

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

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 21, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – No New Environmental Documentation Required – Applicant: David Berri – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Revised Conditional Use Permit proposes the sale of Alcohol Beverages for off-premise consumption for the sale of beer and wine within an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces approved under CUP03190, and RVP157.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on September 15, 2010.

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

FOUND THAT NOTHING FURTHER IS REQUIRED for **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration (EA36823) and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on

Carolyn Symms Luna

Carolyn Symms Luna
Planning Director

Initials:
CSL:vc *D.M.*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 2, 2010
xc: *112* Planning, Applicant

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

REVIEWED BY EXECUTIVE OFFICE
DATE *10/25/10* *mb7*
Tina Grande

Departmental Concurrence

Policy Policy

Consent Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

1.2

The Honorable Board of Supervisors

Re: **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1**

Page 2 of 2

pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on July 19, 1995;

ADOPTED a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**," regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Carolyn Syms Luna · Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42311, Conditional Use Permit No. 3190, Revised Permit No. 1

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

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

State Clearinghouse Number (if submitted to the State Clearinghouse)

David Berri
Project Applicant

22 Shady Lane; Irvine, CA 92603
Address

11/15/10
Date

kb
initial

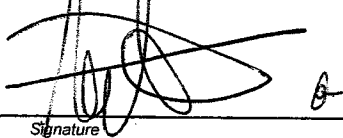
Southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.
Project Location

The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 15, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Although the project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Negative Declaration (EA36823) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. (\$64.00)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Project Planner
Title

10-17-10
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42311 ZCFG05673 .

FOR COUNTY CLERK'S USE ONLY

NOV 02 2010 1.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1004460

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

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

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

Received from: BERRI DAVID \$64.00
paid by: CK 29122
EA42311
paid towards: CFG05673 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 26, 2010 14:26
SBROSTRO posting date Apr 26, 2010

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

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

5128

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

DATE: October 5, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *plm.*

SUBJECT: CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – No New Environmental Documentation Required

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Need Director's signature by 10/20/10
Please schedule on the November 2, 2010 BOS Agenda

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

Notice of Determination
Fish & Game Receipt (CFG5673)

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

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

11/2/10 1.2

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

I. **AGENDA ITEM 4.8: CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** – No New Environmental Documentation Required – Applicant: David Berri – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The Revised Conditional Use Permit proposes the sale of Alcohol Beverages for off premise consumption for the sale of beer and wine to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces approved under CUP03190 and RVP157. – APN: 183-112-054.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa: 951-955-0972 or e-mail chinojos@rctlma.org

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

David Berri, Applicant, 22 Shady Lane, Irvine CA 92603 714-801-3918

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

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

FOUND THAT NOTHING FURTHER IS REQUIRED for **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration (EA36823) and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on July 19, 1995;

ADOPTION of a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**,” regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 4.8
Area Map: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Christian Hinojosa
Planning Commission: September 15, 2010

Conditional Use Permit No. 3190, Revised Permit No. 1
E.A. Number: 42311
Applicant: David Berri
Engineer/Representative: Shackelton Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3190, Revised Permit No. 1 proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.

BACKGROUND:

Conditional Use Permit No. 3190 proposed a 12 pump auto gas station with a 1,912 square foot mini market, a 5 bay self service car wash, a 3 bay auto service facility, a 867 square foot Laundromat, 37 parking spaces and 4,307 square feet of landscaping area with a total building area of 5,518 square feet approved by the Riverside County Planning Commission on August 10, 1994.

Conditional Use Permit No. 3190, Revised Permit No. 157 proposed a 5 bay car wash, a 2,200 square foot mini market and a 970 square foot laundromat with a total building area of 5,653 square feet approved by the Riverside County Planning Commission on July 19, 1995. A liquor license was proposed as part of this revision, but the request was withdrawn at the Planning Commission hearing.

ISSUE OF POTENTIAL CONCERN:

Existing Liquor Licenses - There are four (4) combined beer and wine (type 20) and beer, wine and distilled Spirits (Type 21) for off premises consumption liquor licenses currently issued in Census Tract 403.03, one (1) (type 20) which is located approximately 350 feet north from the project site. Census tract 403.03 is currently over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding has been included within this report.

Existing Church - The proposed liquor license is located approximately 1,000 feet northeast from a place of religious worship (Glen Avon Church of Christ); due to the distance and existing liquor licenses (Type 20 and Type 21) within Census Tract 403.03, the Planning Department has determined that the proposed liquor license may not impact the public health, safety and welfare or cause undue vehicle traffic impacts.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1):

Gas station, food mart, car wash and laundromat.

12

2. Surrounding Land Use (Ex. #1): Vacant land to the north, single family residences to the south and east and commercial to the west.
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): Manufacturing - Service Commercial (M-SC) to the north, General Residential (R-3) to the south, One-Family Dwelling (R-1) to the east and Scenic Highway Commercial (C-P-S) to the west.
5. General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)
6. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south, Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the west.
7. Project Data:
 - Total Acreage: 0.78 Gross / Net
 - Total Number of Existing Buildings: 3
 - Total Existing Building Square Footage: 8,209
 - Total Existing Landscape Area: 4,307 Square Feet
 - Total Existing Parking Spaces: 36
 - Liquor License Type: 20
8. Environmental Concerns: See attached Environmental Assessment No. 42311

RECOMMENDATIONS:

FOUND THAT NOTHING FURTHER IS REQUIRED for **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration (EA36823) and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on July 19, 1995;

ADOPTION of a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY,**" regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA).
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south, Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The project site is surrounded by properties which are zoned Manufacturing - Service Commercial (M-SC) to the north, General Residential (R-3) to the south, One-Family Dwelling (R-1) to the east and Scenic Highway Commercial (C-P-S) to the west.
7. Within the vicinity of the proposed project there is vacant land to the north, single family residences to the south and east and commercial to the west.

8. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA).
9. The year 2000 census population for census tract 403.03 was 2,562 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
11. The 2005 population estimate of census tract 403.03, using the US Census Bureau population growth percentage of 24% for Riverside County, is approximately 614 persons. Per the Riverside County Planning Department, the population estimate by 2010 will be much greater than that of the US Census Bureau, due to the number of approved residences within census tract 403.03.
12. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
13. Four (4) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 403.03. This is approximately 1.95 licenses per 1,250 persons. Census tract 403.03 is currently over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding is required.
14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The project site is located within 100 feet of existing and habited residences.
16. The project is located within 1000 feet of an established place of religious worship.
17. No schools are located within 1,000 feet from the project site.
18. The project is not located within 1,000 feet of an existing or planned public park or playground.
19. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, Public Park or playground.
20. The proposed use provides public necessity and convenience for the residents of the surrounding community.
21. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Negative Declaration (EA36823) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. It has been determined that:

- a. No new substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was adopted.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A Policy Area;
 - g. A WRCMSHCP Criteria Cell;
 - h. An Area of Liquefaction Potential;
 - i. An Area Susceptible to Subsidence;
 - j. A High Fire area;
 - k. A County Fault Zone;
 - l. A Flood Zone;
 - m. An Area Drainage Plan Area; or,
 - n. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Rubidoux Community Service District;
 - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA);
 - g. A High Paleontological Potential (High A); and,
 - h. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 183-112-054.
5. This project was filed with the Planning Department on April 26, 2010.
6. This project did not require review by the Land Development Committee.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,918.12.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03190R1
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 2

Date Drawn: 7/07/10
Vicinity Map



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg. 183-11
Thomas Bros. Pg. 647 7A
Edition 2009



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

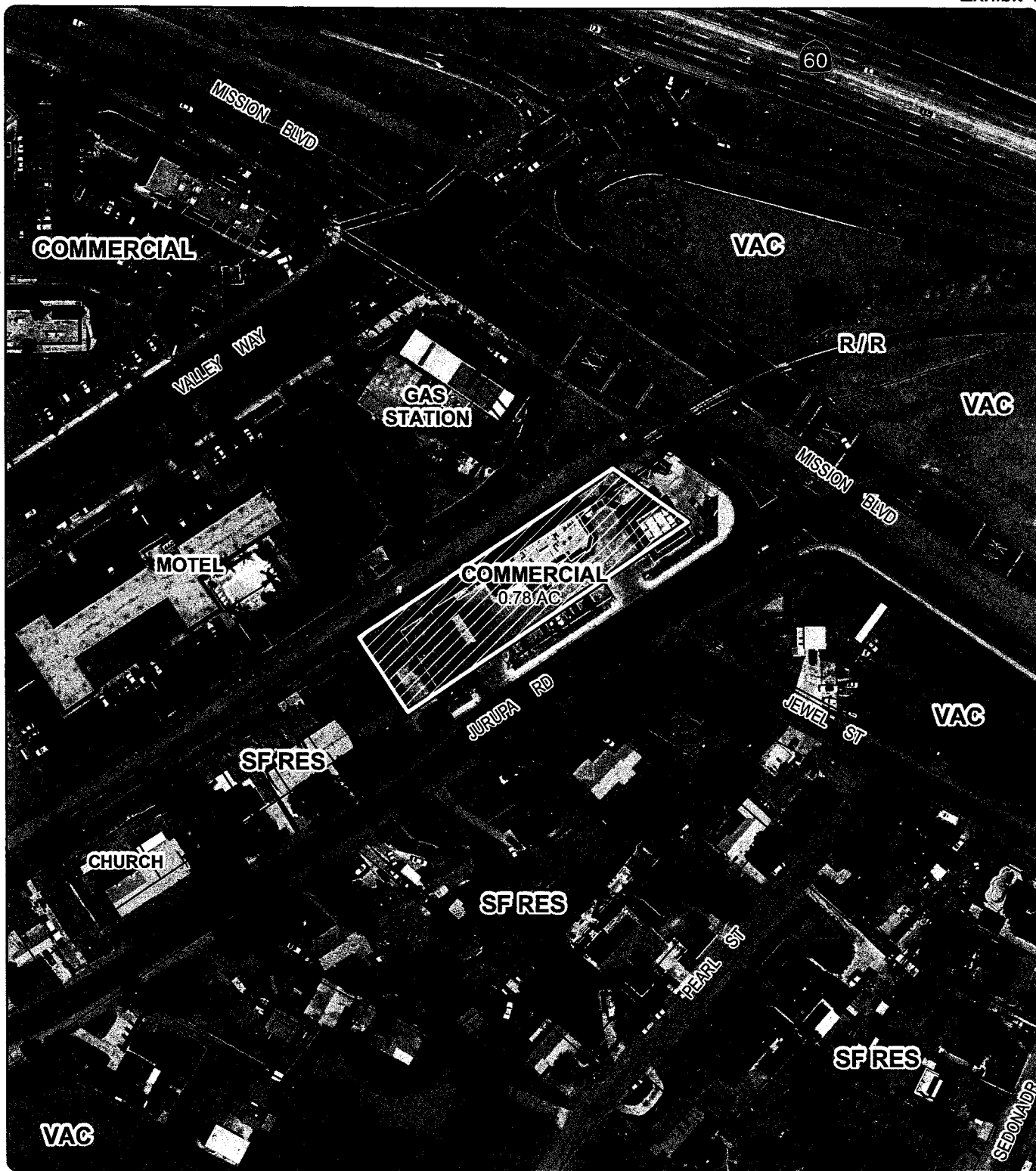
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1

