

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

10.PLANNING. 35 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. 37 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 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.

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

10.PLANNING. 37 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

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. 40 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 "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. 43 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. 44 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 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. 45 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors,

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

10.PLANNING. 45 USE - 3RD & 5TH DIST DSGN STDS (cont.) RECOMMND

July 17, 2001.

10.PLANNING. 46 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 47 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03294 shall become null and void upon final approval of CUP03579 by the County of Riverside.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 2 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

10.TRANS. 2

USE - TS/CONDITIONS (cont.)

RECOMMND

Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SR-79/Vista Place (NS) at:  
SR-74 (EW)

Old State Highway (easterly) (NS) at:  
SR-74 (EW)

Truelson Avenue (NS) at:  
SR-74 (EW)

Calvert Avenue (NS) at:  
SR-74 (EW)

Old State Highway (westerly) (NS) at:  
SR-74 (EW)

Amanda Avenue (NS) at:  
SR-74 (EW)

SR-79 (NS) at:  
Old State Highway (EW)

SR-79 (NS) at:  
Catlin Avenue (EW)

Amanda Avenue (NS) at:  
Old State Highway (EW)

Westerly Project Driveway (NS) at:  
Old State Highway (EW)

Easterly Project Driveway (NS) at:  
Old State Highway (EW)

Project Driveway (NS) at:  
SR-74 (EW)

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

10. GENERAL CONDITIONS

10.TRANS. 2                      USE - TS/CONDITIONS (cont.) (cont.)                      RECOMMND

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3                      USE - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 4                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      USE - EXPIRATION DATE                      RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this CUP. A maximum of three

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE (cont.)

RECOMMND

one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this CUP be initiated within five (5) years of the effective date of the issuance of this CUP, this CUP shall become null and void.

20.PLANNING. 2 USE - PARCEL MERGR REQD

RECOMMND

WITHIN 90 DAYS OF PROJECT APPROVAL, a Certificate of Parcel Merger shall be submitted for review and processing by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 458-103-008 through 458-103-014 (four (4) legal parcels). (COA 20.PLANNING.02)

[ADDED PER PLANNING COMMISSION 6/2/10]

0. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7                   USE-G2.15NOTRD OFFSITE LTR                   RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8                   USE-G2.16REC'D ESMT REQ'D                   RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9                   USE-G1.4 NPDES/SWPPP                   RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 11 USE- ALTERNATIVE PAVEMENT

RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt or concrete surfaces, prior to obtaining a grading permit, the applicant shall have obtained approval from the Building and Safety Department.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.



CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 8 USE WINCHESTER/NORTH HEMET RECOMMND

The County Board of Supervisors has adopted the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP 3579 is located within the limits of the Winchester/North Hemet portion of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 3.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE WINCHESTER/NORTH HEMET (cont.) RECOMMND

money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 30

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION (cont.) RECOMMND

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.4 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT (cont.) RECOMMND

construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finished schedule, and a plumbing schedule in order to ensure compliance with all applicable current State and Local Regulations.

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                   USE SUBMIT PLANS (cont.)                   RECOMMND

Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4                   USE WINCHESTER/NORTH HEMET                   RECOMMND

The County Board of Supervisors has adopted the Winchester/North Hemet portion of Salt Creek Channel Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP 3579 is located within the limits of the Winchester/North Hemet portion of Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 3.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5                   USE SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 6                   USE SUBMIT CLOMR                   RECOMMND

for any development within the mapped floodplain, developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

PLANNING DEPARTMENT

80.PLANNING. 1                   USE - LC LANDSCAPE PLOT PLAN                   RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 35

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

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

plans.

80.PLANNING. 7                   USE - LIGHTING PLANS                   RECOMMND

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

80.PLANNING. 8                   USE - CONFRM TO ELVTNS/FLR PLN                   RECOMMND

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B & C (Sheets 1-9).

80.PLANNING. 10                  USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

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

80.PLANNING. 11                  USE - BUS STOPS                   RECOMMND

A bus stop shall be shown on the street improvement plans. The bus stop shall be coordinated with R.T.A. (Riverside Transit Agency) and shall be subject to Transportation Director and Planning Director approval.

80.PLANNING. 14                  USE - PERMIT SIGNS SEPARATELY                   RECOMMND

Prior to the issuance of building permits, a signage plan, in compliance with Section 19.4 of Ordinance No. 348, shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

80.PLANNING. 15                  USE - WALL/FENCING PLAN REQUIR                   RECOMMND

A wall and fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.



CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 20 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 25 USE - EDA CLEARANCE RECOMMND

A clearance letter from Economic Development Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 14, 2008, summarized as follows:

1 Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment.

