

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

709B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 29, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3496 – CEQA Exempt – Applicant: Hanna Dandouch – Engineer/Representative: Dick Evitt – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Grand Avenue, westerly of Corydon Street, and southerly of Union Street – 2.97 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed. – APN: 370-310-007(Quasi-judicial).

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Commission on July 14, 2010.

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

APPROVED CONDITIONAL USE PERMIT NO. 3496, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Initials:
RG:yc

[Handwritten initials]

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 10, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *[Handwritten signature]*
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

1.3

REVIEWED BY EXECUTIVE OFFICE

DATE 7/31/2010
Tina Grande

Departmental Concurrence

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Policy

Consent

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

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.

8/19/10
Date

KG
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. 3496

Project Location: The project site is located within the Elsinore Area Plan, more specifically, northerly of Grand Avenue, westerly of Corydon Street, and southerly of Union Street.

Project Description: The Conditional Use Permit proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Hanna Dandouch

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 Plot Plan No. 9607, approved by the Board of Supervisor's on August 4, 1987. The Board of Supervisor's also adopted a Negative Declaration for Environmental Assessment No. 31335. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Plot Plan No. 9607.

Jeff Horn

County Contact Person

(951) 955- 4641

Phone Number

Jeff Horn
Signature

Project Planner

Title

6/10/10

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCUP03496 ZCFG04099

FOR COUNTY CLERK'S USE ONLY

AUG 10 2010 1.3

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0602068

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

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

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

Received from: DANDOUC HANNA \$64.00
paid by: CK 3389
CALIFORNIA FISH AND GAME FOR EA40661
paid towards: CFG04099 CALIF FISH & GAME: DOC FEE
at parcel: 19980 GRAND AVE LELS
appl type: CFG3

By _____ Feb 03, 2006 11:16
CYUHAS posting date Feb 03, 2006

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

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

709B

DATE: July 20, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 3496 – 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:
(1st and 5th Dist) Press Enterprise

Please schedule on the August 10, 2010 BOS Agenda

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

Notice of Exemption
Fish & Game Receipt (CFG4099)

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

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

Handwritten initials and date: RJ 7-26-10

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

I. AGENDA ITEM 8.6: CONDITIONAL USE PERMIT NO. 3496 – CEQA Exempt – Applicant: Hanna Dandouch – Engineer/Representative: Dick Evitt – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Grand Avenue, westerly of Corydon Street, and southerly of Union Street – 2.97 Gross Acres – Zoning: General Commercial (C-1/C-P) (Quasi-judicial)

II. PROJECT DESCRIPTION

The Conditional Use Permit proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed.

III. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following person spoke in favor, of the subject proposal.

Dick Evitt, Applicant's Representative, 5905 Winnclyff Dr. Riverside, CA 92509

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0;

APPROVED CONDITIONAL USE PERMIT NO. 3496, 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 Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 8.6
Area Plan: Elsinore
Zoning Area: South Elsinore
Supervisorial District: First
Project Planner: Jeff Horn
Planning Commission: July 14, 2010

Conditional Use Permit No. 3496
CEQA Exempt per Section 15301
Applicant: Hanna Dandouch
Engineer/Representative: Dick Evitt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3496 proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed.

The project site is located within the Elsinore Area Plan, more specifically, northerly of Grand Avenue, westerly of Corydon Street, and southerly of Union Street.

BACKGROUND INFORMATION:

The commercial building was approved under Plot Plan No. 9607 on August 4, 1987, approving a 24,400 sq. ft. commercial center on a 2.9 gross acre site. No other improvements other than the ones approved under PP009607 are permitted on site.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) to the north, and the City of Wildomar to the east, south, and west. |
| 3. Existing Zoning (Ex. #2): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #2): | General Commercial (C-1/C-P) to the north, and the City of Wildomar to the east, south, and west. |
| 5. Existing Land Use (Ex. #1): | 24,400 sq. ft. Commercial Center. |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north, and the City of Wildomar to the east, south, and west. |
| 7. Project Data: | Total Acreage: 2.9 Acres
Total Building Area: 24,400 sq. ft |
| 8. Environmental Concerns: | CEQA Exempt (Section 15301) |

RECOMMENDATION:

APPROVAL of CONDITIONAL USE PERMIT NO. 3496, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

W

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) in the Elsinore Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the north, and the City of Wildomar to the east, south, and west.
3. The proposed use, a convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21), is a permitted use in the Community Development: Commercial Retail (CD:CR) General Plan Land Use Designation.
4. The project site is zoned General Commercial (C-1/C-P).
5. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, and the City of Wildomar to the east, south, and west.
6. The proposed use, a convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21), is a permitted use subject to approval of a conditional use permit, in the General Commercial (C-1/C-P) zoning classification.
7. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
8. The California Alcoholic Beverage Control (ABC) Board has allocated four (4) off-site alcohol sales licenses within Census Tract No. 0464.03. Currently, three (3) licenses exist within this

census tract. Since the proposal is to provide land use approval of an existing ABC license, the approval of this project and would not increase the number of licenses within the Census Tract.