LAND USE

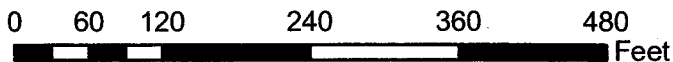
Supervisor Stone
District 3

Date Drawn: 7/07/10
Exhibit 1



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg. 183-11
Thomas Bros. Pg. 647 7A
Edition 2009



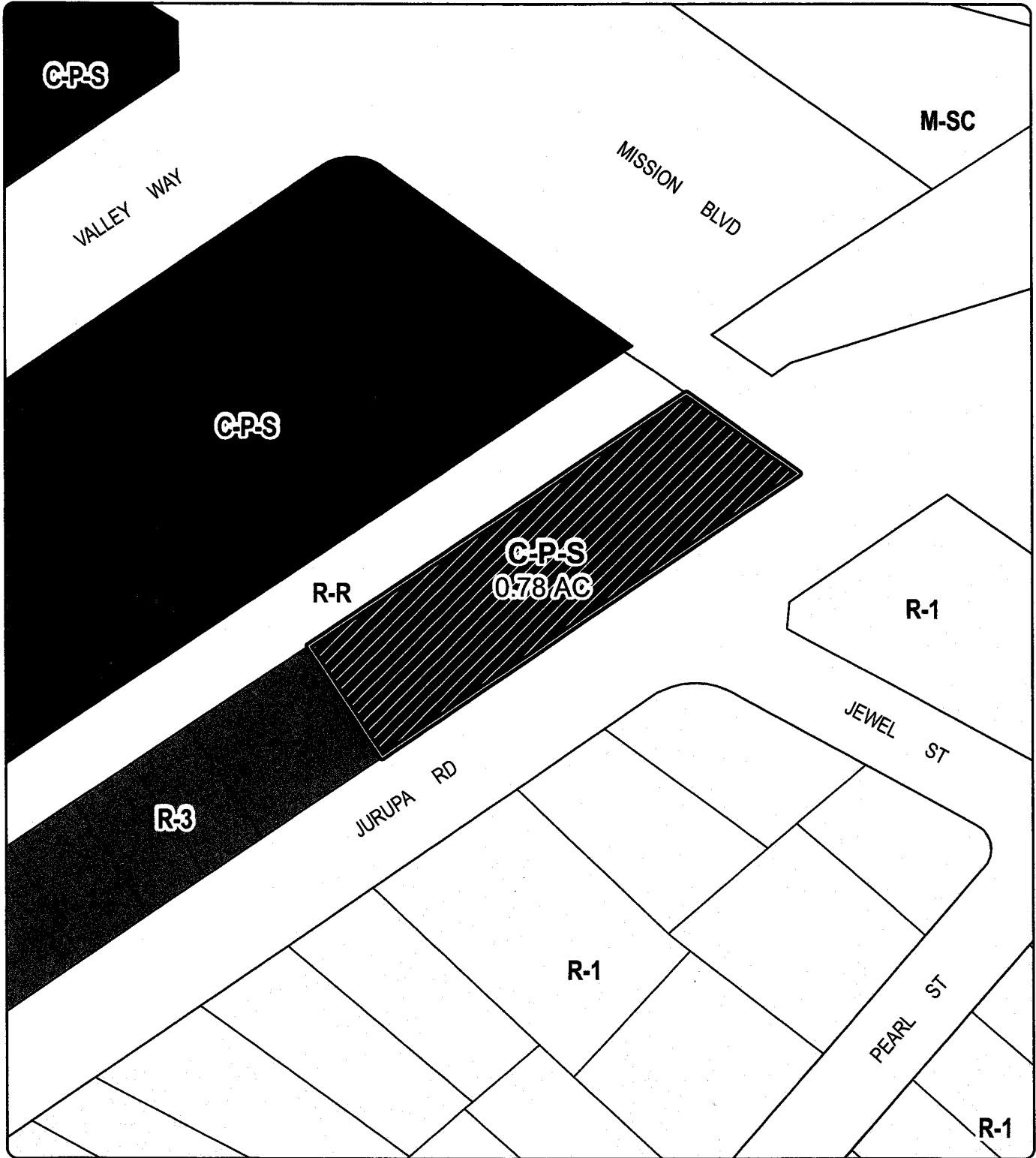
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 353-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1
EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 7/07/10
Exhibit 2



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg. 183-11
Thomas Bros. Pg. 647 7A
Edition 2009