80.PLANNING. 29 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated March 18, 2009, summarized as follows:

1. Applicant shall provide proof of an approved Recyclables Collection and Loading Area plot plan.

2. Applicant shall provide proof of an approved Waste Recycling Plan.

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 37

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 40 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way.

Sufficient public street right-of-way along SH-79 (Winchester Road) shall be conveyed for public use to provide for a 59' to 64 foot half-width right-of-way.

Sufficient public street right-of-way along Old Highway 74 shall be conveyed for public use to provide for a 37 foot half-width right-of-way.

80.TRANS. 3 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

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

RECOMMND

public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Raised curb median and parkway landscaping along SH-74 and SH-79 (Winchester Road).
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.13 condition.
- (4) Street sweeping.
- (5) Landscaping along Old State Highway 74.

NOTE: Any commercial project along state highway(s) must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

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

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

80.TRANS. 5

USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 39

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LIGHTING PLAN (cont.) RECOMMND

Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 6 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within SH-74, SH-79 (Winchester Road) and Old State Highway 74 and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

SR-74(EW) at SR-79(NS) - Signal modification as necessary for raised median installation

with no credit given for Traffic Signal Mitigation Fees.

80.TRANS. 8 USE - TS/GEOMETRICS RECOMMND

The intersection of Project Driveway (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane

Southbound: N/A

Eastbound: two through lanes, one right turn lane

Westbound: two through lanes

NOTE: Only right turns will be allowed at this intersection. Left turns shall be prohibited. The applicant shall install a raised median on SR-74 between the western project boundary and the intersection of SR-74 and SR-79 to prevent left turns into and out of the driveway. The design of the raised median shall be subject to Caltrans

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 40

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - TS/GEOMETRICS (cont.)

RECOMMND

approval.

The intersection of Westerly Project Driveway (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one shared left/right turn lane  
Eastbound: one through lane  
Westbound: one through lane

The intersection of Easterly Project Driveway (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one shared left/right turn lane  
Eastbound: one through lane  
Westbound: one through lane

The intersection of SR-79 (NS) at Old State Highway (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one left-turn lane, two through lanes, one right turn lane  
Eastbound: one left-turn lane, one shared through/right-turn lane  
Westbound: one shared left turn/through/right-turn lane  
NOTE: One southbound through lane would be striped out until SR-79 (Winchester Road) is constructed as a Major south of this intersection.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 4 USE-#36-HOOD DUCTS

RECOMMND

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

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 43

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#36-HOOD DUCTS (cont.)

RECOMMND

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.



CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

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

90.FLOOD RI. 6 USE SUBMIT LOMR RECOMMND

For any work within the mapped floodplain, a Letter of Map Revision (LOMR) shall be obtained from FEMA for the portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDS CP INSPECT DEPOST RECOMMND

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

90.PLANNING. 2 USE - LC COMPLY W/ LNDS CP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2                   USE - LC COMPLY W/ LNDSCP/ IRR (cont.)                   RECOMMND

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

90.PLANNING. 4                   USE - HEIGHT LIMITATIONS                   RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 6                   USE - COLOR/FINISH COMPLIANCE                   RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 8                   USE - PARKING PAVING MATERIAL                   RECOMMND

A minimum of 101 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9                   USE - ACCESSIBLE PARKING                   RECOMMND

A minimum of five (5) 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

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 46

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 11 USE - LOADING SPACES

RECOMMND

A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12 USE - COMPACT PARKING SPACES

RECOMMND

A maximum of eight (8) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY

RECOMMND

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

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 47

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 18 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 21 USE - TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing]

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 USE - TRASH ENCLOSURES (cont.) RECOMMND

[landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 25 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT G.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 30 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Waste Managment Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 18, 2008, summarized as follows:

1. The applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan.

2. Provide evidence to demonstrate compliance with the approved Waste Recycling Plan. (3(b))

90.PLANNING. 31 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 49

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - SKR FEE CONDITION (cont.)

RECOMMND

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3579 is calculated to be 3.4 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition is no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 50

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3579 has been calculated to be 3.4 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with "CALTRANS".

ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 7 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

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



ADDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Raised curb median and parkway landscaping along SH-74, and SH-79 (Winchester Road).
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.13 condition.
- (4) Street sweeping.
- (5) Landscaping along Old State Highway 74.

NOTE: Any commercial project along state highway(s) must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

90.TRANS. 9

USE - UTILITY PLAN

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 11 USE - EXISTING MAINTAINED

RECOMMND

SH-79 along project boundary is a paved "Caltrans" maintained highway designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38' to 43 feet from centerline, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' to 64 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38' to 43'/59' to 64')

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
2. Construct bus turnout per County Standard No. 814.
3. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to project's frontage.
4. Construct a 9' sidewalk adjacent to the curb line at the bus stop per County Standard No. 814.