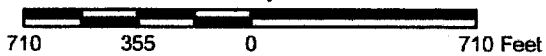
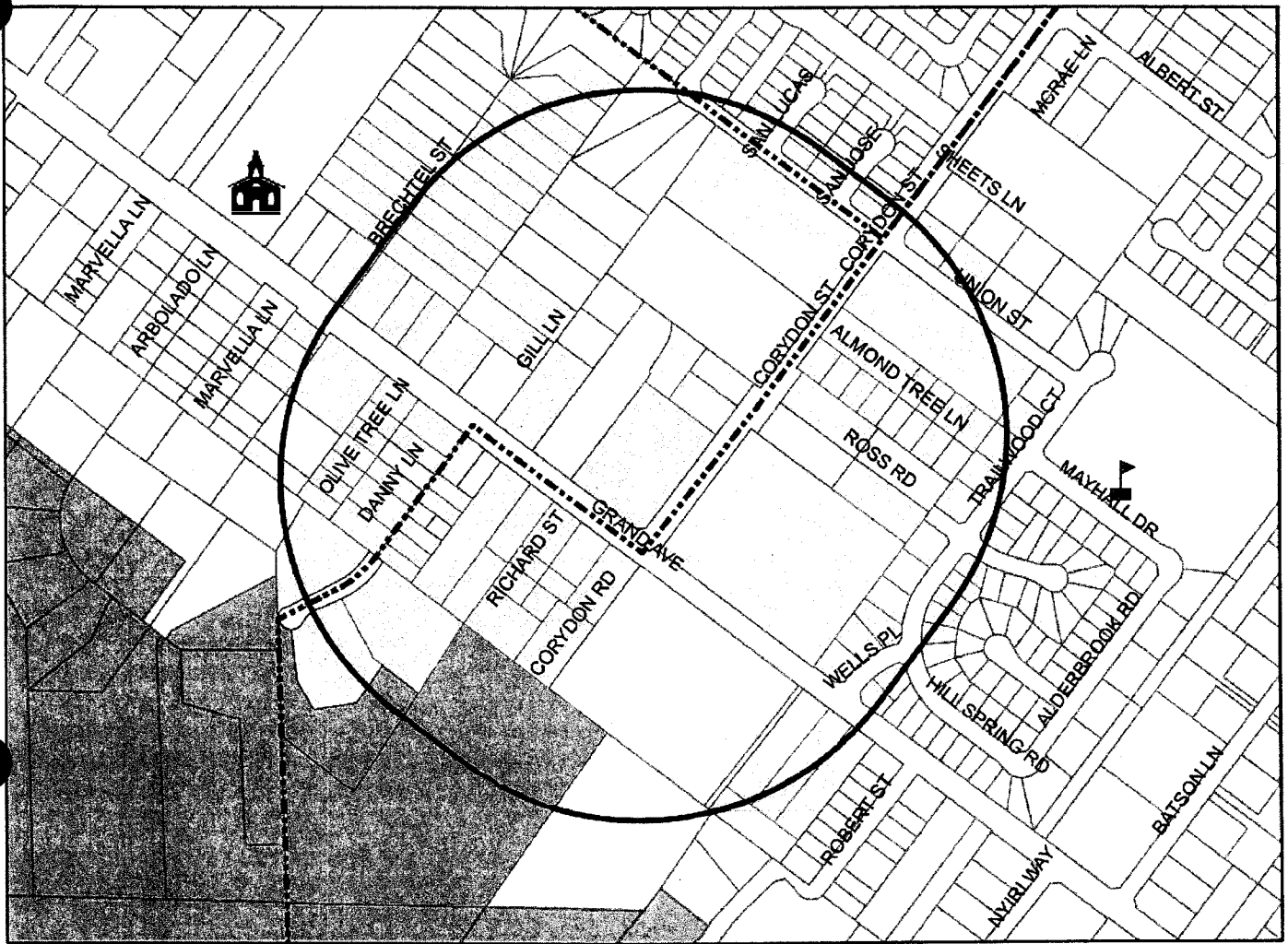
9. No schools are located within 1,000 feet from the proposed project.
10. The project is located within 200 feet of existing and habited residences.
11. The project is located within 1,000 feet of an existing public park, but not a playground, or established place or religious worship.
12. The project site, a 24,400 sq. ft. Commercial Building, was approved under Plot Plan No. 9607.
13. Surrounding land uses include Vacant Land and Single Family Residential to the north, Vacant Land to the east, Commercial to the south, and Single Family Residential to the east.
14. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
15. 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 Plot Plan No. 9607, approved by the Board of Supervisor's on August 4, 1987. The Board of Supervisor's also adopted a Negative Declaration for Environmental Assessment No. 31335. The current proposal proposes no expansion beyond the scope of the approval granted by the Board of Supervisor's on Plot Plan No. 9607.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An airport influence area;
 - c. An agricultural preserve;
 - d. A MSHCP criteria cell;
 - e. A high fire area; or,
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. The Lakeland Village/Wildomar Redevelopment Project Sub-Area;
 - b. A Riverside County Fault Zone;
 - c. The Elsinore Fault Zone;
 - d. The boundaries of the Lake Elsinore Unified School District;
 - e. County Service Area No. 152A;
 - f. Zone B of Mt. Palomar Lighting Ordinance No. 655 (31.11 Miles); and,
 - g. The Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 370-310-007.
5. This project was filed with the Planning Department on February 3, 2006.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,646.14.

1000 feet buffer



COLLIER WILLIAM ELEMENTARY



CLEVELAND NATIONAL FOREST



ELSINORE FIRST ASSEMBLY

CONDITIONAL USE PERMIT

Property Address
 19989 Grand Avenue
 Lake Elsinore, CA, 92530
 APN: 370-310-007

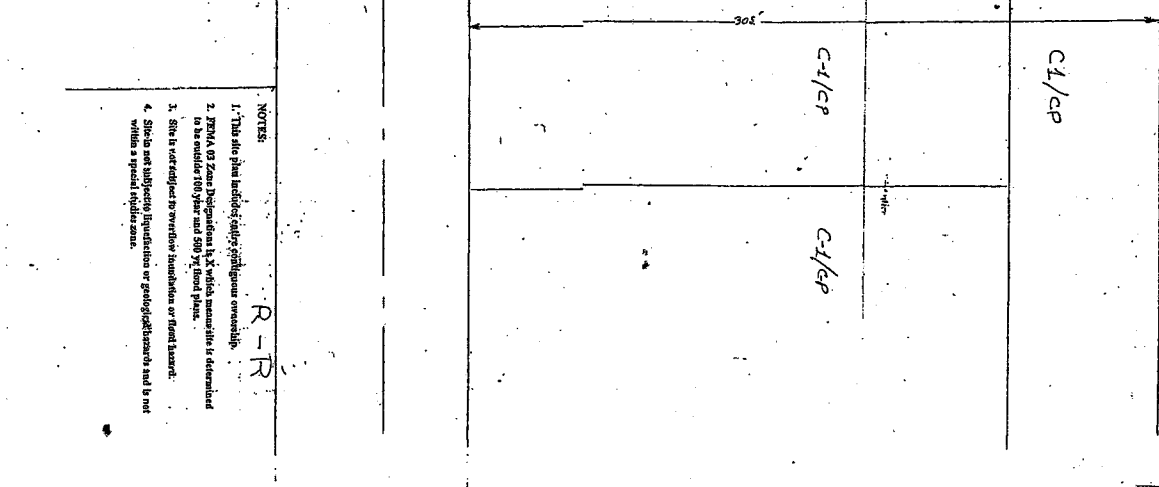
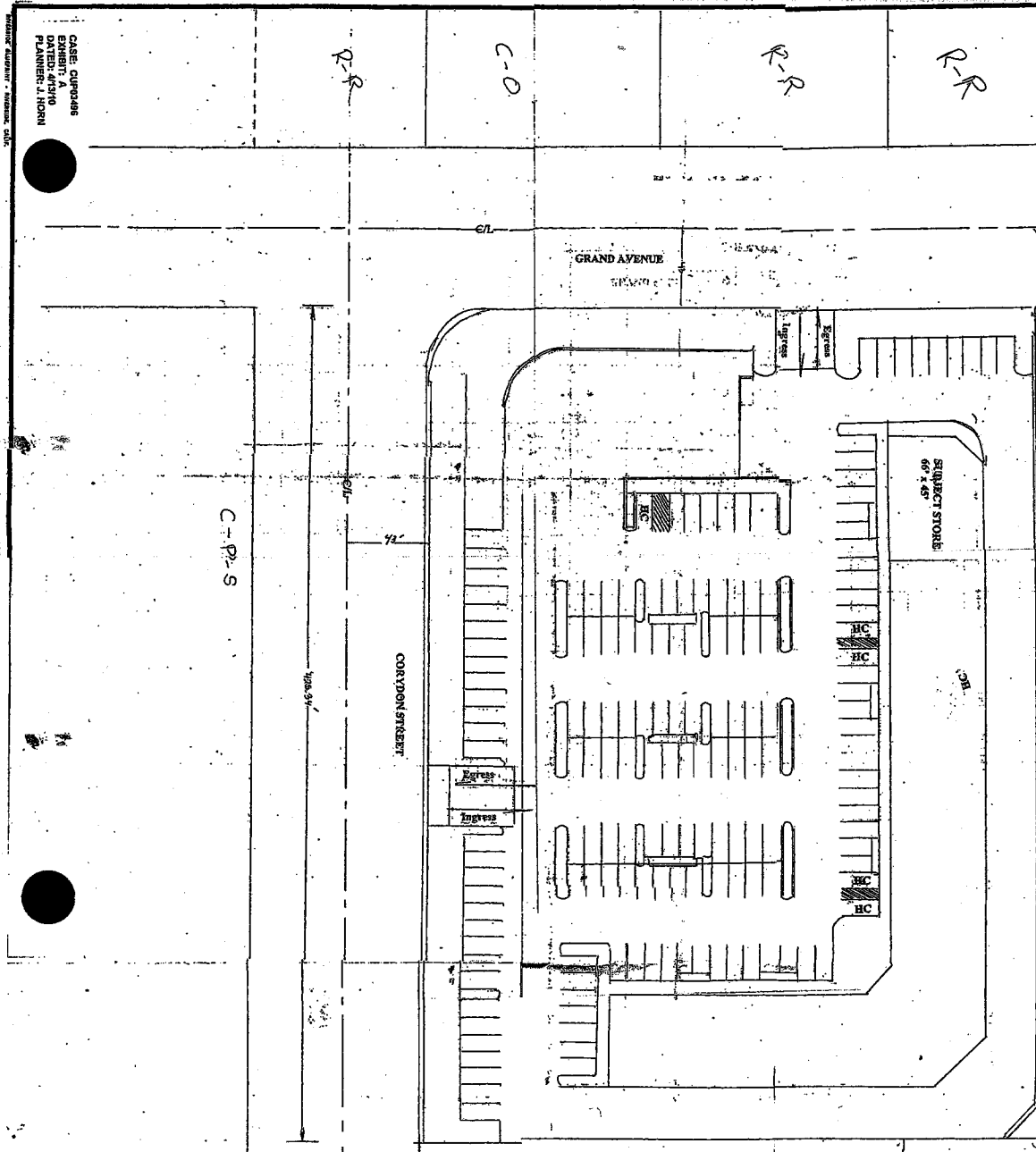
Legal Description: PARCEL 4 OF PARCEL MAP 702 AS PER MAP RECORDED IN BOOK 24, PAGE 20 OF PARCEL MAPS, RECORDS OF KINGSIDE COUNTY, CALIFORNIA.