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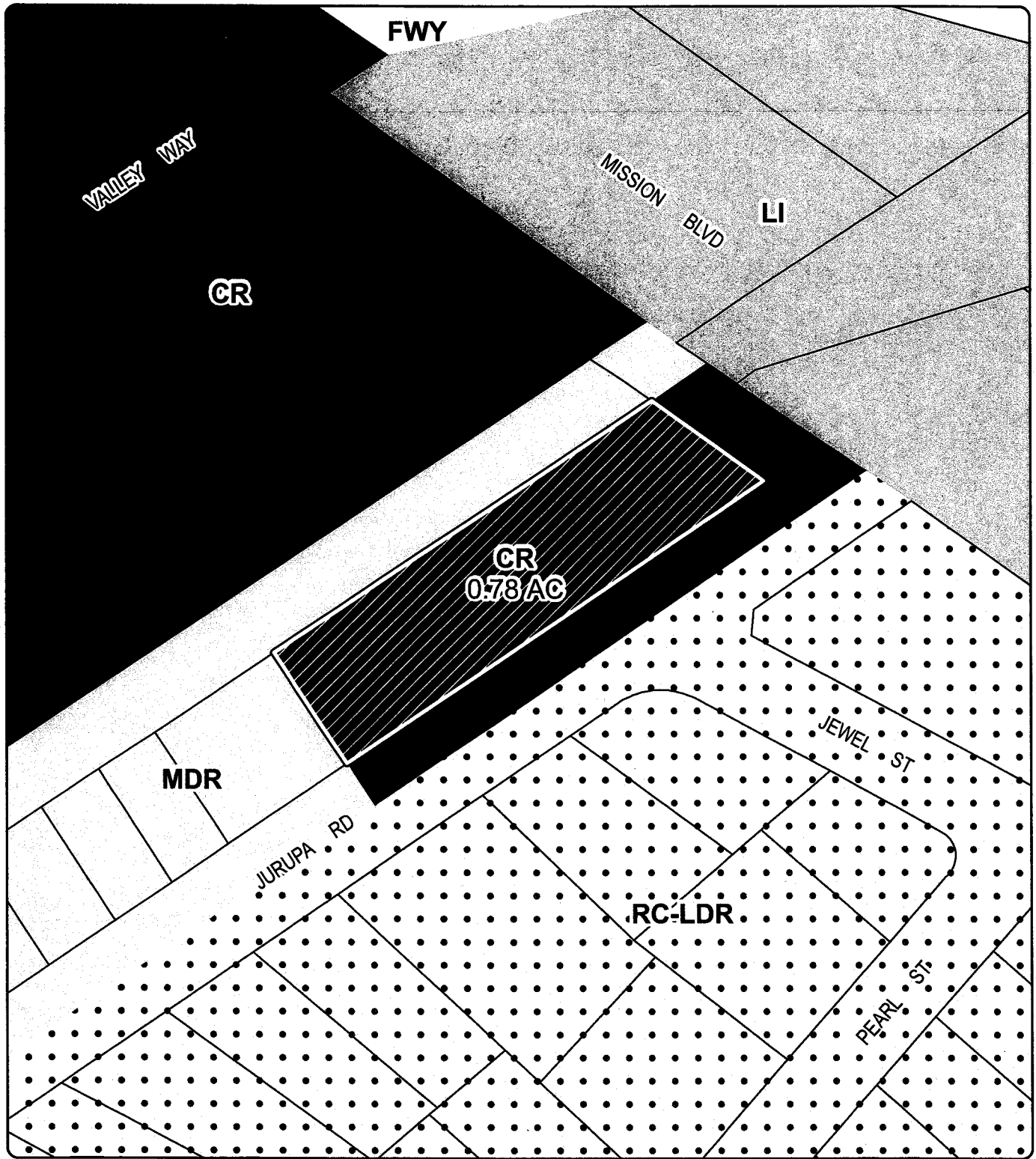
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 7/07/10
Exhibit 5