SH-74 along project boundary is a paved "Caltrans" maintained highway designated as an Expressway and shall be improved with concrete curb and gutter located 63' from centerline, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92 foot modified half-width dedicated right-of-way in accordance with County Standard No. 86. (63'/92') (Modified for reduced half-width right-of-way from 110' to 92'.)

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - EXISTING MAINTAINED (cont.)

RECOMMND

- NOTE: 1. An 8' concrete sidewalk shall be constructed 7' from the curb line within the 29' modified parkway per Standard No. 401.
2. Construct 8" curbed landscaped median along the project boundary to restrict left turn movements including but not limited to the proposed driveway as approved by the Director of Transportation
3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west property boundary as approved by the Director of Transportation.
4. Driveway shall be constructed per County Standard No. 207A.
5. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to project's frontage.

90.TRANS. 12 USE - PART-WIDTH

RECOMMND

Old State Highway 74 along project boundary is designated as a Collector road and shall be improved with 34' part-width AC pavement, (22 on the project side and 12 on the opposite side of the centerline), 6" concrete curb and gutter, and sidewalk within a 67' full-width dedicated right-of-way (37' on project side and 30' on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

- NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.
2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west property boundary as approved by the Director of Transportation.
3. Driveway shall be constructed per County Standard No. 207A.
4. If existing pavement is found in poor condition,

08/10/10  
15:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 55

CONDITIONAL USE PERMIT Case #: CUP03579

Parcel: 458-103-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12                      USE - PART-WIDTH (cont.)                      RECOMMND

it is the responsibility of the applicant to re-construct the section adjacent to project's frontage.

90.TRANS. 13                      USE - TS/INSTALLATION                      RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

SR-74(EW) at SR-79(NS) - Signal modification as necessary for raised median installation

with no credit given for Traffic Signal Mitigation Fees.

The signal modification shall be completed and activated prior to the final building inspection of the first building.

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

DATE: February 14, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.

Landscape-Rod Kaihara  
Valley-Wide Recreation & Parks Dist.  
Riv. EDA-Redevelopment  
Supervisor Stone  
Commissioner Snell  
Hemet Unified School Dist.  
EMWD  
Caltrans Dist. #8  
SCE  
Southern California Gas  
EIC "Attachment A"

**CONDITIONAL USE PERMIT NO. 3579** – EA41692 – Applicant: Webb, Max – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: Southerly of SH-74, Westerly of SH-79/Winchester Road, and Northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** to construct a shopping center consisting of 2 buildings for general retail, 1 building for a fast food restaurant, and 1 building for a gasoline service station with 6 pumps and convenience store. Beer and Wine sales are proposed associated with the gasoline service station and convenience store. – APNs: 458103008, 458103009, 458103010, 458103011, 458103012, 458103013, and 458103014 - Related Cases: N/A – Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 6, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at [rbrady@RCTLMA.org](mailto:rbrady@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.*



**RIVERSIDE COUNTY**  
Economic Development Agency

# MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

---

*Robin Zimpfer*  
Assistant County Executive Officer/EDA

**TO:** Russell Brady, Planning Department  
CC: Tina English, Lance Noland, Olivia Barnes, Andy Frost

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist 1

**DATE:** April 14, 2008

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments/Conditions

**Case:** Conditional Use Permit 3579 [Shopping Center - Green Acres]

**Site Visit:** March 24, 2008

---

**PROJECT DESCRIPTION AND LOCATION:**

Conditional Use Permit 3579 requests to construct a shopping center in the community of Green Acres. The proposed project consists of two (2) buildings for general retail, one (1) building for fast food and one (1) building for a gasoline station. Currently vacant, the project site consists of 3.4 acres located at the southwest corner of State Highway 74 and State Highway 79/Winchester Road. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and the land use designation is Commercial Retail (CD: CR). The land uses surrounding the project site include a gas station, vacant land and single-family residences to the north, single-family residences and a child care center to the south, a single-family residence to the east, and mobile home storage to the west.

**REDEVELOPMENT PROJECT AREA(S):**

The proposed project is located in the Mid County Project Area (MCPA) (Homeland/Green Acres sub-area).

**REDEVELOPMENT AGENCY COMMENTS:**

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Homeland/Green Acres sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



RIVERSIDE COUNTY  
Economic Development Agency

# MEMORANDUM

## ECONOMIC DEVELOPMENT AGENCY

---

Robin Zimpfer  
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3579  
April 14, 2008  
Page 2

All applicable components of the proposed project shall conform to the commercial development design criteria found in the *Third and Fifth District Design Guidelines (July 2001)*.