Applicant:
 Brian & Lynn Jandke
 3001 Jolly Road
 San Diego, CA 92108
 (619) 594-6099

Property Owner:
 Richard Hunsaker
 1021 Wrenshaw Avenue
 Lake Elsinore, CA, 92530
 (714) 534-4152

Consultant:
 Rick Pelt
 All Services
 6905 Windward Drive
 Riverside, CA, 92506
 (909) 521-6626 (cell)

ZONING: GENERAL COMMERCIAL C-1/C2
 SITE AREA: 2.97 AC EXISTING GENERAL RETAIL AREA: 2,134 SQFT
 LOT COVERAGE: 24.97%
 BUILDINGS: 24,977 SQFT
 PARKING AND CIRCULATION: 65,166 SQFT
 LANDSCAPING: 10,554 SQFT
 PARKING REQUIRED: STANDARDS (P X 20) 123 SPACES
 COMPACT (P X 16) 34 SPACES
 ACCESSIBLE SPACES: 6



- NOTES:**
1. This site plan includes information on condition.
 2. ZONING OR ZONE DEPENDENT IS X WHICH MEANS IT IS DETERMINED TO BE OUTSIDE THE ZONE AND 500 YARD PLUS.
 3. Site is not subject to overhead transmission or flood hazard.
 4. Site is not subject to investigation or geologic hazards and is not within a special flood zone.

Case: CUP0348
 Exhibit A
 Plans: J. Horn

Scale: 1" = 50'
 Date: 8/26/05

Section Dividers:
 Lake Elsinore, Florida
 Utility Services
 Electricity
 Southern California Edison
 Water & Sewer
 Johnson Valley Water Dist.
 Telephone:
 General Telephone
 Gas:
 Southern California Gas Co.

Valued parcel:
 370-310-007

8/26/05
 896-65



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 0464.03**

Report as of 5/19/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	262871	ACT	21	5/22/2009	4/30/2010	UDDER LY INC 31910 CORYDON RD WILDOMAR, CA 92595-9590 Census Tract: 0464.03	DEJONGS DAIRY		3326
2)	483764	ACT	21	12/23/2009	1/31/2010	DANDOUC HANAA 19980 GRAND AVE LAKE ELSINORE, CA 92530-6403 Census Tract: 0464.03	A1 VALLEY MART DELI		3300
3)	483764	R65	20	12/23/2009	5/31/2010	DANDOUC HANAA 19980 GRAND AVE LAKE ELSINORE, CA 92530-6403 Census Tract: 0464.03	A1 VALLEY MART DELI		3300