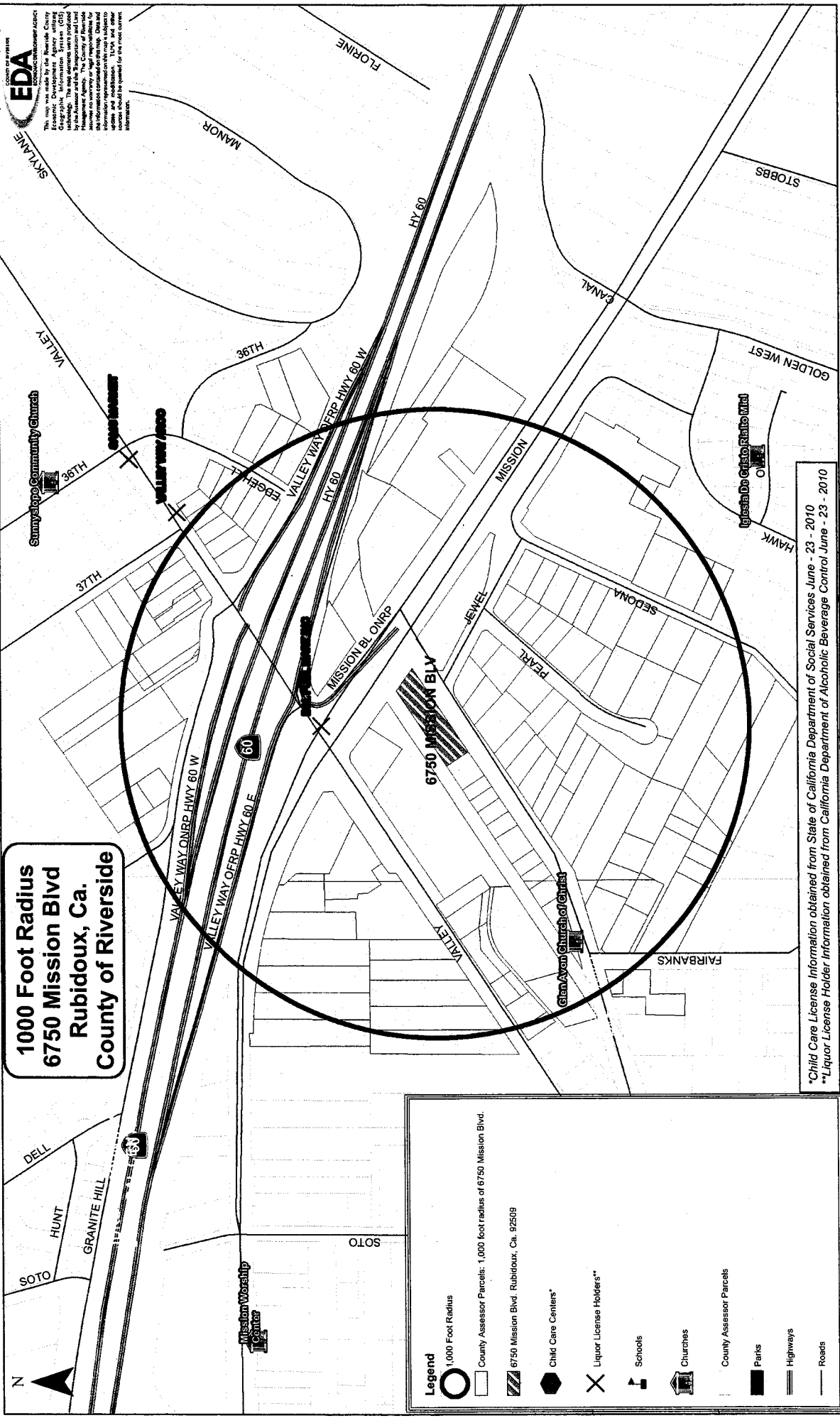


Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 8

Assessors Bk. Pg. 183-11
Thomas Bros. Pg. 647 7A
Edition 2009



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



**1000 Foot Radius
6750 Mission Blvd
Rubidoux, Ca.
County of Riverside**

EDA
COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY
This map was made by the Riverside County Geographic Information System (GIS) Department. The map depicts various geographic information as shown on the map. The County of Riverside is not responsible for any errors or omissions in the information represented on this map. The information is provided for informational purposes only and is not intended to be used for any other purpose.

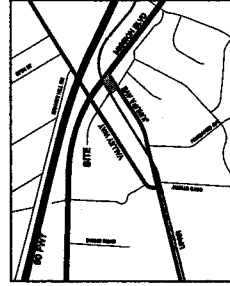
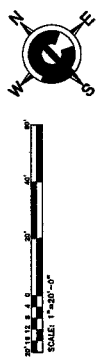
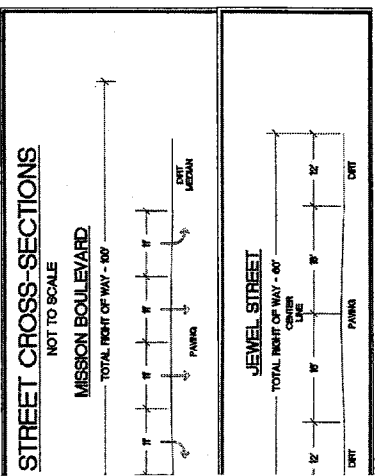
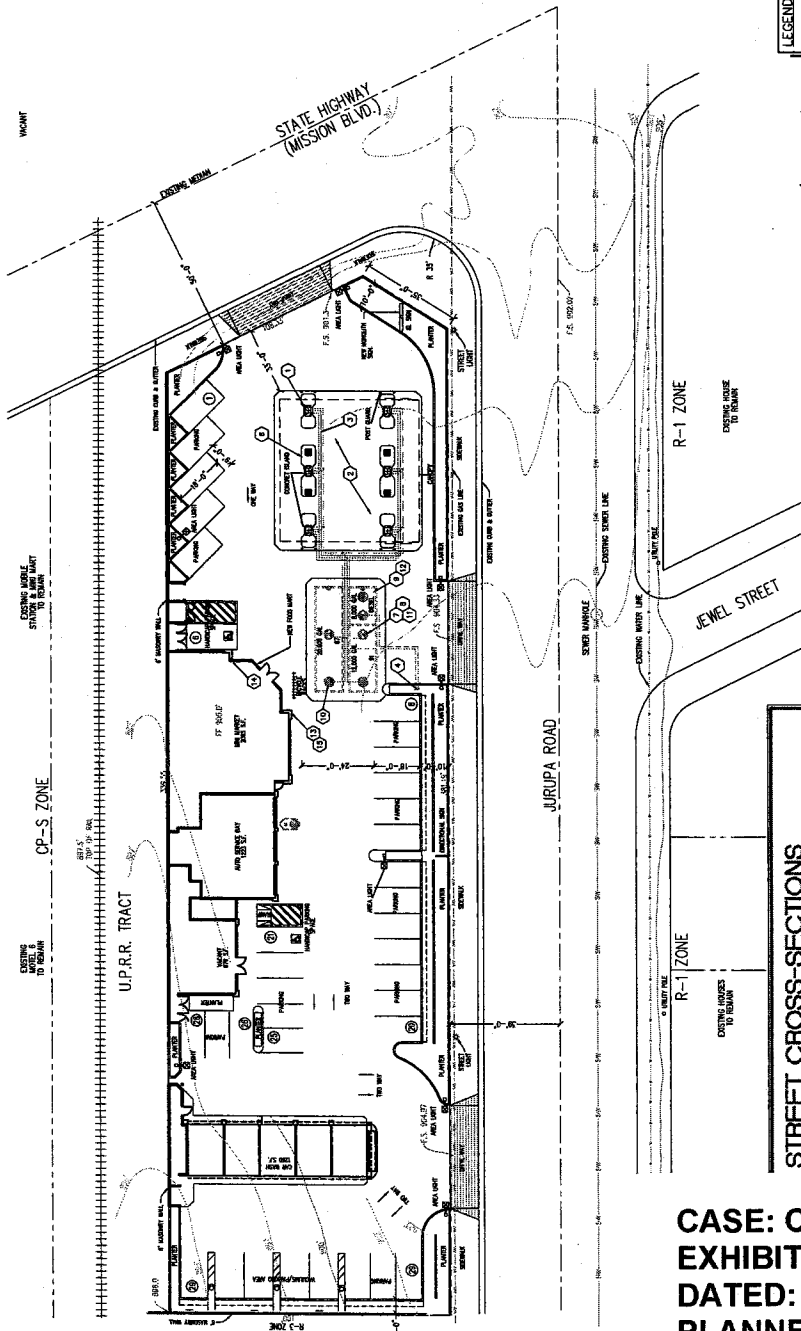
Legend

- 1,000 Foot Radius
- County Assessor Parcels: 1,000 foot radius of 6750 Mission Blvd.
- 6750 Mission Blvd. Rubidoux, Ca. 92509
- Child Care Centers*
- Liquor License Holders**
- Schools
- Churches
- County Assessor Parcels
- Parks
- Highways
- Roads

*Child Care License Information obtained from State of California Department of Social Services June - 23 - 2010
**Liquor License Holder Information obtained from California Department of Alcoholic Beverage Control June - 23 - 2010

REVISED CUP 3190

EXHIBIT 'A' SITE PLAN



LEGAL DESCRIPTION
ALL THAT PORTION OF TRACT NO. 2 OF THE ARMSTRONG ESTATE, AS SHOWN BY MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, CONSISTING OF 0.78 ACRES V.L.