The proposed project looks attractive. It seems as if the applicant has put a lot of thought into the aesthetics of the proposed structures and landscaping.

The RDA is recommending that the following conditions be placed in the standard conditions of approval (the "pinks") issued for this project.

### Condition(s) of Approval:

As part of the conditions of approval for Conditional Use Permit 3579, the following general condition(s) shall apply unless modified in writing by the EDA/RDA:

1. *Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for review and comment. In addition, the proposed signage shall conform to all applicable design criteria including color, materials and placement outlined in the *Design Guidelines*.*



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

March 18, 2008

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

**RE: Conditional Use Permit (CUP) No. 3579**  
**Construct a shopping center consisting of 2 buildings for general retail,**  
**1 building for a fast-food restaurant, and 1 building for a gasoline**  
**service station with 6 pumps and convenience store.**  
**APN: 458-103-008, -009, -010, -011, -012, -013, and -014**

Dear Mr. Brady:

The Riverside County Waste Management Department has reviewed the proposed project located south of Sh-74, west of Sh-79/Winchester Road, and north of Old State Highway, in the Homeland Zoning Area. The proposed project is a commercial use, and as such it is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department recommends that the following conditions of approval be attached to the project:

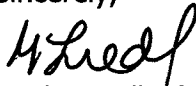
1. **Prior to issuance of a building permit for EACH commercial building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines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



3. a) **Prior to the issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
  - b) Prior to **occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

  
Mirtha Liedl, Planner



**Date:** April 28, 2009

**To:** Jeff Horn  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven D. Hinde, REHS, CIH *SDH*  
Senior Industrial Hygienist  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050

**Report written by:** Steven D. Hinde,  
Senior Industrial Hygienist

**Project Reviewed:** CUP 3579

**Reference Number:** 96618

**Applicant:** Richard O'Neil  
Rick Engineering Company  
1223 University Ave., Suite 240  
Riverside, CA 90507

**Noise Consultant:** **Urban Crossroads**  
41 Corporate Park, Suite 300  
Irvine, CA 92606

**Review Stage:** First Review

**Information Provided:** "Hemet Center, Noise Impact Analysis, County of Riverside, California." JN:06618-02 dated March 2, 2009.



## **Noise Standards:**

### **For Stationary Noise Sources:**

#### **A. Standards:**

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

#### **B. Requirement for Determination of Community Noise Impact:**

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as "point" sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

### Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Provide a 6-foot high noise wall along the western property line of the propose project.  
  
(Heights taken from Exhibit 1-A of the Acoustical Report, see attached map)
3. Enclose the roof-top mechanical ventilation equipment or provide a 5-foot high parapet wall for mechanical equipment around all rooftop air conditioning units.
4. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
5. All vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standard..

6. Reduce truck noise by minimizing engine idling time.
7. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
8. The construction contractor shall limit haul truck deliveries to the non-noise sensitive daytime hours of 7 a.m. to 10 p.m. and to the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.
9. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic, speaker phones and air conditioning unit location and specifications from each plot plan. Building design must be shown to reduce interior noise to at or below 50 Ldn for those office buildings along Highway 74 and Winchester Road/Hwy 79.
10. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists



## VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

### BOARD OF DIRECTORS

Nick Schouten  
President  
Larry Minor  
Vice President  
Frank Gorman  
Secretary  
John Bragg  
Director  
Steven Simpson  
Director  
Jeffrey R. Leatherman  
General Manager

May 17, 2010

Jeff Horn  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

**RE: Conditional Use Permit No. 3579**

Dear Mr. Horn:

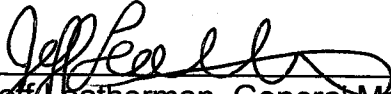
Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for the above referenced project and has the following comments:

1. **LAFCO annexation is required for all developments within the sphere of influence.** This tract requires annexation. The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. The developer must **annex to the Menifee North Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. If there are any dwelling units planned, a **Quimby (park) fee must be assessed** on each residential unit.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Jeff Horn  
May 17, 2010  
Re: Conditional Use Permit No. 3579  
Page 2

6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.


Sincerely,



---

Jeff Leatherman, General Manager  
Valley-Wide Recreation and Park District



A  Sempra Energy company

**Southern California Gas Company**  
1981 W. Lagonia Avenue  
Redlands, CA 92374-9720

Mailing Address:  
PO Box 3003, SC8031  
Redlands, CA 92373-0306

**March 4, 2008**

**Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409**

**Attention: Russell Brady**

**Re: Conditional Use Permit No. 3579 – EA41692**

**Dear: Mr. Brady**

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Velasquez".