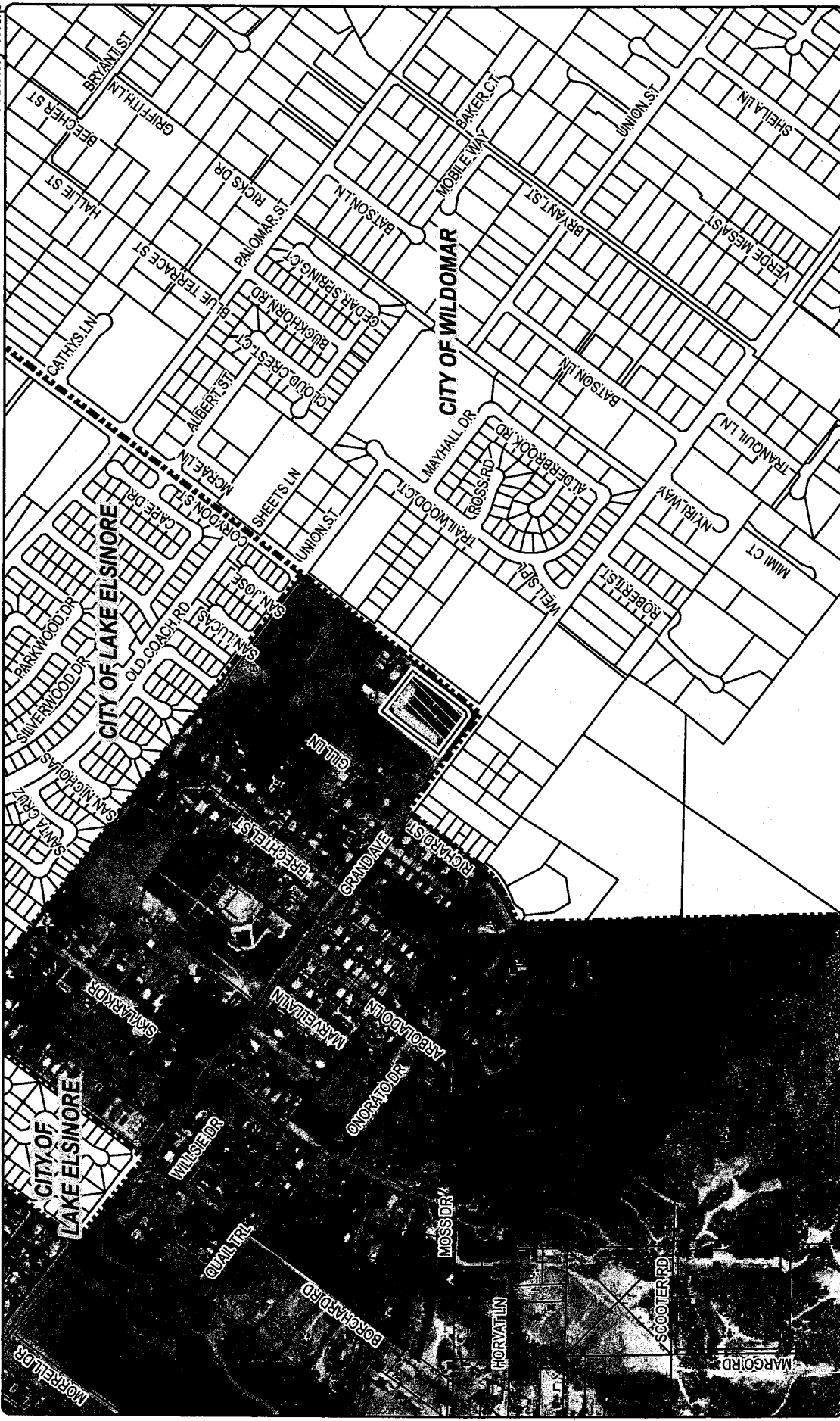
--- End of Report ---

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03496
VICINITY/POLICY AREAS

Supervisor Buster
 District 1

Date Drawn: 5/20/2010
 Vicinity Map



Zoning Area: South Elsinore
Township/Range: T6SR4W
Section: 28

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) 955-5200 (Western County), or in Inland at (760) 865-8277 (Eastern County) or website at <http://www.ltrra.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 370-31
 Thomas Bros. Pg. 896 H5
 Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03496

Date Drawn: 5/20/2010

Supervisor Buster
District: 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: South Elsinore
Township/Range: T6SR4W
Section: 28

Assessors Bk. Pg. 370-31
Thomas Bros. Pg. 896 H5
Edition 2009



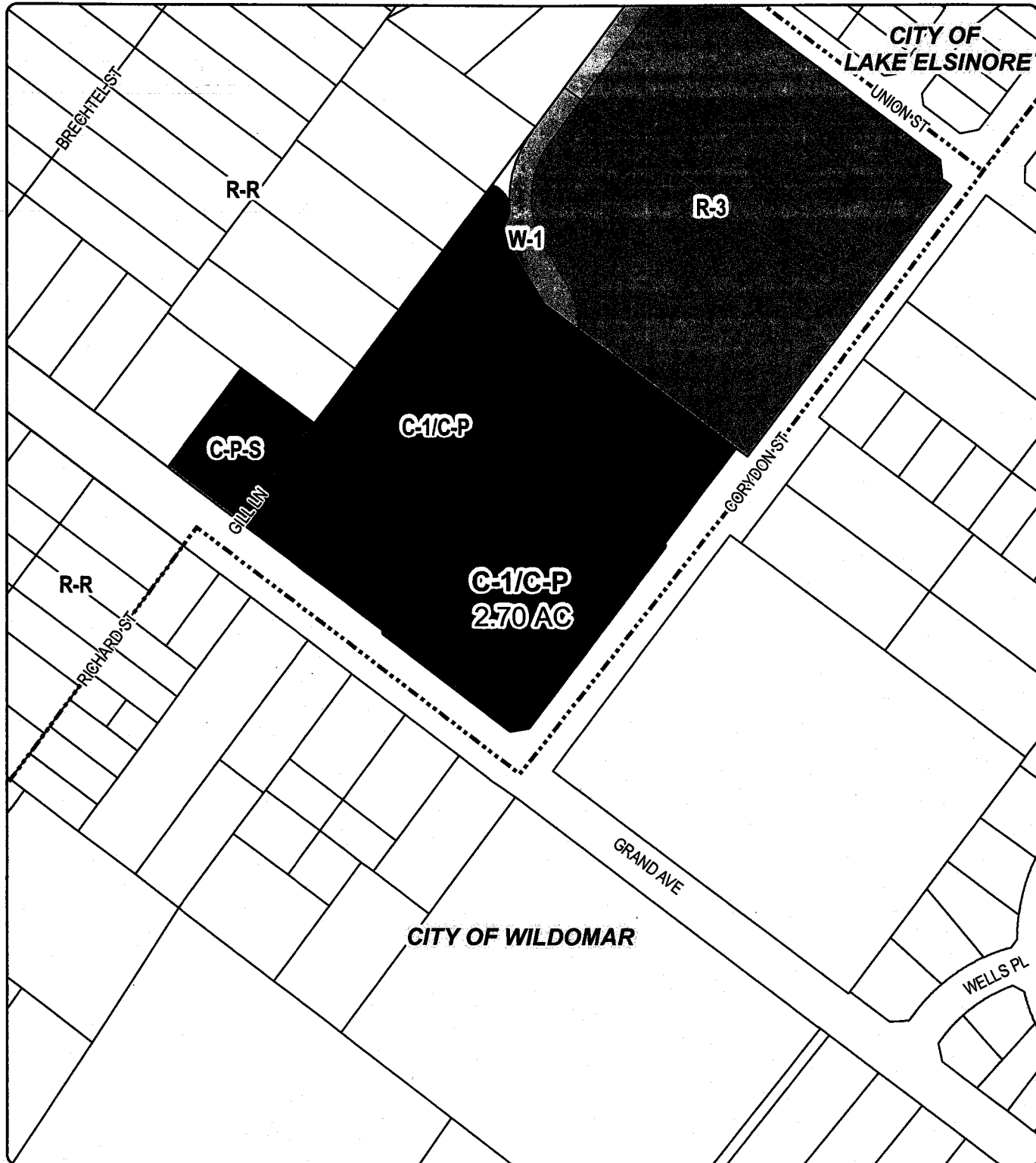
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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

CUP03496
EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 5/20/2010
Exhibit 2



Zoning Area: South Elsinore
Township/Range: T6SR4W
Section: 28

Assessors Bk. Pg. 370-31
Thomas Bros. Pg. 896 H5
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