PARKING REQUIRED - 34; PARKING PROVIDED - 36
SITE COMPLES WITH DRAINAGE AND WATER QUALITY REQUIREMENT AT THE TIME OF PROJECT APPROVAL AND CONSTRUCTION

SITE DATA:
100' deep, 381' on Jurupa, 319' on east side
SITE AREA: 34,068 S.F. GROSS & NET, 34,068 S.F. NET
BUILDING AREAS: 2,056 S.F. = 6.0%
Mini Mart = 223 S.F. = 0.6%
Service Bay = 1,200 S.F. = 3.5%
Car Wash = 1,280 S.F. = 3.8%
Total Bldg = 5,518 S.F. = 16.8%
SITE AREAS:
Covered = 2,700 S.F. = 7.9%
Landscaped = 4,307 S.F. = 12.6%
Total = 7,007 S.F. = 20.5%
Trash Enclosure = 73 S.F. = 0.2%

UTILITIES:
GAS: Southern California Gas Company
ELECTRIC: Southern California Edison
WATER & SEWER: Inland Community Services District
NO EASEMENTS, NO DEDICATIONS, NO SEPTIC SEWAGE

EXISTING ZONING: Site Survey and Riv. Co. Flood Control
THOMAS BROS. MAP: SITE IS IN THE JURUPA COMMUNITY SERVICES DISTRICT
SOURCE OF CONTOUR LINES: Site Survey and Riv. Co. Flood Control
SPECIAL STUDY ZONES: TO LIQUEFACTION, GEOLOGIC HAZARDS AND NOT IN
SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD & NOT IN FEMA FLOOD PLANE

DATE EXHIBIT PREPARED: March, 2010
PROJECT DESCRIPTION: This proposal is to add the site of beer and wine for off-site consumption, to an existing, operating mini mart, liquor store, car wash, and service bay. The site will be sold. Only pre-purchased mini mart quantities will be sold. There will be no site changes and the site will continue to operate as it is today under approved CUP 3190

PROJECT DATA
APPLICANT: David Barri, 22 Shady Lane, Irvine, CA 92614, 714-801-3318, davidbarri@earthlink.net
OWNER: Hussein Berti, Excabibur Fuels, 5700 Mission Blvd., Suite 200, Riverside, CA 92506, 714-411-9494
EXHIBIT PREPARED BY: CAC Design, Inc., 1205 N. Redfern Street, Redlands, CA 92350, 714-411-9494
PROJECT INFORMATION: March, 2010
STOCK INFORMATION: stockmailing@comcast.net
EXISTING ZONING: Gas Station, Mini Mart, Auto Repair, Car Wash, C.P.S. page 685, A-7, 2006 Edition
THOMAS BROS. MAP: SITE IS IN THE JURUPA COMMUNITY SERVICES DISTRICT
SOURCE OF CONTOUR LINES: Site Survey and Riv. Co. Flood Control
SPECIAL STUDY ZONES: TO LIQUEFACTION, GEOLOGIC HAZARDS AND NOT IN
SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD & NOT IN FEMA FLOOD PLANE

NO.	DATE	DESCRIPTION
1/10	1/10	ISSUE FOR PERMIT
2/10	2/10	ISSUE FOR PERMIT
3/10	3/10	ISSUE FOR PERMIT

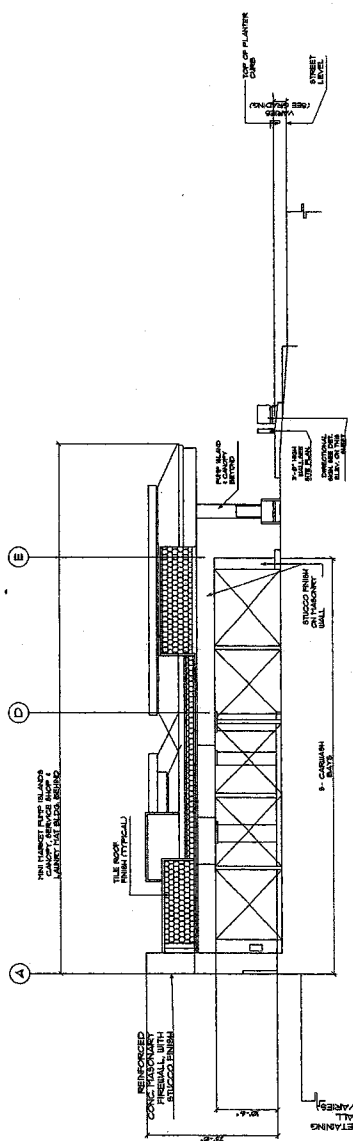


PROJECT:	MISSION BLVD. • JURUPA RD. RIVERSIDE COUNTY, CALIF.
DATE:	NOVEMBER 2008
SCALE:	1" = 200'-0"
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	03162
DRAWING NUMBER:	N/A
DATE:	
SHEET:	P-1