Kenneth Velasquez  
Technical Services Supervisor  
South Inland Region



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

Set ID#  
CC004592

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03579                      DATE SUBMITTED: 1-3-08

**APPLICATION INFORMATION**

Applicant's Name: Max Webb                      E-Mail: \_\_\_\_\_

Mailing Address: 8383 Wilshire Blvd. Ste 740  
Beverly Hills                      Ca                      90211  
City                      State                      ZIP

Daytime Phone No: (323) 655-3901                      Fax No: (323) 655-8692

Engineer/Representative's Name: Rick Engineering Co.                      E-Mail: Roreill@rickengineering.com

Mailing Address: 1223 University Ave Ste 240  
Riverside                      CA                      92507  
City                      State                      ZIP

Daytime Phone No: (951) 782-0707                      Fax No: (951) 782-0723

Property Owner's Name: MAX WEBB                      E-Mail: \_\_\_\_\_

Mailing Address: 8383 Wilshire Blvd. Ste. 740  
Beverly Hills                      CA                      90211  
City                      State                      ZIP

Daytime Phone No: (323) 655-3901                      Fax No: (323) 655-8692

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.

EA 41692 / CFG-05040

**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.

Max Webb, Trustee

PRINTED NAME OF APPLICANT

*Max Webb*

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.

Max Webb, Trustee

PRINTED NAME OF PROPERTY OWNER(S)

*Max Webb*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

458-103-008, 458-103-007, 458-103-010

Assessor's Parcel Number(s): 458-103-011, 458-103-012, 458-103-013, 458-103-014

Section: 15 Township: 55 Range: 2W

Approximate Gross Acreage: 3.4

General location (nearby or cross streets): North of OLD STATE HWY. 74, South of

STATE HWY. 74, East of AMANDA AVE., West of STATE HWY 79.

Thomas Brothers map, edition year, page number, and coordinates: 2005, 839, 62

**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):

Proposed conditional use permit for development of a vacant lot. Proposed development includes 2 restaurants, a retail property, and gas station with a convenience store.

Related cases filed in conjunction with this request:

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: Geotechnical Feasibility  
Environmental Site Assessment, Geotechnical

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) \_\_\_\_\_

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4046

Estimated amount of fill = cubic yards 8,544

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

Import 4,498 CY Export - Neither -

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

TR 30351, owner: Osborne Development

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

Highway 74

How many anticipated truckloads? 900 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 109,000 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) *Max Webb* Date \_\_\_\_\_  
Max Webb, Trustee

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

Project File No.	
Project Name:	HEMET CENTER
Project Location:	SWC HWY 74 AND WINCHESTER (HWY 79) HEMET
Project Description	COMMERCIAL DEVELOPMENT, 4 BUILDING, PAVING.

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**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                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: ~~CLP 03579~~ **JAR 01464**                      DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: MAX WEISS                      E-Mail: \_\_\_\_\_

Mailing Address: 8383 WILSHIRE BLVD STE. 740  
BEVERLY HILLS                      CA                      90211  
City                      State                      ZIP

Daytime Phone No: (323) 655-3901                      Fax No: (323) 655-8692

Engineer/Representative's Name: RICK ENGINEERING CO.                      E-Mail: ronnell@rickengineering.com

Mailing Address: 1223 UNIVERSITY AVE STE 240  
RIVERSIDE                      CA                      92507  
City                      State                      ZIP

Daytime Phone No: (951) 782-0707                      Fax No: (951) 782-0723

Property Owner's Name: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: 8383 WILSHIRE BLVD STE. 270  
BEVERLY HILLS                      CA                      90211  
City                      State                      ZIP

Daytime Phone No: (323) 655-3901                      Fax No: (323) 655-8692

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):

PROPOSED VARIANCE TO ALLOW FOR 4 SIGNS ON STATE HWY 74  
FOR PROPOSED COMMERCIAL.

Related cases filed in conjunction with this request:

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: GEOTECHNICAL FEASIBILITY  
ENVIRONMENTAL SITE ASSESSMENT, GEOTECHNICAL

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4,046

Estimated amount of fill = cubic yards 8,541

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

Import 4,498 CY Export - Neither -



**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

Tr 30351, OWNER: OSBORNE DEVELOPMENT

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

HWY 74

How many anticipated truckloads? 900 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 109,000 sq. ft.