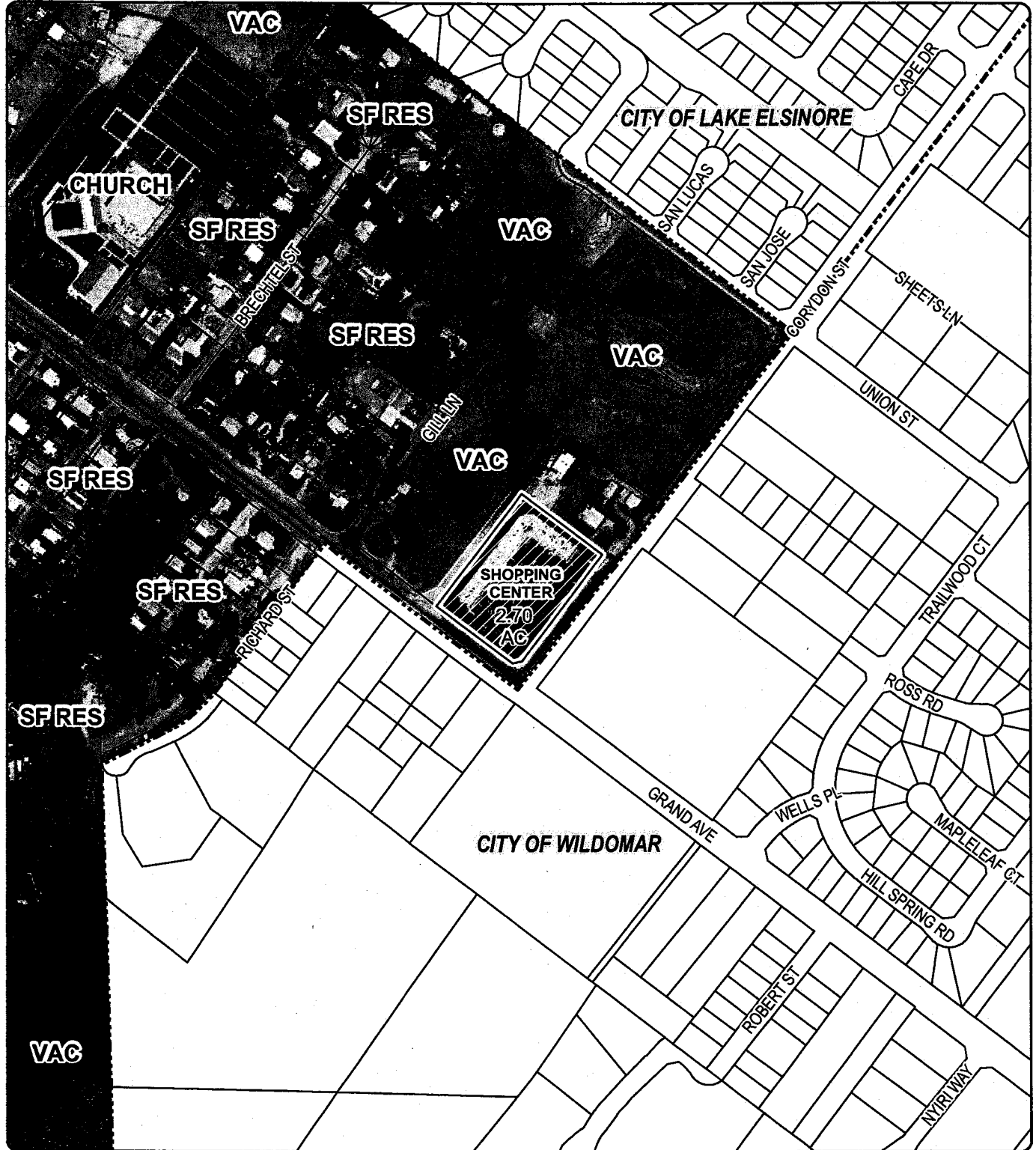
CUP03496

LAND USE

Supervisor Buster
District 1

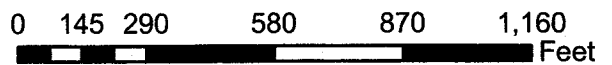
Date Drawn: 5/20/2010

Exhibit 1

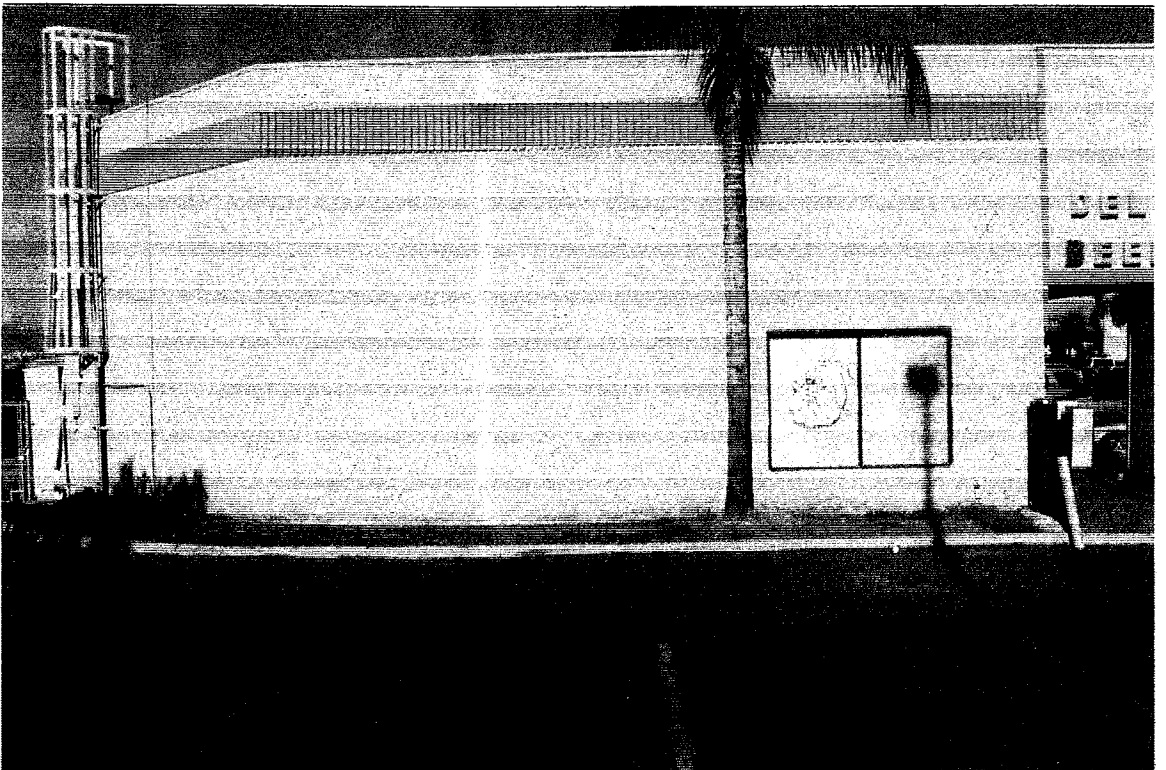
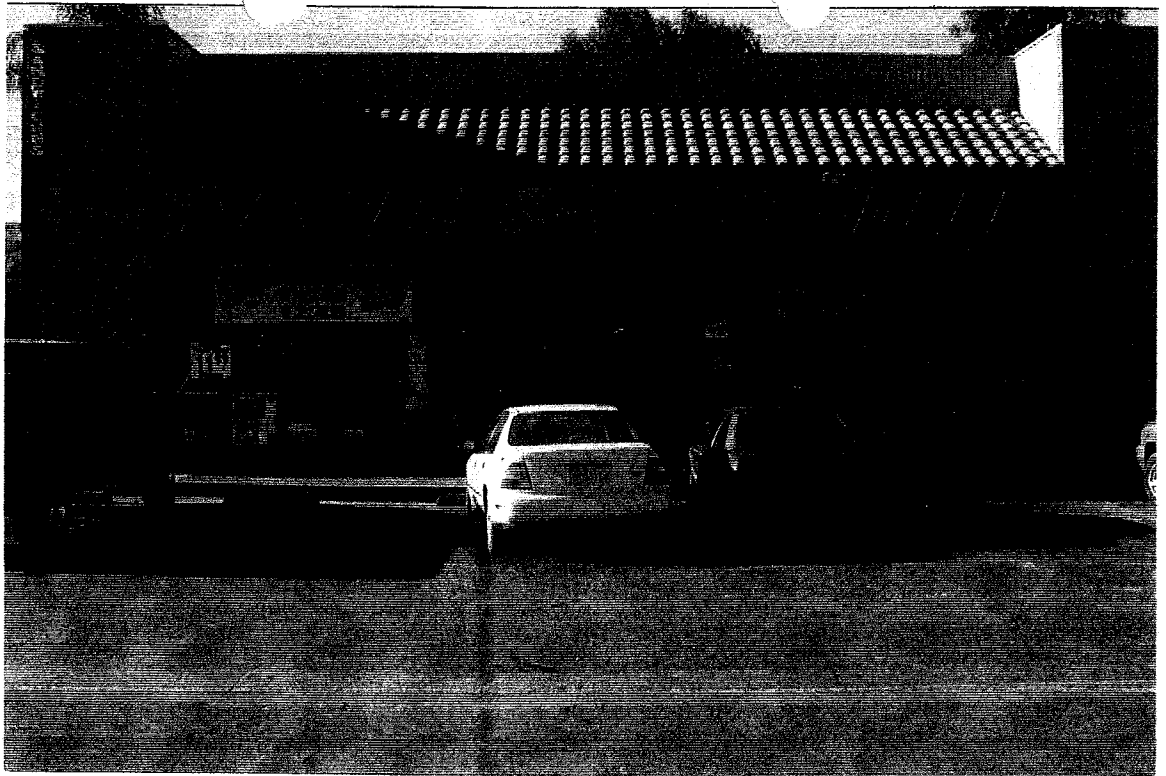


