2864R1;  
VARIANCE NO. 1643  
Planning Commission: June 4, 1997  
Continued From April 16, 1997  
Agenda Item No.: 3.1  
Applicant: Judy Peterson  
Engineer/Rep.: Inland Planning Services, Roger  
Streeter



## RIVERSIDE COUNTY PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:** Conditional Use Permit No. 2864R1 is an application to add propane sales and off-premises beer and wine sales to an existing feed, grain and mercantile store. Variance No. 1643 is a request to vary from Ordinance No. 348, Section 18.48, which prohibits the sale of alcoholic beverages within 500 feet of a dwelling. The store is located east of Sage Road, north of Hyde Road, and approximately 4½ miles north of the Community of Sage.

**BACKGROUND:** Conditional Use Permit No. 2864, requesting the conversion of a feed and grain store to a small retail market with propane and beer and wine sales, was provisionally approved by the Board of Supervisors in February 1987. While general retail sales was allowed, the sale of beer, wine and propane were disapproved by the Board. At that time the site contained a single family residence, an agricultural mobile home and accessory structures. See the attached staff report for Conditional Use Permit No. 2864.

### SUMMARY OF FINDINGS:

- |                                    |   |
|------------------------------------|---|
| 1. Existing Land Use (Exh. #1):    | Retail store  |
| 2. Surrounding Land Use (Exh. #1): | Single family residences and vacant land  |
| 3. Existing Zoning (Exh. #3):      | R-R-5   |
| 4. Surrounding Zoning (Exh. #3):   | A-2-10  |
| 5. Comprehensive General Plan:     | Hemet/San Jacinto Land Use Planning Area<br>Land Use: Category III<br>Open Space and Conservation - Areas Not<br>Designated as Open Space |
| 6. Land Division Data:             | Total Acreage: 8.63 acres (net)   |
| 7. Environmental Concerns:         | See attached environmental assessment.  |

**RECOMMENDATIONS:**

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 37039, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 37039,** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

**APPROVAL of VARIANCE NO. 1643** to allow beer and wine sales within 500 feet of existing residences, and

**APPROVAL of CONDITIONAL USE PERMIT NO. 2864R1,** 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 Riverside County Comprehensive General Plan.
2. Due to being less than 500 feet from residences, the proposed project is inconsistent with the R-R zoning classification of Ordinance No. 348.
3. The proposed project is compatible with the present and future logical development of the area.
4. The character and intensity of the current project will not be significantly changed by the revised use, nor will the proposal negatively impact area safety.
5. The vicinity of the subject site does not have an over concentration of off-site alcohol licences.
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 the attached environmental assessment, which is incorporated herein by reference.

1. The existing land use on the subject parcel is a retail store and a single family residence.
2. The existing land use on surrounding parcels are single family residences to the west and southeast; and, vacant land to the north and south.
3. The zoning on the subject site is R-R-5.



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4. In accordance with Ordinance 348, Section 1848 a. (1), the sale of alcoholic beverages for off-premises consumption shall only be allowed in the R-R, C-1/C-P, C-P-S and C-R zones.
5. The project is surrounded by property zoned A-2-10.
6. Unless the retail store contains 20,000 square feet or more, a conditional use permit is required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications excluding the C/V zone.
7. Ordinance No. 348 prohibits the sale of alcoholic beverages within 500 feet of an existing or approved single family residence, or, within 1000 feet of a school, church, public park or playground.
8. Two single family residences, located to the west across Sage Road, are within 500 feet of the subject site (see Exhibit No. "A," Variance No. 1643).
9. There are no schools, churches, public parks or playgrounds within 1000 feet of the subject site.
10. Ordinance No. 348 states that a variance from the ordinance "may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property, of privileges enjoyed by other property in the vicinity that is under the same zoning classification."
11. Within 8 miles of the project site there are 8 alcohol outlets for off premises consumption. Seven are located 6.2 miles north of the proposed use in the city of Hemet. The other is located in an RV park and campground, also in the R-R zone, more than 10 miles to the southwest (see OFF SITE ALCOHOL SALES OUTLETS Exhibit). The campground sells primarily to it's overnight visitors and not typically to area residents and travelers.
12. Staff received 208 signatures, ten form letters, and a personal letter from persons in support of the project. A reason for their support included the long distance to convenience stores in the area.
13. Staff received nine personal letters in opposition to the proposal. Their reasons for opposition were incompatibility, decreased safety, increased traffic, and the close proximity to a nearby school bus stop and residences.
14. Planning Staff finds no additional hazard at the school bus stop caused by the proposed change to the store.
15. The General Plan designation for the project site is Hemet/San Jacinto Land Use Planning Area, Category III.

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**CONDITIONAL USE PERMIT NO. 2864R1; VARIANCE NO. 1643**  
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16. The proposed use is permitted in the Hemet/San Jacinto Land Use Planning Area, Category III designation.
17. The project is surrounded by property which is designated Hemet/San Jacinto Land Use Planning Area, Category III.
18. Environmental Assessment No. 37039 identified few environmental impacts. Those impacts listed in Section III of the environmental assessment will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.
19. Planning Staff makes the finding of public convenience and necessity regarding the sale of beer and wine from the proposed use. (Added by Planning Staff, 6-17-97)

**INFORMATIONAL ITEMS:**

1. The project site is not located within:
  - a. a city sphere of influence.
  - b. an Alquist-Priolo earthquake fault hazard study zone or a liquefaction zone.
  - c. a 100 year flood plain, an area drainage plan, or a dam inundation area.
  - d. a California gnatcatcher area, a Stephens kangaroo rat fee area or a core reserve.
2. The project site is located within:
  - a. a General Plan hazardous fire area.
  - b. the Valley-Wide Recreation and Park District.
  - c. the Hemet Unified School District.

**FURTHER PLANNING CONSIDERATIONS:**

**MAY 13, 1997**

Conditional Use Permit No. 2864R1 was continued at Planning Commission on April 16 because surrounding residents contended that there were existing residences within 500 feet of the proposed alcohol outlet. Ordinance No. 348 states that alcohol sales are prohibited within 500 feet of existing or approved dwellings, or 1000 feet of a church, public park or playground. The applicant requested the continuance so that they could recheck the distances and, if necessary, submit a variance to allow alcohol sales within 500 feet of the residences. On May 7th, the applicant submitted Variance No. 1643 for the above stated reason.

Variance No. 1643, Exhibit "A," shows adjacent surrounding residences. Two dwellings are located to the west across Sage Road and are 380 and 378 feet from the proposed alcohol outlet. In accordance with the applicant's survey, all other residents are beyond 500 feet. The LAND USE EXHIBIT shows all the uses within 1000 feet. Not including the subject site, ten properties contain single family residences.

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**CONDITIONAL USE PERMIT NO. 2864R1; VARIANCE NO. 1643**  
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Six are vacant. The Congregation of Sacred Hearts owns one of the vacant sites to the southwest of the subject site.

At the initial Planning Commission, a number of opponents made reference to the Congregation of Sacred Hearts facility. Planning Staff found that a religious retreat was approved as Public Use Permit No. 374 in 1978. The PUP was to expire in 1988. Subsequently PUP 638 was submitted to extend the permit. Planning Staff found no record that the new PUP was approved. Staff did a map survey of the two uses and found that the properties are separated by 1100+ feet and their buildings by 1600+ feet (NOTE: The Sacred Heart's structures are located on Parcel 12 which is south of the parcel labeled CONGREGATION OF SACRED HEARTS on the Land Use Exhibit). Thus, there would be no violation of the ordinance requirement to have a minimum of 1000 feet distance between a church and alcohol sales outlets.

Planning Staff made inquiries to the County Sheriff and to the California Highway Patrol regarding alcohol related incidents/accidents and D.U.I.s in the vicinity of the subject site. The Sheriff reported that there have been three D.U.I.s on Sage Road, Cactus Valley Road and State Street between Hemet and Highway 79 since May of 1994. The Highway Patrol reported that between 1986 and May 19, 1997 there were 87 alcohol involved collisions on the same roads. Two accidents had a total of 4 fatalities. One was at Cactus Valley and Sage Road, the other was at Sage and East Benton Road. There were no reported incidents at Hyde Road. However, there were 5 alcohol related accidents at Minto Way. All involved drinking, but only three persons and were legally considered under the influence. Four accidents were at night, the other occurred at 5:00 p.m. in daylight conditions. Two persons complained of pain cause by the accident, one had visible injuries. None of the Minto Way accidents involved pedestrians or persons at the school bus stop.

Staff ran a check with the California Alcoholic Beverage Control Department (ABC) on the subject site. They report that, as of this writing, Census Tract 433.01 (store location) has 11 active ABC licences with 12 available in the tract (those licences are for off site consumption only). Therefore, a finding of "public need and necessity" is not required at this time. Since the nearest adjacent census tract was located on the west side of Sage Road, we checked the concentration there as well. There was only 1 active licence with 4 available on the west side of Sage Road (also off site consumption). As of this writing, the applicant had not applied for a licence. See attached Exhibit "ABC."

Since writing the initial staff report, Staff has received signatures and letters from 228 area residents expressing support or opposition to the addition of beer, wine and propane to the store. Nine were personal letters in opposition to the change. The common theme in their opposition was: incompatibility with the rural setting of the area; and, safety with regard to the increased traffic, a nearby school bus stop, residences and the curves on Sage Road. Staff received one personal letter, ten form letters, and a petition with 208 signatures from persons in support of the project. Their reasons for support include the long distance to convenience stores in the area and their assertion that the County denies very few beer and wine permits. The petition did not state reasons for support. Contrary to one of the letters in opposition, most of the supporting addresses appear to be located along or near Sage Road between Hemet and Highway 79. Opponents locations are indicated on attached Exhibit "SURROUNDING OPPONENTS."

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The Hemet Unified School District reports that the nearest school bus stop is located on the east side of Sage Road at the intersection of Sage and Minto Way. Minto Way is located 1300+ feet south of Hyde Road and the store location. The topography between Minto Way and the subject use is moderate. Hills and road curves prevent line of sight between the two locations. Due to the distance between locations, and the fact that the permit is for off site consumption, Planning Staff finds that the addition of beer wine and propane at the store will be not be a safety factor at the school bus stop.

Staff had County Fire Department run a check for a propane permit. As of this writing, the Fire Department had no permit for the store's location. The Fire Department did imply that their records might be incomplete. Upon Staff inquiry, the applicants representative confirmed that no propane permit existed. It should be noted, excluding alcohol products, land use permits for retail sales normally allow most legally salable items. However, in their approval of CUP 2864, the Board of Supervisors specifically excluded propane and alcohol sales (see the attached staff report and conditions of approval).