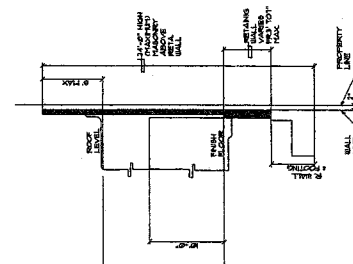
CASE: CUP03190R1
EXHIBIT: A
DATED: 6/07/10
PLANNER: C. HINOJOSA

REVISED CUP 3190

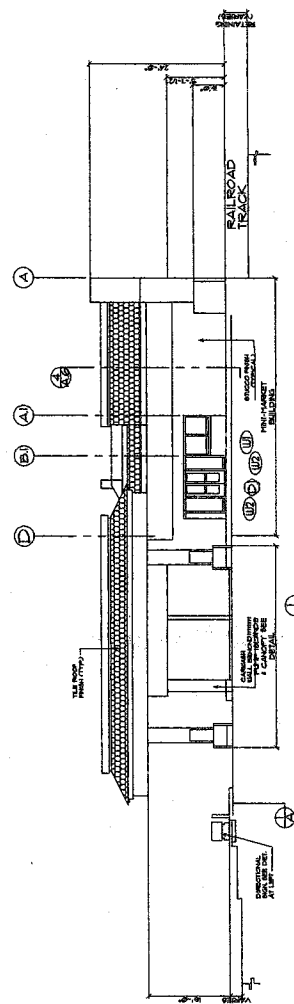
EXHIBIT 'B' ELEVATIONS



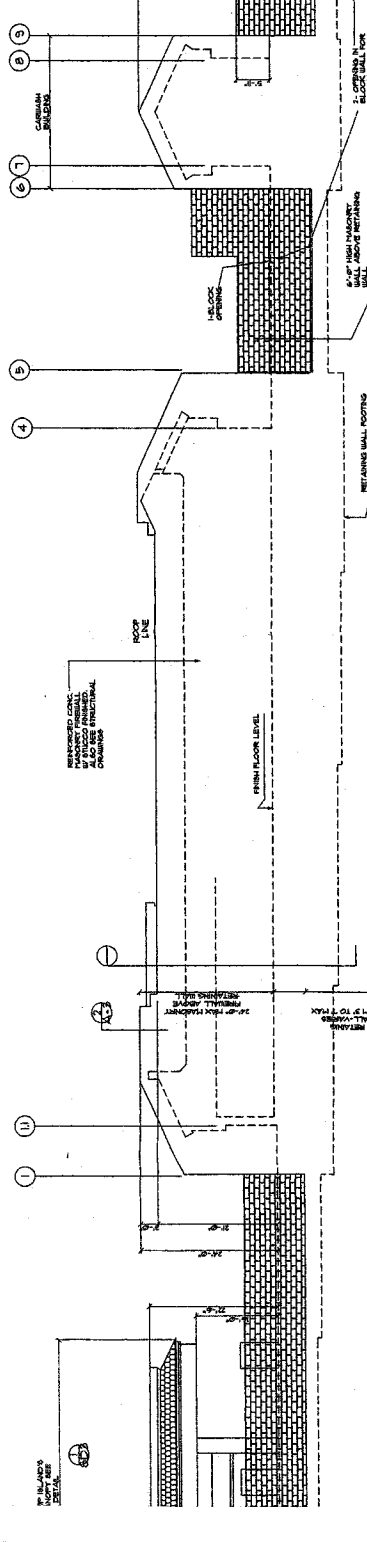
LEFT SIDE ELEVATION



SECTION THRU RETAINING WALL AND EREWALL



RIGHT SIDE ELEVATION



REAR ELEVATION

DIRECTIONAL SIGN ELEVATION

NO.	DATE	REVISIONS

PROJECT
 MISSION BLVD. • JURUPA RD.
 RIVERSIDE COUNTY, CALIF.
 EXISTING ELEVATIONS

DATE: 05/07/10
SCALE: 1" = 10'-0"
OWNER: CUP 3190
PROJECT NUMBER: 07071
SHEET: A-2

CASE: CUP03190R1
 EXHIBIT: B
 DATED: 6/07/10
 PLANNER: C. HINOJOSA

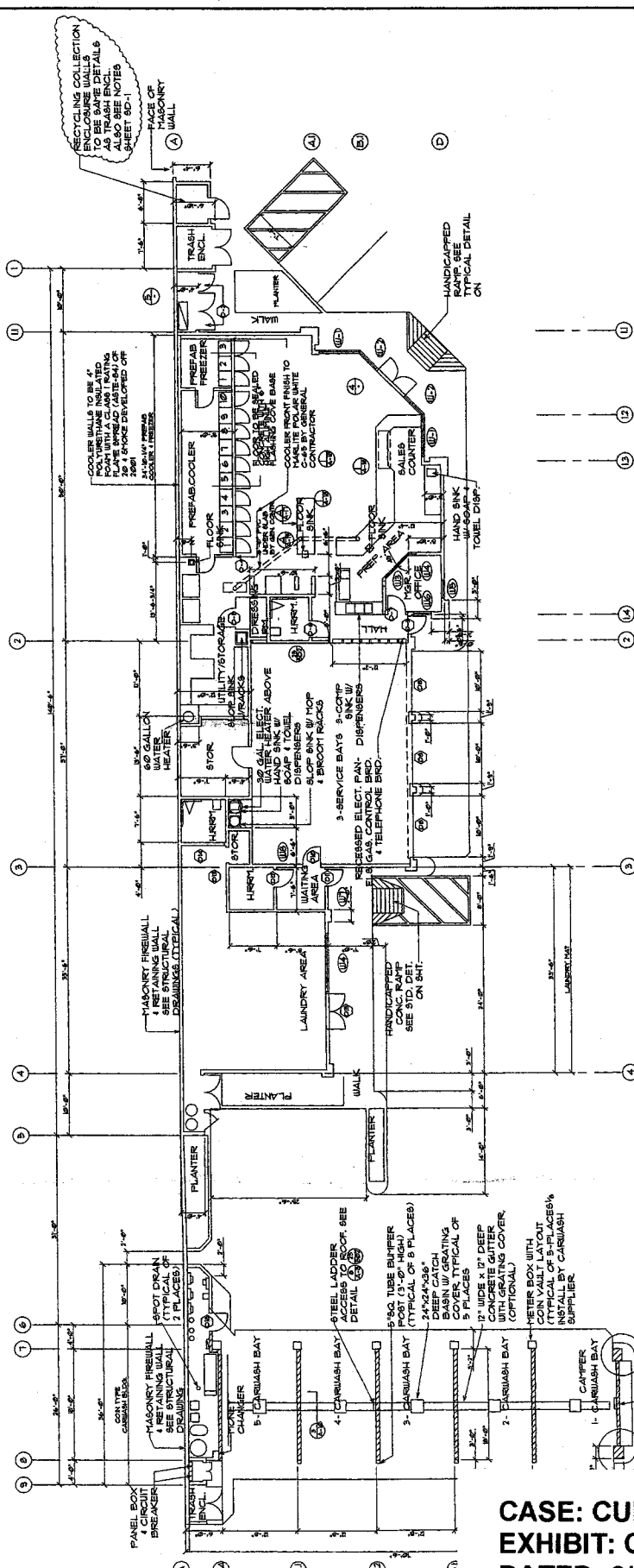
NO.	DATE	REVISIONS

CJC DESIGN, INC.
 2005 N. Highway 81, Suite B, Anaheim, CA 92808
 (714) 771-1100
 www.cjcdesign.com

Excaltibur
 PROJECT: EXISTING FLOOR PLAN
 MISSION BLVD. • JURUPA RD.
 RIVERSIDE COUNTY, CALIF.
 DATE: NOVEMBER, 2000
 SCALE: 1/8" = 1'-0"
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 07071
 DATE ISSUED: N/A
 SHEET: A-1

REVISED CUP 3190

**EXHIBIT 'C'
 FLOOR PLANS**



DETAILED FLOOR PLAN #2

**CASE: CUP03190R1
 EXHIBIT: C
 DATED: 6/07/10
 PLANNER: C. HINOJOSA**

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42311
Project Case Type (s) and Number(s): Conditional Use Permit No. 3190, Revised Permit No. 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955-0972
Applicant's Name: David Berri
Applicant's Address: 22 Shady Lane; Irvine, CA 92603
Engineer's Name: Shackelton Consulting
Engineer's Address: 4649 Brockton Avenue; Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3190, Revised Permit No. 1 proposes the sale of Alcohol Beverages for off premise consumption for the sale of beer and wine to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces approved under CUP03190 and RVP157. - APN: 183-112-054.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 0.78 Gross / Net

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.78	Lots: N/A	Sq. Ft. of Bldg. Area: 8,209	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A		Sq. Ft.: N/A	

D. Assessor's Parcel No: 183-112-054

E. Street References: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 5 West, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north, east and west. Single family residences and commercial retail uses currently surround the project site. Currently on the project site there is an existing 8,209 square foot retail and gas station development. The topography of the area is relatively flat.

Conditional Use Permit No. 3190 proposed a 12 pump auto gas station with a 1,912 square foot mini market, a 5 bay self service car wash, a 3 bay auto service facility, a 867 square foot Laundromat, 37 parking spaces and 4,307 square feet of landscaping area with a total building

area of 5,518 square feet approved by the Riverside County Planning Commission on August 10, 1994.