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

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

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

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

Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) *Steve Wells* Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**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. 3579 AND VARIANCE NO. 1864** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Max Webb – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: . southerly of SH-74, westerly of SH-79/Winchester Road, and northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru, a 2,734 square foot fast food restaurant with drive-thru, and a 3,031 square foot gas station and convenience store with concurrent sale of beer and wine for off-premises consumption (Type-20 ABC). The Variance proposes to increase the number of free-standing signs allowed per shopping center with frontage on two or more streets from a maximum of two (2) to four (4) free-standing signs, all of which to be located along Highway 74. The main pylon sign proposed will be 15' tall and 10' wide for a total surface area of 150 square foot. The three tenant monument signs proposed for the two fast food restaurants and gas station will be 6' high and 8' wide for a total of 48 square feet per sign. (Ordinance No. 348, Section 19.4.a.) APNs: 458103008, 458103009, 458103010, 458103011, 458103012, 458103013, and 458103014 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: June 2, 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 Project Planner, Jeff Horn, at 951-955-4641 or email [jhorn@rcplma.org](mailto:jhorn@rcplma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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 2/25/2010,

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

APN (s) or case numbers CUPO3579 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

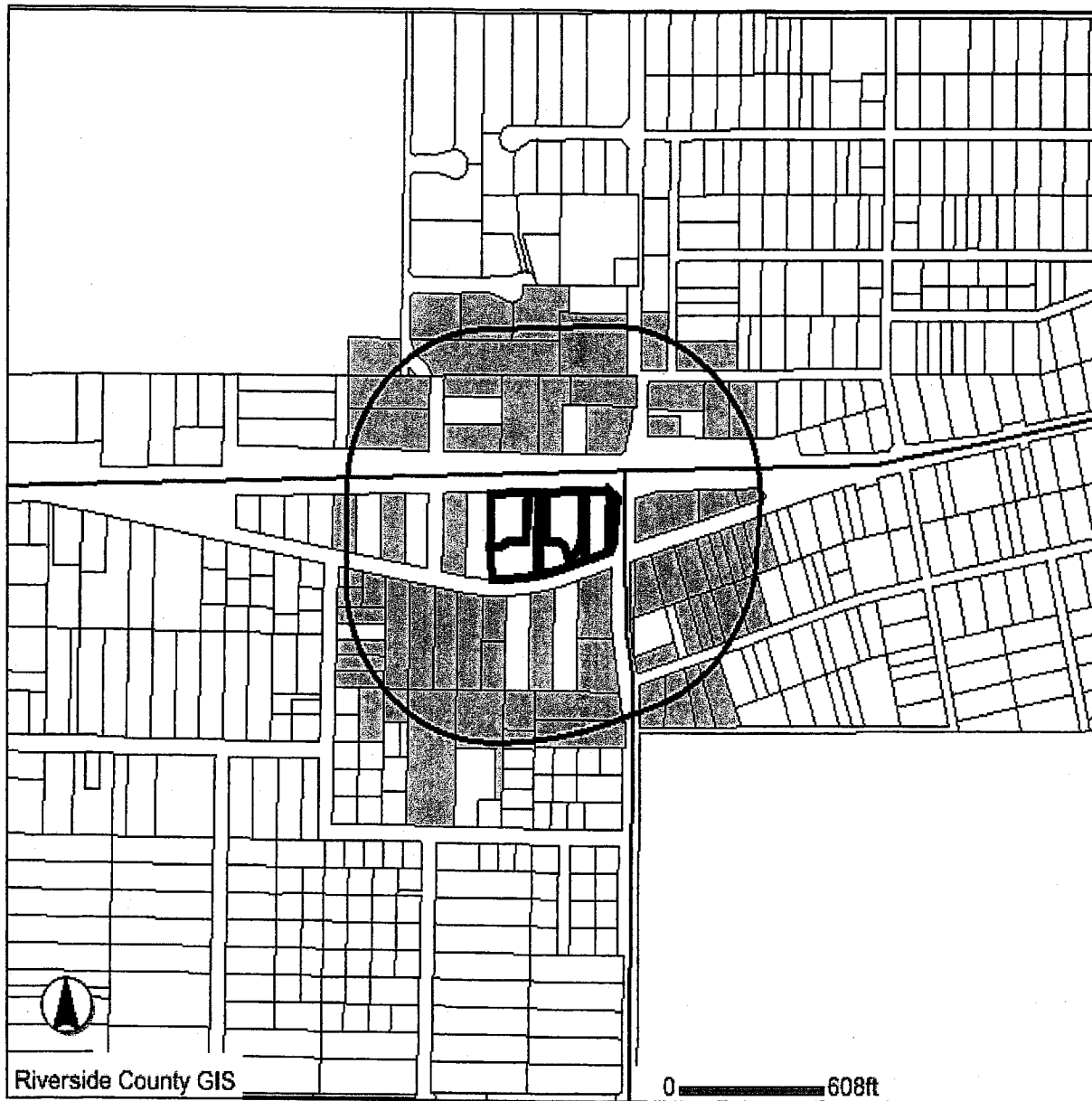
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 2/25/2010 CG  
EXPIRES: 8/25/2010