C:\FILES\WP\TM2\CUP\2864R1S.WPD

MAF/MAF

Date Created: 4/1/97

Date Revised: 6/17/97

Zoning District: Hemet/San Jacinto  
Supervisory District: Third  
E.A. Number 30699  
Regional Team No. II

**CONDITIONAL USE CASE NO. 2864**  
Planning Commission: 10-1-86  
Continued from: 8-20-86  
Agenda Item: No. 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
STAFF REPORT**

1. Applicant: Robert and Judy Peterson
2. Representative: Robert and Judy Peterson
3. Type of Request: To convert an existing feed store into a grocery store, and to construct a new building for the sale of feed and seed. Also a propane facility for sales, an open air nursery for retail plant sales, and pet shop. Easterly of Sage Road, southerly of Cactus Valley Road.
4. Location:
5. Existing Zoning: R-R-5
6. Surrounding Zoning: A-2-10, A-P
7. Site Characteristics: Slightly sloping open area extending upward towards rolling hills.
8. Area Characteristics: Heavy agricultural uses
9. General Plan Elements: Land Use: Category III  
Open Space/Cons: Not Designated as Open Space  
Total Acreage: 8.63 acres
10. Agency Recommendations: See letter dated:  
Road: 7-09-86  
Health: 7-10-86  
Flood: 7-10-86  
Fire: 5-22-86  
Bldg. & Safety: 6-11-86
11. Letters: Opposing/Supporting: 1 letter in support, 2 letters in opposition.
12. Sphere of Influence: Not within a City Sphere

**ANALYSIS:**

**Project Description:**

Conditional Use Permit No. 2864 is a request to convert an existing feed store to a convenience-type grocery store. The applicant proposes to obtain a liquor license for the sale of beer and wine. The application also proposes to construct a new building for the sale of feed and seed, a propane facility for retail propane sales, an open air nursery for retail sales, and a pet shop.

APPROVED BY THE BOARD OF SUPERVISORS  
ON FEBRUARY 17, 1987

**CONDITIONAL USE CASE NO. 2864**  
**Staff Report**  
**Page 2**

The project site currently contains a feed store, a covered hay barn, an agricultural mobilehome and a stick-built single family residence. Surrounding land uses are vacant lots, scattered mobilehomes, tilled fields and a poultry ranch. The site is zoned R-R-5, and surrounding lots are zoned A-2-10.

**Project Background:**

The current zoning for the subject property was established through Change of Zone No. 4562. At the hearing for Change of Zone 4562, the applicant stated that he had submitted the zone change in order to allow the construction of a grocery store on the subject site. Planning Staff recommended denial of the request for C-P-S zoning, but recommend approval of the R-R zoning. The applicant submitted a petition with 101 names in support, and two people spoke at the hearing in opposition to the purposed zone change. The Planning Commission denied the C-P-S request and approved the R-R zoning.

**Environmental Analysis:**

Environmental Assessment No. 30699 indicated that the site is not subject to any significant environmental concerns. The site does lie within the Mount Palomar Observatory Outdoor lighting policies.

**Project Consistency and Compatibility:**

The project lies within the Hemet/San Jacinto Land Use Planning Area. The Open Space and Conservation Element of the Comprehensive General Plan defines the site as Areas Not Designated as Open Space. Review of the Land Use Element of the Comprehensive General Plan designates the site as Category III. The site does contain an existing feed store, and the proposal constitutes an expansion of that existing use. The other proposed uses, the grocery store and liquid propane sales, are allowed, or compatible with allowed uses, through the issuance of a conditional use permit.

Due to the existing feed store and the lack of other convenience commercial land uses in the vicinity, the project provides a needed service and is compatible with area development.

Planning Staff has received one letter in support of the project, two letters in opposition since the writing of this staff report. Copies of the letters have been inserted into this package.

**FINDINGS:**

1. Conditional Use Permit No. 2864 is a request to expand an existing feed store and to establish a grocery store, liquid propane sales and open air nursery.
2. Surrounding land uses are vacant lots, scattered residences, tilled fields and a poultry ranch.
3. Surrounding lots are zoned A-2-10 and A-P.
4. The Comprehensive General Plan calls for Category III land uses.
5. The site is not subject to any major environmental concerns.

**CONCLUSIONS:**

1. The proposal is consistent with the General Plan.
2. The proposal is compatible with area development.
3. All environmental concerns can be mitigated.
4. The proposal will provide a needed service to area residents.

**RECOMMENDATIONS:**

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 30699, based on the conclusion that the proposed project will not have a significant effect on the environment; and

**APPROVAL** of Conditional Use Permit No. 2864, subject to the conditions of approval, based on the findings and conclusions incorporated in the Staff Report.

FURTHER PLANNING CONSIDERATIONS:

OCTOBER 1, 1986

Conditional Use Permit No. 2864 has been continued from the August 20, 1986 Planning Commission hearing to the October 1, 1986 meeting. Commissioner Donahoe requested a continuance due to the fact that certain people who asked that they be notified of any public hearing related to the subject site were not notified. Commissioner Donahoe also requested that Staff take a closer look at the level of service for Sage Road; the amount of traffic using Sage Road; and visibility concerns.

The Circulation Element of the Comprehensive General Plan shows that portion of the Sage Road running along the project site as a 110' right of way Arterial Highway. The design capacity of the Sage Road is rated at 13,000 vehicles per day, and the current traffic estimates for this portion of Sage Road is considerably below capacity.

Planning Staff has been informed by the Road Department that their Staff would look into these and the aforementioned concerns in more detail and present the results at the Planning Commission on October 1, 1986.

With that, Staff would like to continue to recommend:

ADOPTION of a Negative Declaration for Environmental Assessment No. 30699, based on the conclusion that the proposed project will not have a significant effect on the environment; and,

APPROVAL of Conditional Use Permit No. 2864, subject to the conditions of approval, and based on the findings and conclusions incorporated in the Staff Report.

DM:aea  
9-23-86





RIVERSIDE COUNTY PLANNING DEPARTMENT  
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 2864  
Project Description: Conversion of  
an existing feed store to a grocery/feed store  
Assessor's Parcel No. 470-060-046  
District/Area Hemet/San Jacinto

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 the two (2) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.

1. The development of the premises shall conform substantially with that as shown on plot plan marked ~~Revised Exhibit A#1~~, or as amended by these conditions.
2. 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.
3. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
4. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 7/9/86, a copy of which is attached.
5. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 7/3/86, a copy of which is attached.
6. Flood protection shall be provided in accordance with the Riverside County Flood Control District transmittal dated 7/10/86, a copy of which is attached.
7. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 5/22/86, a copy of which is attached.
8. All landscaped areas shall be planted in accordance with approved landscape, irrigation and shading plans prior to the issuance of occupancy permits. An automatic sprinkler system or drip system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.

APPROVED BY THE BOARD OF SUPERVISORS  
JANUARY 17, 1987  
OH

9. Prior to the issuance of grading or building permits, 5 copies of a Parking, Landscaping and Irrigation Plan shall be submitted to the Planning Department for approval. The location, number, genus, species and container size of the plants shall be shown.

10. A minimum of 15 parking spaces shall be provided in accordance with Section 18.12, Riverside County Ordinance No. 348. The 15 parking spaces shall be shown on the Landscaping, Irrigation and Shading Plan. The parking area shall be surfaced with decomposed granite compacted to a minimum thickness of three (3) inches treated with not less than  $\frac{1}{4}$  gallon per square yard of penetration coat oil, followed within six months by an application of  $\frac{1}{4}$  gallon per square yard of seal coat oil.

11. A minimum of one handicapped parking spaces shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

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

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

12. Prior to the occupancy or use hereby permitted, the applicant shall obtain clearance and/or permits from the following agencies:

Road Department  
Environmental Health  
Fire Department

Planning Department  
Riverside County Flood Control

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

CONDITIONAL USE PERMIT NO. 2864

Conditions of Approval

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13. Prior to the issuance of building permits the following additional and/or revised plans shall be submitted for Planning Department approval:
  - Signing Program
  - Landscaping and Irrigation Plans
  - Parking and Circulation Plans
14. Building elevations and floor plans shall be in substantial conformance with that shown on Exhibit "B".
15. Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
16. One (1) trash enclosure which is adequate to enclose a total of two (2) bins shall be centrally located within the project, and shall be constructed prior to the issuance of occupancy permits. Each enclosure shall be six feet in height and shall be made with chain link fencing and landscaping which screens the bins from external view.
17. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of occupancy permits.
18. The property is located within thirty (30) miles of Mount Palomar Observatory. Light and glare may adversely impact operations at the observatory. Outdoor lighting shall be minimized, especially during the late night and early morning hours. All outdoor lighting shall be from low pressure sodium lamps that are oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminare.
19. Prior to the issuance of a building permit an outdoor lighting plan shall be submitted for Planning Director approval showing the location, and type of lighting fixtures. The outdoor lighting shall be installed prior to the issuance of occupancy permits.
20. All existing structures on the subject property shall conform to all of the applicable requirements of Ordinance 348.
21. Prior to issuance of occupancy permits, all required landscape planting and irrigation shall have been installed and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
22. This approval shall become null and void on August 20, 1996.
23. Prior to occupancy or any use allowed by this permit, all of the foregoing conditions of this conditional use permit shall be complied with.

CONDITIONAL USE PERMIT NO. 2864

Conditions of Approval

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24. The approved uses in CUP 2864 shall include a feed store, nursery and grocery store. In keeping with the intent to respond to the needs of the rural residential area, no use requiring a special permit shall be pursued on this property. This condition excludes the sale of propane and alcoholic beverages of any kind. (Added by Board of Supervisors).
25. Prior to any construction of building permit application, a detailed plot plan shall be submitted to the Planning Director for his approval. The plot plan shall include:
  - a. All recorded easements and their relationship to proposed buildings, driveways and parking.
  - b. All building proposed to implement the approved uses and their relationship to landscaping, driveways and roadways consistent with County ordinances.
  - c. A landscaping plan consistent with rural area and County ordinances.
  - d. The useable alignment of a 1/2 width road (Hyde) to be dedicated to serve properties to the east and to be reviewed and approved by the Road Department. (Added per Board of Supervisors).
26. Hours of operation shall be between 6:00 am and 7:00 pm. (Added per Board of Supervisors).
27. A dust control plan shall be submitted with the plot plan including paving of driveway apron at R-3 with materials identified, subject to approval of the Road Department. (Added per Board of Supervisors).
28. Lighting shall be hooded to direct light onto property. (Added per Board of Supervisors).
29. The project shall conform with the Riverside County Sign ordinance. (Added per Board of Supervisors).
30. The property owner shall not allow outdoor events or activities that are not expressly allowed by this permit. (Added per Board of Supervisors).
31. All conditions shall be completed prior to final building permit. (Added per Board of Supervisors).
32. This permit shall be reviewed for compliance one year after issuance of final building permits. (Added per Board of Supervisors).
33. Any violation of these conditions will nullify this permit. (Added per Board of Supervisors).