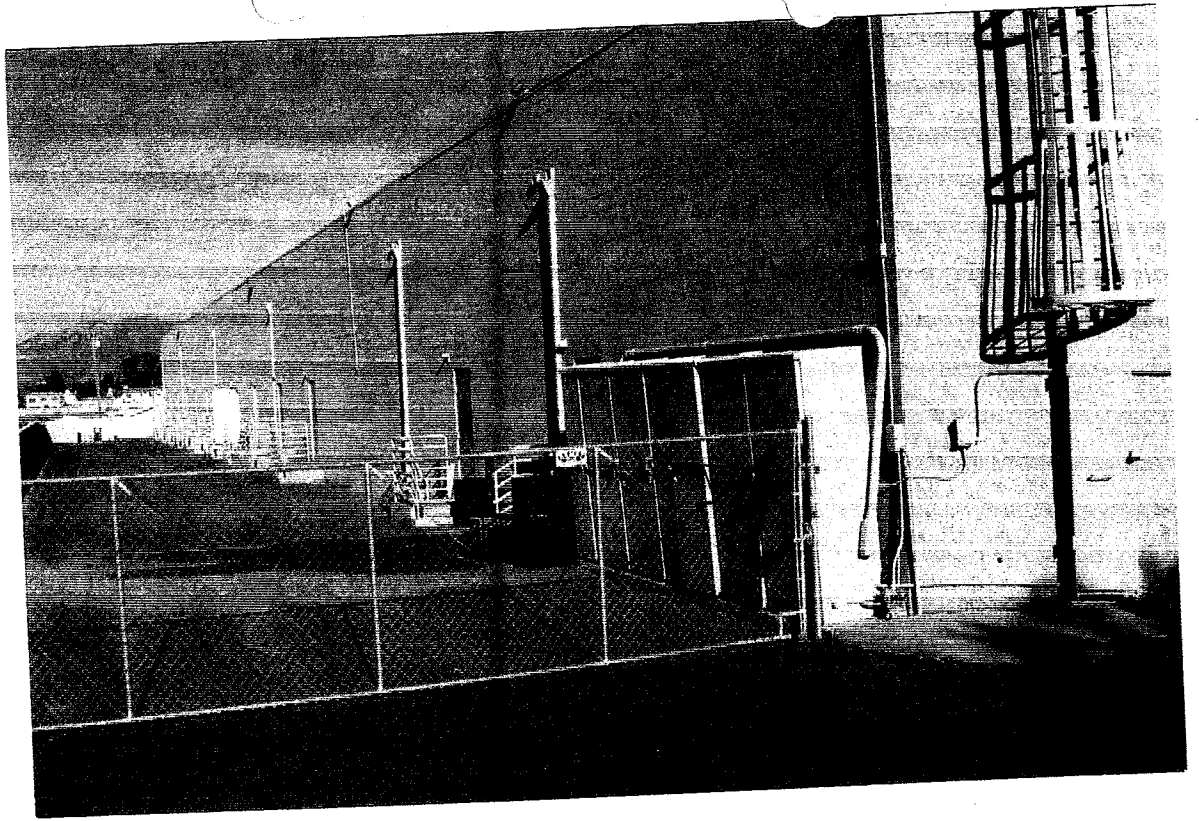
Zoning Area: South Elsinore
Township/Range: T6SR4W
Section: 28

Assessors Bk. Pg. 370-31
Thomas Bros. Pg. 896 H5
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) 355-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.fmsa.co.riverside.ca.us/index.html>





06/22/10
17:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03496

Parcel: 370-310-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed.

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 CUP03496. 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. 3496 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3496, Exhibit A, dated April 13, 2010.

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

CONDITIONAL USE PERMIT Case #: CUP03496

Parcel: 370-310-007

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

amended by these conditions of approval.

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. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 10:00 p.m., Sunday through Thursday, and 6:00 a.m. to 11:00 p.m, Friday through Saturday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 18 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, 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. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 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.

06/22/10
17:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03496

Parcel: 370-310-007

10. GENERAL CONDITIONS

10.PLANNING. 28 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. 29 USE - ABC21 OFF SALE GENERAL RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

Set ID# C00359

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPA3496 DATE SUBMITTED: 2/3/06

APPLICATION INFORMATION

EA40661 • CFG04099

Applicant's Name: Hanna Dandouch E-Mail: _____

Mailing Address: 19980 Grand Avenue, # A
Lake Elsinore CA 92530
City State ZIP

Daytime Phone No: (951) 678-2015 Fax No: (951) 894-6059

Engineer/Representative's Name: Dick Evitt E-Mail: dickevitt@earthlink.n

Mailing Address: 5905 Wincliff Drive
Riverside, CA 92509
City State ZIP

Daytime Phone No: (909) 821-6426 Fax No: (951) 681-1912

Property Owner's Name: Frederick Hanshaw E-Mail: _____

Mailing Address: 10921 Westminister Avenue
Garden Grove, CA 92843
City State ZIP

Daytime Phone No: (714) 534-4152 Fax No: (714) 534-3063

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Hanna Dandouch

PRINTED NAME OF APPLICANT

Hanna Dandouch
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Frederick Hanshaw

PRINTED NAME OF PROPERTY OWNER(S)

Frederick J. Hanshaw
SIGNATURE OF PROPERTY OWNER(S)

Peggy Hanshaw

PRINTED NAME OF PROPERTY OWNER(S)

Peggy Hanshaw
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 370-310-007

Section: 28 Township: 6 S Range: 4 W

Approximate Gross Acreage: 2.97

General location (street address, cross streets, etc.): North of Grand Avenue, South of Palomar, East of Corydon Street, West of Gill Lane.

Thomas Brothers map, edition year, page number, and coordinates: Pg 896 H5, 2005 Edition

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

APPLICATION FOR LAND USE AND DEVELOPMENT

TO UPGRADE CURRENT TYPE 20, Beer & Wine TO A
NEW TYPE 21 - OFF SALE GENERAL
~~MINI-MART~~ Convenience Store -

Related cases filed in conjunction with this request:

PP009607 (paper file)

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

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

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

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: none

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the 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: None

Estimated amount of fill = cubic yards none

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

Import none Export none Neither

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

How many anticipated truckloads? none truck loads.