600 feet buffer



**Selected parcel(s):**

- |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 458-080-002 | 458-080-029 | 458-080-046 | 458-080-047 | 458-080-048 | 458-080-049 | 458-101-006 |
| 458-101-007 | 458-102-001 | 458-102-003 | 458-103-001 | 458-103-008 | 458-104-001 | 458-104-003 |
| 458-104-004 | 458-104-005 | 458-104-006 | 458-104-011 | 458-110-001 | 458-110-002 | 458-110-003 |
| 458-110-004 | 458-110-006 | 458-110-008 | 458-110-009 | 458-110-010 | 458-110-011 | 458-110-012 |
| 458-110-013 | 458-110-015 | 458-110-017 | 458-110-018 | 458-110-019 | 458-110-020 | 458-110-021 |
| 458-110-022 | 458-141-010 | 458-141-014 | 458-141-029 | 458-141-030 | 458-141-039 | 458-141-042 |
| 458-141-045 | 458-141-049 | 458-201-003 | 458-203-018 | 458-211-001 | 458-211-004 | 458-211-005 |
| 458-211-014 | 458-212-001 | 458-212-002 | 458-212-003 | 458-213-001 | 458-213-002 | 458-213-003 |
| 458-213-004 | 458-213-005 | 458-213-006 | 458-213-007 | 458-213-008 | 458-213-018 | 458-213-019 |
| 458-213-020 | 458-213-021 | 458-213-022 | 458-213-025 | 458-214-015 | 458-214-016 | 458-214-017 |
|             |             |             | 458-214-025 | 458-214-026 |             |             |

**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

APN: 458080002 ASMT: 458080002  
JESUS ROMERO  
P O BOX 120234  
CHULA VISTA CA 91912

APN: 458080029 ASMT: 458080029  
ANTHONY TOBY CARR  
1049 SAN MARCOS DR  
HEMET CA 92543

APN: 458080046 ASMT: 458080046  
WILLIAM A MAUGER  
MARIA B MAUGER  
668 N GILBERT ST  
HEMET CA 92543

APN: 458080047 ASMT: 458080047  
ROBERT A GOSLIN  
33365 GILCHRIST ST  
HEMET CA. 92545

APN: 458080048 ASMT: 458080048  
J MICHAEL BLACKBURN  
ELIZABETH A BLACKBURN  
33395 GILCHRIST ST  
HEMET CA. 92545

APN: 458080049 ASMT: 458080049  
JESUS ALBERTO ROMERO  
CECILIA ROMERO  
28744 WARREN RD  
HEMET CA 92545

APN: 458101006 ASMT: 458101006  
WILLIAM GUY FOSTER  
SHEILA MAE FOSTER  
26301 AMANDA AVE  
HEMET CA. 92545

APN: 458101007 ASMT: 458101007  
CLYDE L BROWN  
NHAN NGOC THI BROWN  
37951 VERANDA WAY  
MURRIETA CA 92563

APN: 458102001 ASMT: 458102001  
RUSSELL R RAMIREZ  
ANTOINETTE G SILVA  
GRACE RAMIREZ  
P O BOX 7  
HOMELAND CA 92548

APN: 458102003 ASMT: 458102003  
ROBIN HENINGER  
NANCY TUCKER  
VANCE SEVERANCE  
JOSEPH S PIKE, ETAL.  
C/O VANCE SEVERANCE  
P O BOX 1204  
CHESTER CA 96020