DM:et,aea,bc

2/17/87

CUP 2864

This case is a classic example of competing interests. I respect both the Planning Commission's denial in recognition of the rights of residents to retain a rural atmosphere and the staff's original recommendation of approval in recognition of convenience that a small store would extend to residents from Cactus Valley to Aganga. In trying to balance these interests I have attempted to develop conditions that would help the project fit in. To this end, these conditions are proposed to allow the project while making it compatible with a rural residential area and to reflect the concerns and desires of supporters and opponents.

1. The approved uses in CUP 2864 shall include a feed store, nursery and grocery store. In keeping with the intent to respond to the needs of the rural residential area, no use requiring a special permit shall be pursued on this property. This condition excludes the sale of propane and alcoholic beverages of any kind.
2. Prior to any construction or building permit application, a detailed plot plan shall be submitted to the Planning Director for his approval. The plot plan shall include:
  - a. All recorded easements and their relationship to proposed buildings, driveways and parking.
  - b. All building proposed to implement the approved uses and their relationship to landscaping, driveways and roadways consistent with County ordinances.
  - c. A landscaping plan consistent with rural area and County ordinances.
  - d. The useable alignment of a 1/2 width road (Hyde) to be dedicated to serve properties to the east and to be reviewed and approved by the Road Department.
3. Hours of operation shall be between 6:00 am and 7:00 pm.
4. A dust control plan shall be submitted with the plot plan including paving of driveway apron at R-3 with materials identified, subject to approval of the Road Department.
5. Lighting shall be hooded to direct light onto property.
6. The project shall conform with the Riverside County Sign ordinance.
7. The property owner shall not allow outdoor events or activities that are not expressly allowed by this permit.
8. All conditions shall be completed prior to final building permit.
9. This permit shall be reviewed for compliance one year after issuance of final building permits.
10. Any violation of these conditions will nullify this permit.

*Kay Ceniceros*  
\_\_\_\_\_  
Supervisor Kay Ceniceros  
Third District

8.20

Supervisor Stone  
District 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP02864R2**  
**VICINITY/POLICY AREAS**

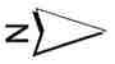
Date Drawn: 12/08/2009  
Vicinity Map



Zoning District: Hemet-San Jacinto  
Township/Range: T6SR1W

Section: 13

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at [www.ltrn.ca/riverside.ca.us/index.html](http://www.ltrn.ca/riverside.ca.us/index.html)



Assessors Bk. Pg. 470-06  
Thomas Bros. Pg. 871 E6  
Edition 2009

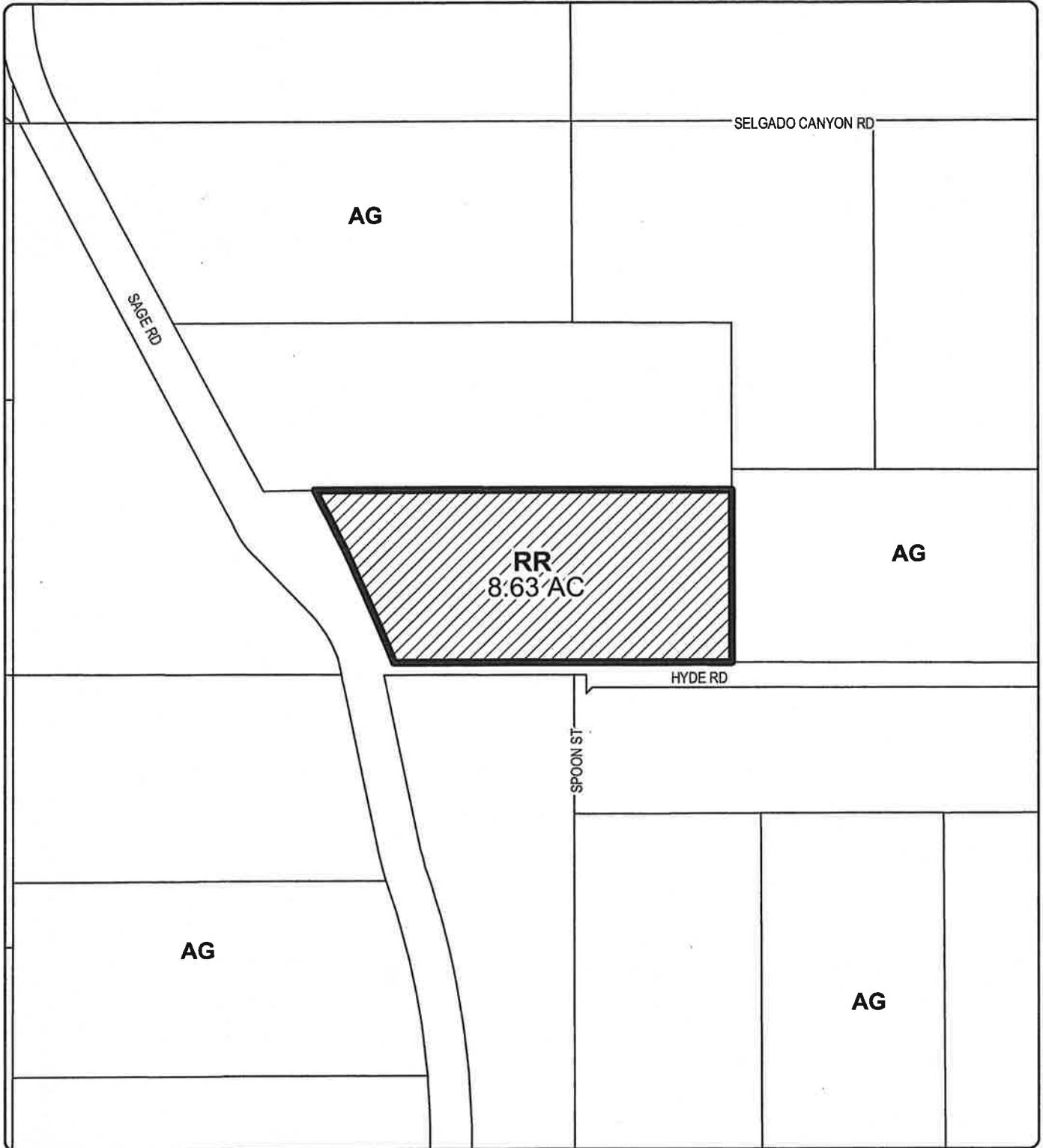
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02864R2

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 12/08/2009  
Exhibit 5



Zoning District: Hemet-San Jacinto  
Township/Range: T6SR1W  
Section: 13

Assessors Bk. Pg. 470-06  
Thomas Bros. Pg. 871 E6  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02864R2  
EXISTING ZONING

Date Drawn: 12/08/2009

Exhibit 3

Supervisor Stone  
District 3



Zoning District: Hemet-San Jacinto  
Township/Range: T6SR1W  
Section: 13

Assessors Bk. Pg. 470-06  
Thomas Bros. Pg. 871 E6  
Edition 2009



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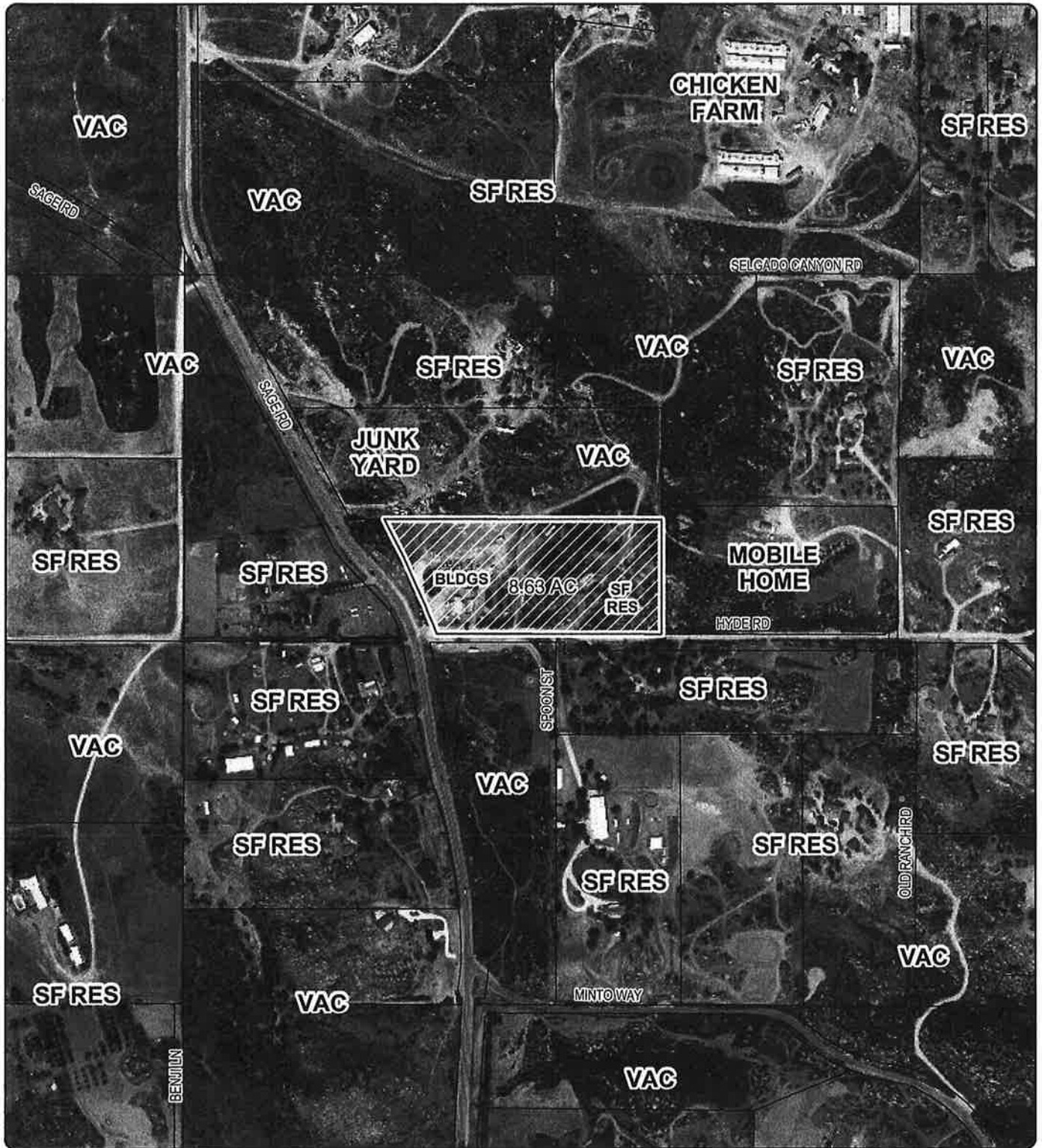




RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP02864R2  
LAND USE

Supervisor Stone  
District 3

Date Drawn: 12/08/2009  
Exhibit 1

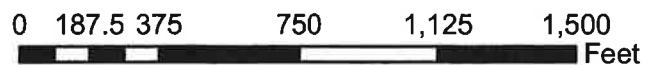


Zoning District: Hemet-San Jacinto  
Township/Range: T6SR1W  
Section: 13

Assessors Bk. Pg. 470-06  
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CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend the life of an existing 1,470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). All structures and improvements exist onsite.