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

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

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

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

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) Dick Ewert Date 1/31/06

Owner/Representative (2) _____ Date _____

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. 3496 – CEQA Exempt – Applicant: Hanna Dandouch – Engineer/Representative: Dick Evitt – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Grand Avenue, westerly of Corydon Street, and southerly of Union Street – 2.97 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit proposes to permit an existing convenience store with the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) in Suite A of an existing 2.97 acre commercial-retail shopping center. No additional improvements are proposed. – APN: 370-310-007. Project Planner, Jeff Horn at 951-955-4641, or e-mail jhorn@rctlma.org. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING COMMISSION
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3496 For

Company or Individual's Name Planning Department

Distance buffered 600' 1000'

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

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

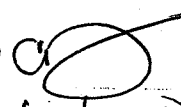
NAME: Vinnie Nguyen

TITLE GIS Analyst

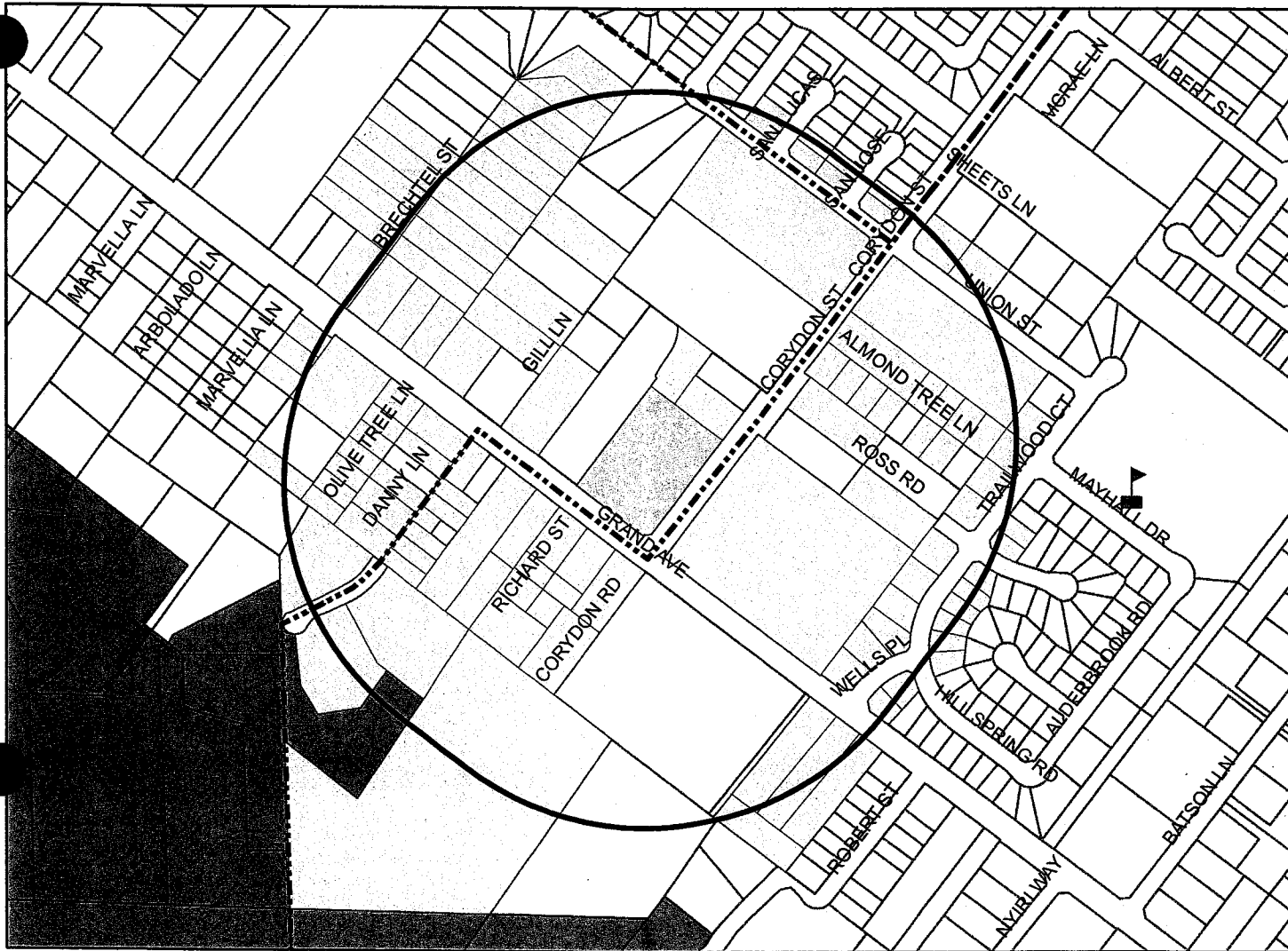
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 6/8/2010 
EXPIRES: 11/20/2010

1000 feet buffer



Selected Parcels

370-310-008	370-290-011	370-441-003	370-300-003	370-300-017	370-300-019	370-210-012	370-210-037	370-300-010	370-541-021
370-290-016	370-443-016	370-171-013	370-210-044	370-442-030	370-541-007	370-210-019	370-171-014	370-452-013	370-210-065
370-300-021	370-210-009	370-541-034	370-171-024	370-171-002	382-140-009	370-300-002	370-210-063	370-442-031	370-300-001
370-210-055	370-210-039	370-210-040	370-210-064	370-200-011	382-140-002	370-442-026	370-452-014	370-210-021	370-300-004
370-290-012	370-210-061	370-210-002	370-171-005	370-451-004	370-210-017	370-210-036	370-171-019	370-451-001	370-541-019
370-300-013	370-210-020	370-210-035	370-210-051	370-541-033	370-541-022	370-171-012	370-300-008	370-442-028	370-290-010
370-220-005	370-210-058	370-171-004	370-400-046	370-171-006	370-442-027	382-140-008	370-290-013	370-541-008	370-171-011
370-300-014	370-210-013	370-220-004	370-210-052	370-300-005	370-210-053	370-210-054	370-541-020	370-171-008	370-200-060
370-210-038	370-171-009	370-210-004	370-310-007	370-310-015	370-200-015	370-443-017	370-210-034	370-210-046	370-451-003
370-451-005	370-400-047	370-210-049	370-210-048	370-441-004	370-210-047	370-220-003	370-290-009	370-300-009...	