APN: 458103001 ASMT: 458103001  
STEVE J HARDY  
SHANNON L HARDY  
2211 BEAULIEU RD  
WINCHESTER CA 92596

APN: 458103008 ASMT: 458103008  
WEBB 74 79 PROP CO  
8383 WILSHIRE BLV STE 740  
BEVERLY HILLS CA 90211

APN: 458104001 ASMT: 458104001  
IRMA R MONZON  
MANUEL F CABADA  
26282 AMANDA ST  
HEMET CA. 92545

APN: 458104003 ASMT: 458104003  
JAVIER CARMONA  
26292 AMANDA AVE  
HEMET CA 92545

APN: 458104004 ASMT: 458104004  
MARGARET E LOVE  
42242 CREST DR  
HEMET CA 92544

APN: 458104005 ASMT: 458104005  
LYNDA L BURROWS  
HELEN L BURROWS  
26201 CAMAS DR  
HEMET CA 92544

APN: 458104006 ASMT: 458104006  
SYLVIA HADDADIN  
5575 BLUE RIDGE DR  
YORBA LINDA CA 92887

APN: 458104011 ASMT: 458104011  
HADDADIN HOLDINGS  
C/O SYLVIA HADDADIN  
5575 BLUE RIDGE DR  
YORBA LINDA CA 92887

APN: 458110001 ASMT: 458110001  
DIANE JENNE  
DOUGLAS P YOUNG  
26362 IDE ST  
HEMET CA 92545

APN: 458110002 ASMT: 458110002  
ERNESTO R HERNANDEZ  
ROSA HERNANDEZ  
33295 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110003 ASMT: 458110003  
KATHLEEN R GARTLAND  
KATHLEEN R GARTLAND  
26380 IDE AVE  
HEMET CA. 92545

APN: 458110004 ASMT: 458110004  
ALEJANDRO VILLASENOR  
26450 IDE ST  
HEMET CA 92545

APN: 458110006 ASMT: 458110006  
ROBERTO LOPEZ  
MARIA TERESA LOPEZ  
26410 IDE AVE  
HEMET CA. 92545

APN: 458110008 ASMT: 458110008  
ROBERT J FLOREZ  
CYNTHIA I BOMBARDIER  
33301 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110009 ASMT: 458110009  
FRANKIE P MORREO  
CONSUELO MORREO  
33331 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110010 ASMT: 458110010  
WILLIAM RAYMOND WRIGHT  
33341 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110011 ASMT: 458110011  
JAMES K DICKINSON  
33361 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110012 ASMT: 458110012  
DARLENE E SLOYER  
33389 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110013 ASMT: 458110013  
DOUGLAS P YOUNG  
17414 MARAPOSA AVE  
RIVERSIDE CA 92504

APN: 458110015 ASMT: 458110015  
D STEPHEN WETHERBEE INC  
22706 ASPAN ST NO 601  
LAKE FOREST CA 92630

APN: 458110017 ASMT: 458110017  
WILLIAM S PEDON  
GLORIA M PEDON  
33465 OLD HIGHWAY 74  
HEMET CA. 92545

APN: 458110018 ASMT: 458110018  
MARK D KOLEK  
DEBRA M KOLEK  
41455 CIRCLE M  
TEMECULA CA 92592

APN: 458110019 ASMT: 458110019  
GUILLERMO MUNOZ  
CECILIA ALVAREZ MUNOZ  
26470 WINCHESTER RD  
HEMET CA 92545

APN: 458110020 ASMT: 458110020  
FRANK PEFLY  
33535 OLD HIGHWAY 74  
HEMET CA 92545

APN: 458110021 ASMT: 458110021  
LUIS V VILLASENOR  
SARA VILLASENOR  
26400 IDE AVE  
HEMET CA 92545

APN: 458110022 ASMT: 458110022  
WELLS FARGO BANK  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 458141010 ASMT: 458141010  
FREDRICK L YOUNG  
BEVERLY A YOUNG  
241 N HEMET ST  
HEMET CA 92544

APN: 458141014 ASMT: 458141014  
RUSSELL PHILLIP WAHLERT  
26485 WINCHESTER RD  
HEMET CA. 92545

APN: 458141029 ASMT: 458141029  
MELODIE ANN LYON  
GORDON LEE COLYER  
7057 MOONSTONE CIR  
RIVERSIDE CA 92506

APN: 458141030 ASMT: 458141030  
SASCHA Q KOVACHER  
33392 CATLIN AVE  
HEMET CA. 92545

APN: 458141039 ASMT: 458141039  
CAROLYN K BURCHFIEL  
P O BOX 1945  
HEMET CA 92546

APN: 458141042 ASMT: 458141042  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

APN: 458141045 ASMT: 458141045  
DAVID JOHN GARCIA  
28885 E VALLEJO AVE  
TEMECULA CA 92592

APN: 458141049 ASMT: 458141049  
GLEN WILLIAM EASTMAN  
LORAIN DALE EASTMAN  
33370 CATLIN AVE  
HEMET CA 92545

APN: 458201003 ASMT: 458201003  
GAYLE A PHIPPS  
BLYTHE M MILLAR  
C/O GAYLE WALKER  
2024 COBBLEFIELD WY  
GLEN DORA CA 91740

APN: 458203018 ASMT: 458203018  
ENRIQUE ESPARZA  
JANICE S ESPARZA  
33550 BESSEMER AVE  
HEMET CA. 92545

APN: 458211001 ASMT: 458211001  
GARY W POLLARD  
26250 VISTA PL  
HEMET CA. 92545

APN: 458211004 ASMT: 458211004  
ROGELIO CARMONA  
MARIA ARCINIEGA  
33568 HIGHWAY 74  
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