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 CUP02864R2. 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. 2864, revised Permit No. 2, shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 2864, revised Permit No. 2, Exhibit A, Amended No. 1, dated 11/19/09.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - COMMENT/CONDITION RECOMMND

Provided the only changes are those indicated: to extend the life of an existing minimart with approved sales of propane and off-premises beer and wine, the Grading Division has no objection to approval of this application.

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS

RECOMMND

This facility is currently under permit with DEH for the operation of a food facility as well as a community water system. It is the responsibility of the owner/operator to comply with all required standards and regulations.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE NO OBJECTION

RECOMMND

Conditional Use Permit 2864R2 proposes to extend the life to the permit for an existing mini mart with approved sales of propane and off premises bear and wine in Hemet area. The project site is located north of Hyde Road, and east of Sage Road.

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is a watercourse with a watershed of 16 acres that traverses the property from southeast and impacts the existing mini mart.

Since the revised permit is to extend the life of the project and no new structures are being proposed, or constructed, the District does not object to this proposal.

It should be noted the site is located within the bounds of the Salt Creek Channel/South Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since no new impervious area is proposed no ADP fees are due at this time.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

10.PLANNING. 2 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. 3 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. 4 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6 a.m. to 9 p.m., [Monday through Sunday] in order to reduce conflict with adjacent [residential] zones and/or land uses.

10.PLANNING. 5 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), [General Retail, one space per 200 sq. ft. of floor area].

10.PLANNING. 6 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 California Department of Alcoholic Beverage Control (ABC) 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. 7 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 9 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. 10 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. 11 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. In addition, the owner and management shall provide

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

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. 12 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 470-060-047, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

"Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 14 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

10.PLANNING. 17 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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



CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - ACCESSIBLE PARKING (cont.) RECOMMND

—."

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

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Sage Road since adequate right-of-way exists.

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.

02/10/10  
09:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

CONDITIONAL USE PERMIT Case #: CUP02864R2

Parcel: 470-060-047

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 9

EPD - MSHCP CONSERVATION EASEM







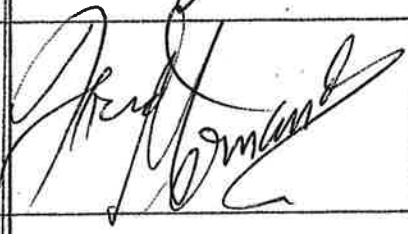
RECOMMND

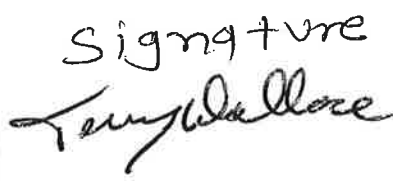




WITHIN 90 DAYS OF PERMIT APPROVAL THE PROJECT MUST FINALIZE THE REQUIRED CONSERVATION EASEMENT DETERMINED UNDER HANS 1972 AND PROVIDE DOCUMENTATION TO EPD (ENVIRONMENTAL PROGRAMS DEPARTMENT). THIS CONSERVATION EASEMENT AREA IS FOUND ON THE FINAL EXHIBIT FOR HANS 1972/CUP02864R2 DATED 3/10/09.

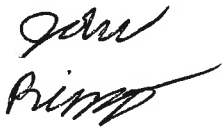




We, the undersigned, are neighbors and/or customers of Diamond Valley Market, and are in favor of them staying in business. Le extending the life of their Conditional Use Permit in perpetuity.








Printed Name	Signature	Address
1) Jackie Nouwels	<i>Jackie Nouwels</i>	30900 Red mt Road Hemet, CA 92544 This Store is The Only Store in This Area. We all need IT. Please keep this Store open. Thank-ye 951-767-1700
2) Stacey Roe	<i>Stacey Roe</i>	951 (764-5417) I need this store for good for my horses
3) Robert Lehmer	<i>Robert Lehmer</i>	Hay 4 My Horses
2) Darle Henninger	<i>[Signature]</i>	42750 misto wy Hemet CA 92544
3) Barbara Patton	<i>[Signature]</i>	33085 Chameleon Rd Hemet CA 92544 This store is very convenient for the people in the area.


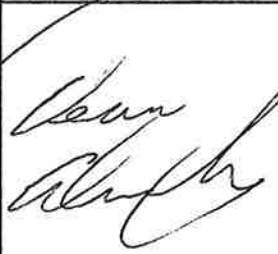
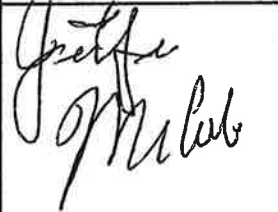
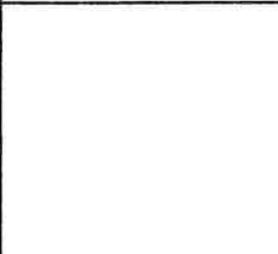

**We, the undersigned, are neighbors and/or customers of Diamond Valley Market, and are in favor of them staying in business; ~~Le~~ extending the life of their Conditional Use Permit in perpetuity.**

Printed Name	Signature	Address
3) SCOTT FERGUSON		32450 WEBER WAY HEMET. 92544 WE NEED THIS STORE FOR US AND OUR ANIMALS. IT IS A GREAT STORE WITH GREAT PEOPLE.
1) Mike Lockmiller		42215 OAK CRY RD HEMET CA WE REALLY REALLY NEED THIS STORE
3) Veronica Lopez		43011 Minto Way Hemet, CA 92544
1) STEVE LEDRER		42575 E IDEN FORD RD HEMET 92544
3) Douglas Tibbits		31550 Sage Rd Hemet, Ca 92544
1) Kenneth Jordan (mailman)		25585 New Chicago Av - unit I Hemet CA 92544
3) Fred Hernandez		47645 DWER WAY HEMET, CA 92544

NAME	Signature	Address/Phone	Comment
③ T. PY WALLACE		40485 NEWPORT HEMET CA 92544 PH# 951-237-2220	18 YEARS I HAVE COME HERE INSTEAD OF BIG BOX STORE MUST REMAIN OPEN
④ Marsha REYES		32225 Sage Rd Hemet CA 92543	I came here daily instead of going to town, very convenient this store.
⑤ MARSHALL BRIGGS		P.O. BOX 390525 ANZA CA 92539	GOOD STORE
⑥ 		40490 VISTA HEMET	
⑦ JOAN NEGRETE		34481 SYCAMORE SPRINGS RD	I ALSO SHOP HERE, IT IS CLOSER THAN TOWN, CONVENIENT. TRUST WORTH RELIABLE PLEASE DO NOT CLOSE...

NAME	Signature	Address / Phone	Comment
3) J in Rizzo		41600 Minto way Hemet Ca, 92544 951 767 0338	
7) Greg Vasquez		32974 Sage rd Hemet ca 92544	Its nice to have a store as friendly to us and can't wait leave them alone
9) Ernest A. Husby III		44435 <del>Old</del> Glen Rd.	
11) Rhonda Therrien		43500 Wilson Valley rd Hemet	We need this store in 25% Our area. Here we have been buying our 25% here
12) ANDRA DUNN		4555 BERKLEY AVE HEMET 92544	THIS STORE IS NECESSARY & MANDATORY TO THIS AREA

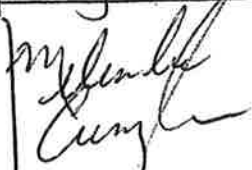
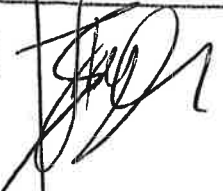



NAME	Signature	Address / phone	Comments
(3) TOWARD ZIMMERMAN		49050 LAKE CAUFAN DR ARLANDA CA 92536  951-763-4201	
(4) Dwight's Critch		45175 EL Rancho Rd Azusa CA 92536  951 767 2522	WE NEED THIS STORE 
(5) Dawn Parks		34700 Empty Saddle Tr. Hemet CA 92544	Stop putting america out of work we need this feed store.
(6) Robert Franco		44135 Perryman CA	
(7) F. liberto			
(8) Sergio Perez		41455 Cactus Valley Rd	We need this store because is close to mi

NAME	Signature	Address/ phone	Comment
<p>9) Keri Martin</p>		<p>45500 Red Mountain Rd Hemet, CA. 92544</p>	<p>I own Horses/ cows and always like feed here. THE OWNERS are good friends with us also the customer.</p>
<p>10) DEAN ALEXANDER</p>		<p>PO. Box 390025 Arpa, CA 92539</p>	<p>This store is a very convenient place to stop on my way home for short supplies</p>
<p>11) Jennifer McComb</p>		<p>42748 Fresno Rd AGUANGA CA 92536</p>	<p>We get a lot of animals supply here and would love to keep our country store.</p>
<p>12) Robert Rodriguez</p>		<p>42050 Leo Rd Hemet CA 92544</p>	
<p>13) KATHY EVANS</p>		<p>37128 WAYWARD RD. HEMET, CA 92544</p>	<p>I'VE BEEN BROTHER KEED HERE OVER 20 YEARS. I, ALON W/ HENBERAL HUNDRE W/ HENBERAL HUNDRE NEED THIS</p>