710 355 0 710 Feet

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

APN: 370310008, ASMT: 370310008
T STEP PROP
6700 NOAH AVE
BAKERSFIELD CA 93308

APN: 370210037, ASMT: 370210037
ARMOND L VICNAIRE
DIANA M VICNAIRE
6738 LIVE OAK DR
KELSEYVILLE CA 95451

APN: 370290011, ASMT: 370290011
ADOLPH CASTORENA
MARIA CASTORENA
32889 BRECHTEL ST
LAKE ELSINORE CA. 92530

APN: 370300010, ASMT: 370300010
BAC HOME LOANS SERVICING
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 370441003, ASMT: 370441003
ALAN S WILLIAMS
ARLENE M WILLIAMS
32915 WELLS PL
WILDOMAR CA. 92595

APN: 370541021, ASMT: 370541021
BILL HERNANDEZ
NORMA F HERNANDEZ
32665 SAN JOSE
LAKE ELSINORE CA. 92530

APN: 370300003, ASMT: 370300003
ALEANE JENNINGS
846 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370290016, ASMT: 370290016
BOB IRVING CANDLAND
ELEANOR MERLE CANDLAND
19780 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370300017, ASMT: 370300017
ALLAN R MYLLES
14934 LAMBERT RD
WHITTIER CA 90604

APN: 370443016, ASMT: 370443016
BOBBY M KOOB
PHYLLIS L KOOB
32940 WELLS PL
WILDOMAR CA. 92595

APN: 370300019, ASMT: 370300019
AMPARO ARANA
32905 GILL LN
LAKE ELSINORE CA. 92530

APN: 370171013, ASMT: 370171013
BONNIE J OWEN
TOBI OWEN BEESLEY
32834 ALMOND TREE LN
WILDOMAR CA. 92595

APN: 370210012, ASMT: 370210012
APRIL LEIGH HUEFTLE
33081 DANNY LN
LAKE ELSINORE CA. 92530

APN: 370210044, ASMT: 370210044
BRUCE A MACLACHLAN
FELICIA TYLER
19985 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370442030, ASMT: 370442030
DUCE LEE COPELAND
JILL ELIZABETH COPELAND
32848 TRAILWOOD CT
WILDOMAR CA. 92595

APN: 370210009, ASMT: 370210009
DAVID SAUNDERS
SANDRA SAUNDERS
937 DOLLY
LAKE ELSINORE CA 92530

APN: 370541007, ASMT: 370541007
CALVIN LAY YOUNG
32665 SAN LUCAS CT
LAKE ELSINORE CA. 92530

APN: 370541034, ASMT: 370541034
DAVID SCOTT VINCENT
TAMMY CARLISLE VINCENT
32660 SAN JOSE
LAKE ELSINORE CA 92530

APN: 370210019, ASMT: 370210019
CAMELIA Y ELIAS
KARIM Y ELIAS
619 N GRAMERCY PL
LOS ANGELES CA 90004

APN: 370171024, ASMT: 370171024
DENNIS ELTON
AMY ELTON
P O BOX 1501
WILDOMAR CA 92595

APN: 370171014, ASMT: 370171014
CHARLES COWLES
MARIAN COWLES
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APN: 370171002, ASMT: 370171002
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AMY B ELTON
P O BOX 1501
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APN: 370452013, ASMT: 370452013
CHARLES JOHN GASTELUM
ANNE E GASTELUM
32812 TRAILWOOD CT
WILDOMAR CA. 92595

APN: 382140009, ASMT: 382140009
DON DEAM
JOYCE RUDIE DEAM
33190 RICHARD ST
LAKE ELSINORE CA. 92530

APN: 370210065, ASMT: 370210065
CHUCK ALAN ADAMS
33100 DANNY LN
LAKE ELSINORE CA. 92530

APN: 370300002, ASMT: 370300002
DONALD E JACKSON
MAXINE J JACKSON
46251 E HIGHWAY TO NO 32
SALOME AZ 85348

APN: 370300021, ASMT: 370300021
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KATE KENTERA VELJKOVIC
28955 GILL LN
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JENNIFER HADLEY KARN
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

APN: 370442031, ASMT: 370442031
RIS L ZUBAK
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C/O JODIE HANEY
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RANCHO CUCAMONGA CA 91737

APN: 370300001, ASMT: 370300001
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GARDENA CA 90247

APN: 370442026, ASMT: 370442026
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APN: 370452014, ASMT: 370452014
GEORGE REID
ARPIL REID
32802 TRAILWOOD CT
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APN: 370210039, ASMT: 370210039
FERMIN OSORIO
MIN OSORIO
971 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370210021, ASMT: 370210021
GILBERT MIRANDA
SHARON MILLER
33141 DANNY LN
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APN: 370210040, ASMT: 370210040
FOREST CRIS LYN ESTATE OF
C/O NIEL ERRICKSON
5475 CHARLOTTE AVE
SAN GABRIEL CA 91776

APN: 370300004, ASMT: 370300004
GIY KEMPTON
DEBRA KEMPTON
32904 BRECHTEL ST
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APN: 370210064, ASMT: 370210064
FRANCES C LUEBBERS
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LAKE ELSINORE CA. 92530

APN: 370290012, ASMT: 370290012
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SHARON B KEMPTON
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APN: 370200011, ASMT: 370200011
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DIANE L CARTWRIGHT
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APN: 370210002, ASMT: 370210002
ZEL O PRICE
DENNIS C WOLFE
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WILDOMAR CA 92595

APN: 370541019, ASMT: 370541019
JAMES R HECKMAN
KAREN E SULLENS
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APN: 370300013, ASMT: 370300013
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CATHERINE QUAYLE
21615 INDIANA
WILDOMAR CA 92595

APN: 370451004, ASMT: 370451004
HOWARD A SMITH
DEBORAH A SMITH
514 GRANITE VIEW LN
SPRING VALLEY CA 91977

APN: 370210020, ASMT: 370210020
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APN: 370210017, ASMT: 370210017
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APN: 370210035, ASMT: 370210035
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21120 VIA GALLEON
MURRIETA CA 92562

APN: 370210036, ASMT: 370210036
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LONG BEACH CA 90814

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PATRICIA K LARRABEE
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APN: 370171019, ASMT: 370171019
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APN: 370541033, ASMT: 370541033
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MARY J LEONARD
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JOANNA GALVAN
32655 SAN JOSE
LAKE ELSINORE CA 92530

APN: 370171012, ASMT: 370171012
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CARLY GODDARD
32836 ALMOND TREE LN
WILDOMAR CA. 92595

APN: 370400046, ASMT: 370400046
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APN: 370300008, ASMT: 370300008
KEITH R KLOSTER
AREE T KLOSTER
32870 BRECHTEL ST
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APN: 370171006, ASMT: 370171006
LOIS D NASON
20288 UNION ST
WILDOMAR CA 92595

APN: 370442028, ASMT: 370442028
KEN SANZOTERA
ANA MARIE SANZOTERA
32872 TRAILWOOD CT
WILDOMAR CA. 92595

APN: 370442027, ASMT: 370442027
LORENZO CANIZALES
MARY CANIZALES
32884 TRAILWOOD CT
WILDOMAR CA. 92595

APN: 370290010, ASMT: 370290010
KRISHAN KRISHNA
356 TAFT AVE
LA PARK CA 92861

APN: 382140008, ASMT: 382140008
LORENZO L RUIZ
MARIBEL L RUIZ
20025 RICHARD ST
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APN: 370220005, ASMT: 370220005
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20137 GRAND AVE
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APN: 370290013, ASMT: 370290013
LOULA A AMIN
32905 BRECHTEL LN
LAKE ELSINORE CA. 92530

APN: 370210058, ASMT: 370210058
LEONARD M BONDS
DIANE I BONDS
19974 QUAIL TR
LAKE ELSINORE CA. 92530

APN: 370541008, ASMT: 370541008
MARCIANO B OCON
ANGELA E OCON
7430 ARBOR LN
RANCHO CUCAMONGA CA 91739

APN: 370171004, ASMT: 370171004
LILLIAN M LINDGREN
RICHARD C LINDGREN
32810 ALMOND TREE LN
WILDOMAR CA. 92595

APN: 370171011, ASMT: 370171011
MARGARET BROWN
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