34 NAME	Sign	Address / phone	Comment
DR + MR, I. HANSH DR. Barlow JANUS	3713 I MESA Tereula HANSH HANSH	951 234-4178	WE <u>MUST</u> Keep our LOCAL FEED + FOOD STORE!!
5 Todd ICHANUS	<del>S. S. ...</del>	42771 DOE LN, HEMET CA.	WE MUST KEEP THIS FEED STORE OPEN do to FEED, BEGI Cigs. AND TO KEE OUR FRIENDS. HELP.
6 Jesus	Jesus Perez Quinte	42955 Minto Way.	necesito comida para los primos les no la siempre
7 Tom Mink	Tom Mink	53651 US Hwy 371 ANZA CA 92539	A MUST STOP BETWEEN ANZA & HEMET
8 Pamela Smith	Pamela Smith	33600 Sage Rd. Hemet, CA 92544	This store is A must. I shop for stuff here all the time. Keep Open!
9 Mary Wright	Mary Wright	40890 Reseda Springs Rd Hemet, CA 92544	We need a support our local store - it is a <u>must</u> for our area, and run by immediate family

Name	Signature	Address / phone	Comments
(40) TOSCA PEREZ		4145 COLTOS VALLEY RD	need to buy beer and Food need Toy V
(41) Ina Winsem		42980 E Benton Rd Hemet CA 92343	Horse food dog shots + smokes
(42) Roger Hubert		8555 Copenhagen Street	Cigarette Beer
(43) John ZULBWSKI John Zule		41635 MINTO WAY Hemet CA 92544	NEED STORE PROPANE, FOOD, ect.
(45) Tony Morena Minto Way Hemet Ca.		(46) DAN DUDLER 44568 1/2 OAK GLEN RD SAGE CA 951-767-8888	THIS STORE IS THE ONLY WAY OUR RANCH CAN SERVE WE CANNOT GO ALL THE WAY TO Hemet FOR OUR SUPPLY
(47) Carlos CASTRO		39115 Calle Sequoia Temecula, CA 92592	Need store Great people Feed For Anim Food etc

NAME	Signature	Address/ phone	Comments
M.nda Cunningham		42725 E Benton Hemet CA 92544	Feed store & other supplies closest store near Sage/Teneva
DANNY WARRICK	Dan Warrick	37128 W. WYWARD Hemet CA 92544	20 years in store
Janice Boyer		31730 Sage Rd Hemet CA 92544	its helpful to have a store close to our house. The next store is 8.5 miles away
RAY CORUESE	Ray Corue	31850 Sage Rd	IT NICE TO HAVE THE STORE
Phillip Drake		30760 Red mountain Hemet	Nice to have store by house
Daryl Stillman		41055 SYCAMORE GARD SAGE CA. 92544 767-2197	CLOSE FOR GOODS & FEED WE NEED THEM
Roger STEPHENS		33975 Sage Rd Hemet Calif. 92544 767-1418	LET THESE PEOPLE LIVE. AND QUIT YOUR POLITICS. WE NEED THIS LITTLE MARKET & FEED STORE!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
GLEN W WILSON	1-951-767-1347 <i>Glen W. Wilson</i>	P.O. Box 2050 Hemet	I have used this store for over 30 years. Set small business alone to survive. This store saves me many miles & gasoline
3-14-09 Luis Verdina <i>[Signature]</i>	Luis 951 7669 13-84		Servosa Borito comida para Animales. =
Sebastian	951-385-5260 Sebastian	Hemet	Like store for buy food feed. Beer. <hr/> Servosa Comida sigarro =
Laura Alcantara	951-7673485 <i>[Signature]</i>	PO Box 205 Hemet	I have been coming to this store since it opened. I need this store. They do not need Landscaping or fancy stuff. This is the country! →

They should not pay for Sage Rd. improvements.  
They are not Hyde Rd. If they pay for Sage  
Rd - so should every one on Hyde Rd. The  
County is out of line in this issue!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Ray Young Sandra Young	951-658-6428 951 658 6428	40048 Walnut 40048 Walnut	Wanted This Store This store is valuable to + the community
Bill Sandens	951 7670743	30567 Rossmore	NEED THIS STORE
Bill Bernal	951-591-4612	41876 HYDE RD	THIS STORE IS AN ASSET TO THE COMMUNITY. THE NEXT CLOSEST STORE IS 8-9 MILES AWAY.
Nikki Kemp	951-7670088	Sycamore Springs	We need This Store
JERRY WINDH	951-767-2306	42650 DEER WY	KEEP THIS STORE
DALENE WINDH	951-767-2306	42650 DEER WY	WE NEED THIS STORE

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
AMY ADAMS	(951) 925-4353	40854 GIBBEL R.D.	GOOD SERVICE AND ALWAYS NICE.
Jeanine Ferris	951 767 3284	43295 Minto Way Hemet, CA 92544	Keep the hard working "little guys" in business that is the back bone of this NATION

NAME	Phone	Address	Comment
SIL Negrete MANNY AVILES	562 453 9020	34981 sycamore spring SAME AS ABOVE	we need this store to survive <u>CONVENIENCE!</u>



We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Becky Reilly	951-852-5774	33871 OAK DR Hemet, Ca 92544  This is a <u>country</u> STORE NOT WALMART.	We NEED OUR LITTLE STORE !! Do not put them out of Business By charging outrageous fees for Improvement
ROBERT ALLEN	951 333-8005	32012 SAGE RD HEMET CA 92544	
DEAN WOOD	449 280-4030	43150 OSAGE RD	
Jose		Sage Road - Hemet	Necesito Considerar para FAMILIA todos los dias
Saul		3225 SAGE RD.	Sal Necesito Considerar para Familia todos los dias.
Vanilla Ivaner	951- 767-0727	42955 Minto Way Hemet CA	We need the Store to buy the food for our animals. every day.

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NAME	Phone	Address	Comment
<del>Norma</del> Imezquita	(951) 760-2057	42955 minto wy Hemet CA 92544	We need the store to buy food.
Frank Tyler	659-2065	31813 Fir st. Mt Center	We need the store only one around without going to town
Williamo	(951) 796,3640	714 Whittier AVE Hemet CA 92543	SE NECESITAM LA TIENDA ES MUY NECESARIA PARA LO NECESARIO DIARIAMENTE.
GARY PURCELL	(951) 767-7677	41310 Bell Bluff Hemet CA 92544	NEED STORE FOR ANIMAL FEED & SUPPLIES OTHERWISE THE CHOICES IS TOO MUCH OR DOWN TOWN HEMET
ROBERT WEEB	760 605 2587	20425 Hwy 76 Pawnee Valley Ca. 92061	
Meeting			
2 JEN DE LUNA	951-375- 1223 email rdeluna@YAHOO. com	136 S. FRANKLIN ST. HEMET, CA 92543	I HAVE BEEN A RESIDENT OF THIS WHOLE SAN JACINTO VALLEY AND DIAMOND VALLEY & THIS STORE HAS BEEN HERE FOR MANY AND FEEL THAT IT DOES IT

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NAME	phone	Address	Comment
Antonio Shaiden	951 3030214	38975 Main LN Tencocula 92522	yo necesito esta tienda coupro Prope u aliment
Ysidro Martinez	951 252505	38975 Main LN Tencocula 92592	yo coupro en esta tienda alimento para animales
Rafael Mendez	951 970-2713	39215 ARISTA WAY ARZA CA 92539	I NEED this store for feed and food. please.
James (Stocking)	276 4826	42750 MINTON WAY	I need this store FOR FEED
JANISSE	985 2648332	Tucollote Springs	
Lana Mendoza	951- 767-3373	32012 Sage Rd. Hemet, CA 92544	We need a local store for people & animal food.

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NAME	Phone	Address	Comment
Robert Allen	333 8005	32012 Sage Rd Hemet CA 92544	There are never more than a couple cars here at the store.
Inmanian Swan	767 3454	39657 San Ignacio Hemet CA 92544	I get milk bread & feed here. Saves me gas!!!
T. J. Day	669-5751	1751 Sotano Hemet	Comida Soda ESTA SERCAS
Rg W. VA	852-3721	44885 Glen OAK Hemet CA 92544	shop here all the time to save gas. Thank
Stephen Bilman	562-7555812	575 W. Montrose Hemet, CA	Stupid County B.S. Leave them alone!!
McCaery	(951) 767-81317	41905 Hyde Rd Hemet, CA 92544	Safe bus stop


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NAME	Phone	Address	Comment
<i>Seeley</i>	<i>951-767-2413</i>	<i>31850 Sage Rd. Hemet,</i>	<i>they have been very good neighbors to our area, and are there in emergency with Equine Meds, and supplies.</i>


*Thank You  
Angela & Victor  
Sincerely  
JUL*

<i>Zick Bargas</i>	<i>951 767 1916</i>	<i>42335 Sage RD Aguaanga Ca</i>	<i>feed</i>
<i>Dwight Bain</i>	<i>951- 442-9206</i>	<i>40410 EXA ELY Rd. HEMET, CA</i>	<i>Only place reasonably close by to Bgg necessities</i>
<i>Kimberly Davolt</i>	<i>(951) 654 2839</i>	<i>247 Starboard Court San Jacinto, CA 92582</i>	<i>Supporting family Business (good people)</i>

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Printed Name	Sign/Phone	Address	Comments
Dieter Zajac	(951) 219-9659	42857 OAK CNYRD	IT HELPS OUR Grandma Get Food & necessities
Travis Segio	(951) 767-3080	42857 OAK CNYRD	This store helps me with my shopping so I dont Have to Drive in to town
Gary Tice	(951) 640-5730 	34775 BACUNORN RD	I BUY ALL MY HOME NEEDS FROM THIS STORE. WE ALSO BUY GROCERIES & BEER.
Tatt Wynne	951 767-1317	41905 hyde	Saves me gas!
Scott Winesath	951 767-1703	30601 Redwood Rd Demet Ca 92544	Saves Gas and time

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Printed Name	Sign/Phone	Address	Comments
JOE KOERNER	 951-767-0250	32943 Red Mountain Rd HEMET, CA. 92544	this store is needed for our Community.
PABLO PEREZ	213 434-2152	39575 Thomas RD	Esta tienda se necesita por que en emergencias es mas cerca a la Ciudad
Mr. Burchard	(951) 767-2302	43980 Oak Glen Road Hemet, Calif. 92544	Need Feed store + market for local communities use as emergency supplies, quercu + prepare.
Will A. [unclear]	(951) 767-2588	43990 Oak Glen Road Hemet, Calif. 92544	semi-AS Apple! Glenles:
Fd Feltman	951 970-7971	43995 Oak Glen Hemet	Need store for food and SA

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Name	phone / address	Sign	Comment if need
Felix Jimenez 			
Jose Jimenez	Sage		Good. (Buzno)
Aaron Soto	Sage	Aaron Soto	Good
Pierson, Michael	San Ignacio Rd. Sage		I need the convenience of this store to purchase feed for my animals.
Jerome Connor	Alinto S. Way		Every Day need
Paul GORNO	Red Mt ROAD.		NEED THE CONVENIENCE!



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Printed Name	Phone/Signature	Address	Comment-
Oscar Gomez	250-8990 <i>Oscar Gomez</i>	32225 Ave	I need this store to buy my junk food and I don't have a car to drive to town.
Helen Hart	951-767-1964	32345 Sage RD	MY ANIMALS depend on this store to live. All other feed stores are gone. DEANS & LLSM
Jose Amezquita	(951) 767-0727	42955 Minto Way Hemet CA 92544	I need my job! I need this to buy my animals. They are very nice people
Mike M. Kistner	951-658-9642	40260 Vista Rd Hemet	THEY ARE CLOSE FOR ME. INSTEAD I WOULD HAVE TO DRIVE ALL THE WAY TO TOWN
<del>John</del> Cathy SON	951-658-3974 <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>	Yona Johnston Hemet	We need chicken feed etc.

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Printed Name	Signature	Address	Comment
Ken Son	Kenneth C. Sa	43881 Woody End Ln.	Need chicker food
EVAN	[Signature]	515 E. DEVONSHIRE	NEED THIS STORE OPEN.
Samantha & Family	Samantha Malone	33600 SAGE Rd.	Need the store, I love Amelia, very friendly service, smile on there every time I come in,
PLEASE			they are wonderful people, please keep store open please
KEEP			Keep open please
STORE			Keep open please
OPEN			Keep open please
			Keep open please

Name	Address/ phone	Signature	Comment
Leanna Bradley	39155 Saddleridge Hemet CA 951 767-4571	Leanna Bradley	This is closest store, we need propane + feed 4 animals <sup>visit</sup> 10 miles <sub>store</sub> away

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NAME	Phone	Address	Comment
Niguel Andel	820 3120		AN NESE S: Tamas LATIENDA
Janet Henninger	(951) 767-0988 973-3825	42750 Minto Hemet, CA 92544	This store is a <u>Necessary Part</u> of our Neighborhood CAL POLY POMONA.
J. J. Mekerece	951-634-3754	39400 San Ignacio Hemet CA 92544	We need this store. Thank you
Byzess mobile Entertainment	767 1820	39975 San Ignacio	This store is a <del>not</del> necessary for our business.
Tim Wycinski	951 722 1866	34050 Sage Rd Hemet	We use this store A LOT TO Buy Propane & Pool
Robert Bernado	951 231-4490	34060 Sage rd Hemet	I USE THIS STORE A LOT

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NAME	Phone	Address	Comment
Tom McKenry	951-767-2125	42480 MANZANITA RD. HEMET	<u>NEEDS to buy FRESH</u>
Roberto Santibañez	(951) 537- 0068	30137 Alicante Dr. Homeland ca	I work in vegetable farm in Hemet. I need to buy food & drink <del>and</del>
Valerie Redford		42600 Deer Way Hemet	My animals need their food
Pamela Simpson		51865 RAMSEY RD ANZA	WE NEED FOR THE BEER
Phred D...	951) 375-0722	37103 South Gros temecoma	we need the For Beer.

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NAME	Phone	Address	Comments
Larry McCaus	951 3122750	39518 Calt Rd Zemuals	This is the closest Store for us
Gary Rayburn	<del>350951</del> <del>OKC</del> 905-8925	3309 oke drive	food store
Carla Davis	951 3509521	PO Box 952 AGUAMSA CA.	CONVIENCE
Anderson	N/A	P/O 417 Hunt	EASY PLACE TO GET TO
Wm. ...		1970 E Florida ave Hemet Ca	good place to go.
Terris Robertson	951-767-1609	44460 Ruellin Rd Hemet, Ca 92544	Neighbor Hood Store

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NAME	Phone	Address	Comments
D. Ruff		48350 Wilson Valley Rd	Need store # here!
Mike McElmurry		39200 Calle Breaue Temecula	Good store Feed, REFRESHMENT
Phillip MUST		31860 SAGE	Need STORE FOR Feed Food PROPOSE
Linda Buedel	951-7634871	55120 Hwy 371 ANZA CA 92539	Good Store We need to buy lots of mega #
Linda Buehler		38815 Wayman Way Nemet 92544	We need this store
John Buehler		38615 Wayman Way Nemet. 92544	NEED FEED FROM THIS STORE.

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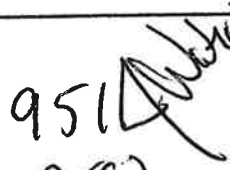
NAME	Phone	Address	Comment
Kyle Allen	451-722-2314	32012 Sagerd Hemet, CA 92544	We need this place to buy food and other products. Propane
Nicole McCreary	(951) 282-8819	41905 Hyde Rd Hemet, CA 92344	We need to buy hay we don't have a truck & its with done the street
DAVID CUBALERO	(951) 306 8589	685 N. 8th St. SPC 33 Hemet CA 92543	We need to buy Anything these store has
Julie Duthward	951 537-0286	35900 mesa Hemet	I need her for my dog & horses food ect. . .
Zuben Dalraev	951 707-5471	41905 Hyde Rd.	Good store helps people save money need buy food!
Brogged To The	767-4500	44100 Ginger Cir Hemet Ca 92544 County	The county will close another TA Payer. There is no other left or right to lane on R3 why he.




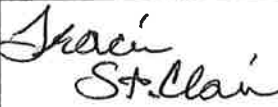




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Name	phone	address	Comment
Theresa Swim	951-767-3012	41400 Wade Ln Hemet Ca 92544	We Need the Store here because it is too far to go to town when we need feed + propane
DAN HOEFLE	951-694 9838	29989 COATE SAN LUIS TREMUDA, CA 92591	<u>NEED FOR FEED!</u>
Sam Shuttler	951 663 7923	31335 Old Ranch Rd Hemet, Ca 92544	Need This STORE!!
ETIAN STEWART	951-763-0444	51650 HOENLAP RD AGUANGA, CA	GREAT STORE GOOD INVENTORY <u>LOCATION - LOCATION</u>
Andres Hernandez		42845 DAVIS ST Aguanga, CA 92546	Nice + Outside of town out of on way home.



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NAME	Phone	address	Comment
JOHN PARK	M. Park (951) 767-7068	33425 VALERIO RD.	I need this establish to be able to purchase my horse needs for the convenience of the store.
James Clay	 (951) 282-5866	40295 Via La Senoilla Temevula, Ca 92592	I need this store for feed for my animals also Propan 81.
Jacob Walraven	951  282 3537	41905 HYDE RD Hemet CA 92544	we live up top and need this store to stay it helps out alot
JAN VALLAGE	951 990 6923	40385 Newport <sup>RD</sup> Hemet CA. 92544	I Been comming here since 1989. It would hurt my family to loose this store + also my animals.
Terry a. Wallace	951 237- 2220	40485 Newport <sup>RD</sup> Hemet CA. 92544	<del>we</del> we need this place to keep warm Thanks to this place we can still keep warm w/ the prop.

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NAME	Sign	Phone / Address	Comments
DALTON		767-7397 32010 RSD MT RD HEMET,	WE NEED THIS STORE
Tracie St. Clair		634-6383 Red Hawk Rd. Hemet.	This store helps us with my shopping so I don't have to drive all the way into town or walk there.
Alex Stewart		(951)-767-3012	I need this store to buy my feed for my livestock town is too far away.
Guillermo R. Necochea		(951) 634-8507	I have Horses and chickens and this store is needed for this Valley
Verissa King		(951) 377-5922	LOVE IT ☺
Jesse Thomas		(951) 654-6306	GREAT LOCATION, NEED STORE!



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NAME	phone / address	sign	Comment
Walter Martyn	951-767-3272 35405 Hobbiton Rd Hemet, CA 92544	Walter Martyn	need neighborhood market + feed
LIBERTO	766,4965 HEMETE AF 477 ELMWOOD AVE	BRANADOS CEJA	YO NESESI TO QUE NO SIERREN PORQUE NESESI, NOS LA TIENDA PARA COMPRAR
JORMAN VILLAFANE	(951)-767-2051 32951 Red Mountain Rd Hemet CA. 92544		need store to Buy Food & Feed.
Ellen Simonsen	951-7671334 31400 Red Mt Rd Hemet Ca, 92544	Ellen Simonsen	need the store to stay open due to need of residents animals and convenience
Tom Bower	951-767-1510 29870 BALLINGER Hemes, CA 92544		I NEED THE CONVENIENCE OF FOOD + ANIMAL FOOD BECAUSE I ONLY LIVE 2 MILES AWAY

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Pedro Franco	Pedro Franco		
Fuoh Reyes			
resus Sepulveda			
José Aguirre	<del>Jose Aguirre</del>	951 8261001	Ani doctor Bai Dink en Fvd
William Noll	William Noll	(951) 282-2118	Great story Needed - getting out here

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Printed Name	Sign/Phone	Address	Comments
William Clark 41	533-3474 	41695 Selgado Rd Hemet CA 92544	On realistic
Elda Amerquita	951-582-4286 	42955 Minto Way Hemet CA 92544	DON'T CLOSE OUR STORE WE NEED IT
IL PATIN	951 6346059	40351 Walnut ST HEMET CA 92544	Fix THE ROADS WE ALREADY HAVE/ DON'T CLOSE THE STORE
Jo Forcier	951 767-2265	29751 Red Mountain Rd.	Please let us keep this store; the locals need this feed store!
Tanya Zajac	951-219-9692	42851 oak cym Rd	We wouldn't make without the convenience of this store

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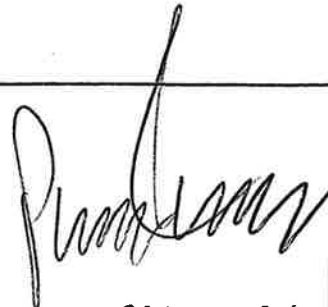
Printed Name	Sign/Phone	Address	Comments
Jaime Alvarez	(951) 760-1296	42955 MINTO WAY	THIS STORE IS THE BEST FOR OUR NEIGHBORHOOD
Torse Rivera P.	951.544.04.74	43700 cactus vale. R.D HEMET	TIPS STORE IS THE BEST FOR US.
Emile Stone	951-282-4757	42575 E. Benton Rd HEMET	Nice people Need the store.
Jay O'Neil	951 767-4582	43785 GINTEN RD HEMET CA	THIS STORE SAVES US GAS, TIME AND IS A SUPPLIER OF MANY <u>NEEDED</u> <u>ITEMS!</u>
Marta		4958 Sojora R.P. ABUANGE.	Japon. Animal foot. Guater.

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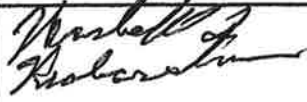


Printed Name	Sign/Phone	Address	Comments
KATHY DALTON	Kathy Dalton 951-767-9347	32010 RED MOUNTAIN RD	
Diana Zankhard Hobart	D. Hobart 951/907-9876	42250 Martinez Dr.	This store is a staple in this area as well as providing charm with its country look.
R.A. CRANDALL			
Sue Olson	951-767-9224	39245 EXAELY RD Hemet, CA	Store has been here <u>NO PROBLEMS</u>
Asmily Garcia	(951) 767-3278	39125 Era Ely Rd Hemet CA 92544	Store is convient and keep up nice and friendly service



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Printed Name	Sign/Phone	Address	Comments
ALICE FORESTER	951-767-3139	43255 E Benton	We need this store for food and feed
LISA PARTHOS	(951) 767-3135 L. Parthos	43255 E. Benton	If you close this store we will have no feed store in close range to our Ranch. We also utilize Diamond Valley for emergencies if we need plumbing supplies
Paul Minnich	 909-721-0031	CACTUS VALLEY	WE NEED THIS STORE IT IS CLOSE AND CONVENIENCE
Eileen ATTEMA:	951-767-9154	#37525 Schard Way: Hemet Ca 92544	This Store Supplies Feed For Animals + FOOD FOR US - in This community - This store must stay open!
Melissa Robinson	951-767-1242	42971 Green Cir. Hemet, CA. 92544	This store supplies us with propane and is the closest store to provide anything that may pop-up.

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Printed Name	Sign/Phone	Address	Comments
MARSHALL RICHARDSON	 767-1217	42320 MINTO WAY HEMET	STAY
Sandra McInters	767-2380	30885 Red Mountain Rd	We need for closeness for Grocery + feed.
MANUE ORRES	 (951)3784406	Sage Rd.	Nosotros mese sitamos esfaticada es muy com benic paratodos
Greg Jaffin	767-7912	82900 SAGE RD	ITS convenience makes my DAY I WANT IT TO STAY RUNL NO CHANGES
JOE DOERING	 767-7348	42462 Sabina Dr hemet ca 92544	we need our cold Beer

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NAME	Phone	Address	Comment
Andrea Parle	767-3262	36540 Fay Rd. Hemet, CA 92544	
Huvarada SANCHEZ	951 9738416	40240 Los Altos Rd. Hemet CA 92544	animal food, propane & drinks
Hector Mancia	663-6162	40215 San Ignacio Rd Hemet CA 92544	I need the store to buy food for my animals
Joyce Thornsberry	951 767-7085	41080 Sycamore Spr. Rd Hemet CA 92544	The store needs to stay! Please
Ed O'Connor	767-2326	32800 Rd 27	We Need The Store
Will	951-7672451	40950 Reseda Spring	We need fuel tank.

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NAME	Phone	Address	Comment
Ricardo Ramos	951- 767-0344	4025 Sycamore Spring Ranch	Muerto LA Tienda Porque ESTA CERCA
Rebecca Netzer	951- 719-9811	42680 Red Hawk Rd Hemet, Ca 92549	food drinks ect.
Frick Herbig	951 445 5074	30075 Kiowa HEMET CA 92543	WE NEED THIS STORE TO STAY OPEN. FOR SUPPLIES AND SUCH ITS A "LANDMARK"
Brent Opping	714-417- 0986	2441 Panama EXP. San Jacinto	Beer & feed
Michael Pratt	951 543 3372	39611 Dusty Trail 92544 Hemet Ca	Beer & Feed
Te don Foster	909 543 9557	40560 BEAVER RD AGAWNGACA 92536	Feed & Beer

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NAME	Phone	Address	Comment
Tina Miller	310 489-1747	202 Beth, LYM 137 Wilmington, CA 90744	We need this store for supplies
Grant Steele	(951) 767-3135	38055 Debbie Lane Hemet CA 92544	This store Rocks
JC Y SHEPARD	(951) (658-5577)	1765 San Lorenzo Hemet, Ca 92545	This store is necessary for those who can't always get to town.
Jeff		40353 E Newport	CONVIENNT
MARK		40621 Quiet Hills HEMET	CLOSE TO HOME
owen tenley yan		27372 rosemont way "same as above."	Convenient to work

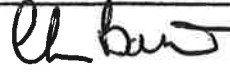




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NAME	Phone	Address	Comment
Jim Phillips	951-767 -0494	40100 Fawcett Rd. Hemet CA 92546	
MARK MADANAG	909 7311318	42360 MINTO WAY HEMET CA 92544	USE STORE ALL THE TIME
LAURA MADANAG	909 732 1558	42360 MINTO WAY HEMET CA 92544	USE STORE ALL THE TIME

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NAME	Phone	Address	Comment
Billy Turner	909 223 1264	1565 napa Ct San Jacinto	
Dan Starch	767-2222	41976 Hyder Rd	Feed Drinks we need this store
Ernie Shunk	951 767 3337	43020 Minto Way HEMET CA 92344	FEED DRINKS Supplies
Phil Walbert	951 663 5954	26485 Winchester Rd Hemet ca 92343	Feed Drinks Supplies we need this store
Jeff Powell <del>Diana Marshall</del>	951-929-5875	33620 Oak St. Hemet CA	Its needed for Feed mtr comm.
F REDO LANES BADILLO	428 5851	HEMET HUNPER SPRINGS 43020 ca. 978443	9.

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Printed Name	Sign/Phone	Address	Comments
Chris Baratta		42315 Sabina Dr Hemet CA 92544	We need the store to stay open please. We use it for food and propane. Thank you. Chris
Roben Castellanos		42380 Gabriel Hwy dr Hemet CA 92544	This store has been here for many years and its convenience is great! 
T.W. LEAHY	 707-1921	40915 E. Benton HEMET, CA 92544	USE THE STORE FOR VARIOUS PARTS & PROPANE.
GABRIEL LUNA E-BENTON		34475 E Benton Rd Hemet CA 92544	THIS STORE IS A HALF WAY POINT FOR THOSE WHO MAY HAVE ANY EMERGENCY. 



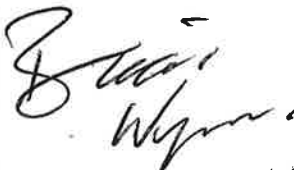

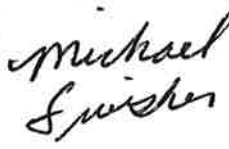

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
DAN & ROSE KASPER	Dan Kasper Rose Kasper	41080 GIBBEL RD HEMET CA	This Store has been <u>Vital</u> For this area for a long time and should be Grandfathered in as far as regulations COMPROMISE - Small business ECONOMIC SURVIVAL dictate
BOB BROWN	Bob B	19250 HUSTON BANKING CA	The store saves unnecessary trips to Hemet. Good people
Joe Radtke	951 634-0070		Necesitamos esta Tienda porque muy necesaria
Theodore Bailey	951-767-3284	4329 S Mint Way Hemet CA 92544	It is a great little Local store. we need a store out in this area
CHRYSEVO	951-751-4067	42185 OAK CANYON Rd Hemet, CA.	We need this store to buy our feed propane - Food.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
Francisco	<i>Francisco</i>		Me sercito la tienda para comida de mascotas animales y para compras otras cosas que ocupo.
KEITH WILSON	<i>Keith Wilson</i> 951 767 3102	32695 SEWARD WAY 92544	I'M DISABLED AND THIS ESTABLISHMENT IS CONVENIENT WITH OUT GOING 18 MILES FOR SUPPLY
Hermin Coronado	951 767 0805	Hemet	Es necesario porque me queda cerca
Vic Latho	951 691-0944	43151 Osage Rd Hemet	it is very convenient to have this store here
Jim Lyle	951 767 1740	39700 Spurth Oaks Temecula 92592	I use this store every week - it would be great inconvenience to lose it! <i>AL</i>

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
Brian Wynne	 951-231-5585	32081 Sage Rd.	This would not be good to close the store
Jose Mosqueda	951-767 4535	42580 E-Benton	This is a good store. no need anything
Laurie A Castro	 951-767-2136	P.O. Box 2149 Hemet, CA. 92546	
MICHAEL SWISHER	 951-767-3273	P.O. Box 804 Hemet CA 92546	This community Needs This store. Very convenient For People on The hill.
	714-605-9838	Fullerton CA 92832	convenient For people on Hill

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

Printed Name	Sign/Phone	Address	Comments
<p>Ruby White PO BOX 89244 Temecula</p>	<p>951-692-5792</p>	<p>P.O Box 892440 Temecula Ca 92589</p>	<p>We need the store because is closer to home &amp; very convenient &amp; its run by very nice people</p>
<p>Leo Avila</p>	<p>Leo Avila 951-692-5793</p>	<p>P.O Box 892440 Temecula Ca 92589</p>	<p>this store its been here for long time &amp; I hope stays for a lot more years</p>
<p>Justin Mcbee</p>	<p>(951) 442-2106 (951) 634-5033 WK.</p>	<p>1709 Windsor way Hemet, CA. 92345</p>	<p>Need to feed our animals. do not take the store away.</p>
<p>Mike &amp; Rose Kiser 951 2679340</p>		<p>42975 MINTO</p>	<p>Just don't allow more government trying to put mom &amp; pop out of business!</p>
<p>Suzan Samuel</p>	<p>951-663-8573</p>	<p>42150 Minto way</p>	<p>Do not take our store.</p>

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Linda Ibarra	(951) 767 - 2724	35926 Ballinger Rd Hemet Ca 92544	We need this Feed Store & Market to Stay in Business, it is the only one in our neighborhood & we use it regularly
ROBERT RISK	951 490 1095	31115 LEMM HEMET 92544	NEED GAS & FOOD! STAY IN BUSINESS
Bill Edd	537-0286	35900 MESA Hemet	Close Store Around Here for food
CLORIA GARCIA	766-5414	927 S Thompson Hemet	we need more feed and food every day
TAMMY STEFFENS	951 929-0953	40168 FRANCIS LANE Hemet, CA. 92543	ONLY STORE FOR MILES
Simon Attema	951 - 288 - 0878.	32625 SCHARO Hemet CA 92544.	excellent Store!

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
Susie Patinier	951-767-7697	42290 Sabina Dr. Hemet, CA 92544	We need this Mkt. + feed Store - only one close!!!
Matt Wynne	951 3211237	30550 Whiplash Way Hemet 92544	We need this store
P. Carroll	951 767 7641 767 0217 34629 Sparky		!!
Mary HARDINGE	951-767-2093	31850 Red MTN. Rd	WE need This Market To Stay Open
Maria Paz	951-767-2718	31770 Red Mountain Rd	We need this store, it's god sent.
Crystal Smith	951929 5999	40320 Walnut Hemet, Ca 92544	I buy everything for ranch @ this store.

We, the undersigned, are neighbors and / or customers of Diamond Valley market, and are in favor of staying in business, i.e. extending the life of their Conditional Use Permit in perpetuity -

NAME	Phone	Address	Comment
KETIL GARRISON	951-203-0010	40945 CAERVO VLY. RD. HEMET. 92544	THIS IS THE ONLY STORE IN THE AREA FOR ANIMAL SUPPLIES.
eleni Malandrinos	951-767-2220	43411 Osage Rd. Sage, 92544	No closer store but this one, for horses, goats dogs, etc...
Lené A. Elizalde	(909) 520-2262	942 Ave. "B" Calimesa, Ca.	Need these store to buy animal food.
Alexander P. Malandrinos	(951) 767-2220	43411 Osage Rd Sage, CA 92544	we <u>need</u> this, store out here!

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

DATE: January 23, 2009

**TO**

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

Riv. Co. Fire Dept.  
Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe

**CONDITIONAL USE PERMIT NO. 2864, REVISED PERMIT NO. 2 - EA42109** – Applicant: Jagdish Gaikwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/San Jacinto District Zoning District - REMAP: Rural: Rural Residential (5 Acre Minimum) – Location: East of Sage Road, north of Hyde Road and approximately 42 miles north of the Community of Sage - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing minimart with approved sales of propane and off-premises beer and wine. CUP02845R1 was approved on June 4, 1997 with a 12 year life. - APN: 470-060-047 - Related Cases: CUP02864R1 and VAR01643

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **February 19, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, (951) 955-4641**, or e-mail at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / **MAILSTOP #: 1070**

COMMENTS:

**FILE COPY**

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

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

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

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



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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CVP 02064 R2 DATE SUBMITTED: 12/22/08

**APPLICATION INFORMATION**

Applicant's Name: JAGDISH GAIKWAD E-Mail: jackgaikwad@yahoo.com

Mailing Address: 32230 Sage Rd.  
Hemet CA 92544  
City State ZIP

Daytime Phone No: (714) 713-9011 Fax No: ( )

Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: SAME  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: Jagdish Gaikwad E-Mail: jackgaikwad@yahoo.com

Mailing Address: 32230 Sage Rd.  
Hemet CA 92544  
City State ZIP

Daytime Phone No: (714) 713-9011 Fax No: ( )

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

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

TO RENEW CUP # 2864 R1 / VARIANCE 1643 TO CONTINUE TO  
ALLOW SALE OF PROPANE AND OFF-PREMISE BEER & WINE THROUGH  
EXISTING STORE. Renew for 19 years.

Related cases filed in conjunction with this request:

CUP 2864 , CUP 2864R1 , VARIANCE 1643

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No

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

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) SEPTIC TANK ON SITE.

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: N/A - NO NEW CONSTRUCTION PROPOSED

Estimated amount of fill = cubic yards N/A - NO NEW CONSTRUCTION PROPOSED.

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

Import N/A Export N/A Neither

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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) N/A 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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:  
 Santa Ana River       Santa Margarita River       San Jacinto River       Colorado 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) [Signature] Date 11/21/08  
Owner/Representative (2) P. J. Gaikwad Date 11/21/08

## 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. 2864, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Jagdish Gaikwad – Engineer/Representative: N/A - Third Supervisorial District - Hemet/SanJacinto District Zoning District - REMAP: Rural: Rural Residential (R: R-R) (5 Acre Minimum) – Location: East of Sage Road, north of Hyde Road - 8.63 Acres Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Conditional Use Permit proposes to extend the life of an existing 1470 sq. ft feed and grain store and neighborhood market with approved sales of propane, and beer and wine for off-premises consumption (ABC Type 20). - APN: 470-060-047 (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: April 7, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, Project Planner at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto: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](http://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 12/8/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO2864R2 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

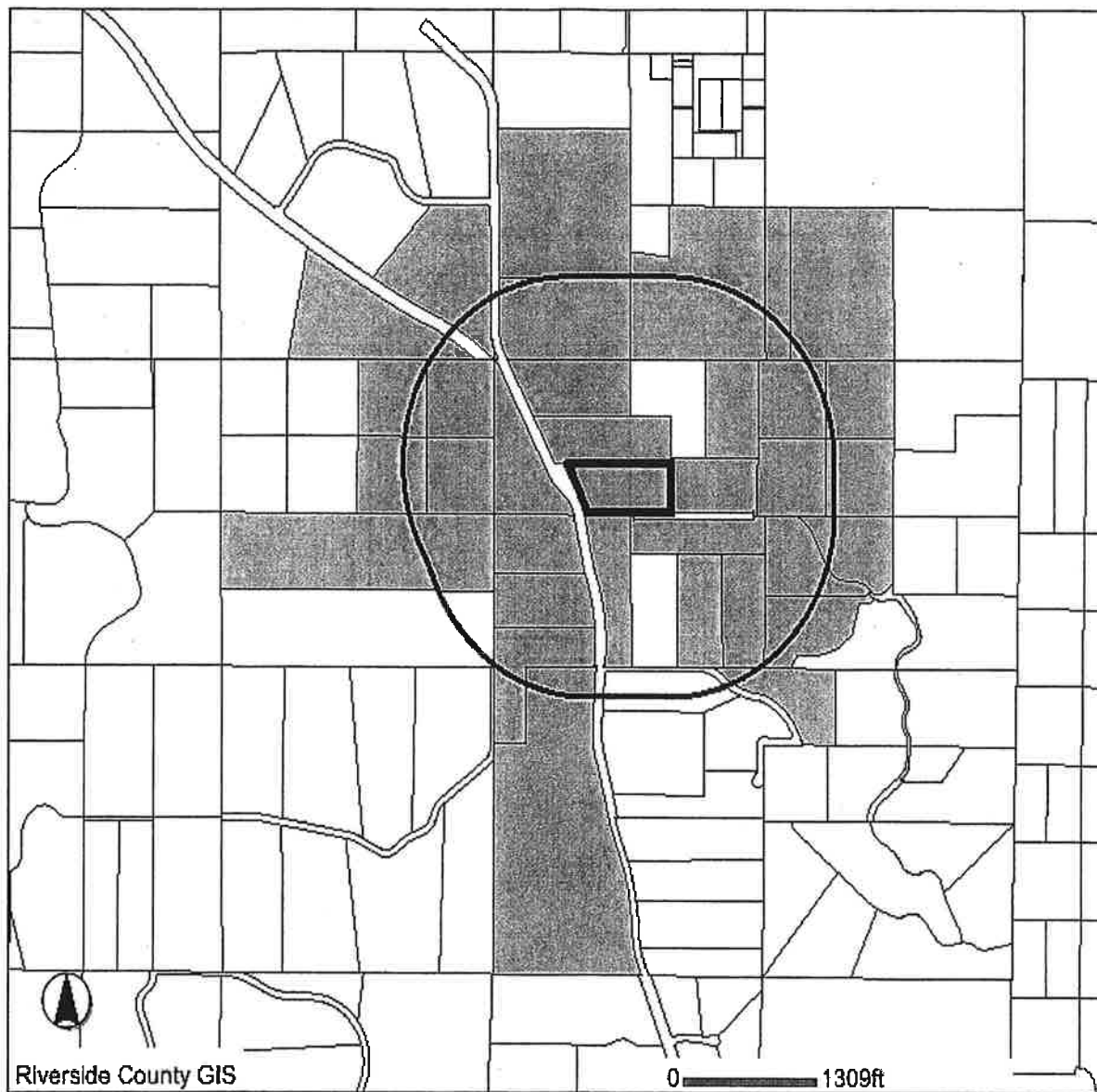
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 12/8/09 CO  
EXPIRES: 12/8/10

1600 feet buffer



**Selected parcel(s):**

- 469-120-012 469-120-013 469-120-028 469-120-029 469-120-048 469-120-049 469-130-018
- 470-040-007 470-040-008 470-040-009 470-040-010 470-040-011 470-060-001 470-060-003
- 470-060-004 470-060-014 470-060-015 470-060-016 470-060-017 470-060-030 470-060-032
- 470-060-034 470-060-037 470-060-040 470-060-044 470-060-045 470-060-047 470-060-048
- 470-060-050 470-060-051 470-060-052 470-070-002 470-070-039 470-070-049

**\*IMPORTANT\***

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

AP PRINTED ON...12/7/2009









APN: 470060050 ASMT: 470060050  
MACALA MANAGEMENT  
160 W FOOTHILL PKY NO 105  
CORONA CA 92882

APN: 470060051 ASMT: 470060051  
JERRY D HOMUTH  
GENELLE R HOMUTH  
41455 HYDE RD  
HEMET CA. 92544

APN: 470060052 ASMT: 470060052  
BRADLEY P BARKSDALE  
KAREN T BARKSDALE  
32375 SAGE RD  
HEMET CA. 92544

APN: 470070002 ASMT: 470070002  
JOSE DE JESUS MERCADO  
JOSE LUIS MERCADO  
18301 MARYGOLD AVE  
BLOOMINGTON CA 92316

APN: 470070039 ASMT: 470070039  
STANLEY A SMITH  
FRANCES M SMITH  
25996 SOBOBA ST  
HEMET CA 92544

APN: 470070049 ASMT: 470070049  
KATHLEEN A MCFAUL  
32475 SAGE RD  
HEMET CA. 92544

Large map filed with item