Conditional Use Permit No. 3190, Revised Permit No. 157 proposed a 5 bay car wash, a 2,200 square foot mini market and a 970 square foot laundromat with a total building area of 5,653 square feet approved by the Riverside County Planning Commission on July 19, 1995. A liquor license was proposed as part of this revision, but the request was withdrawn at the Planning Commission hearing.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) general plan land use designation. The proposed project meets all other applicable land use policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for land use related impacts. Therefore, no new environmental documentation is required.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for circulation related impacts. Therefore, no new environmental documentation is required.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project site. This project will comply with all Multipurpose open space standards set forth in the Jurupa Area Plan. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for open space related impacts. Therefore, no new environmental documentation is required.
4. **Safety:** The proposed project is not located within a special hazard zone (including liquefaction, fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for safety related impacts. Therefore, no new environmental documentation is required.
5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable General Plan Noise element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for noise related impacts. Therefore, no new environmental documentation is required.
6. **Housing:** The project proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The project does not propose the creation of residential lots. The proposed project could potentially induce population growth in the area either directly (e.g.,

by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for housing related impacts. Therefore, no new environmental documentation is required.

7. **Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project meets all other applicable Air Quality element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for air quality related impacts. Therefore, no new environmental documentation is required.

B. General Plan Area Plan(s): Jurupa Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

E. Overlay(s), if any: The Jurupa Valley Redevelopment Project Area

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding

1. **Area Plan(s):** Jurupa

2. **Foundation Component(s):**

To the North: Community Development
To the South: Community Development
To the East: Rural Community
To the West: Community Development

3. **Land Use Designation(s):**

To the North: Light Industrial
To the South: Medium Density Residential
To the East: Low Density Residential
To the West: Commercial Retail

4. **Policy Area(s):**

To the North: N/A
To the South: N/A
To the East: Equestrian Sphere Policy Area
To the West: N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Manufacturing - Service Commercial (M-SC)

To the South: General Residential (R-3)

To the East: One-Family Dwelling (R-1)

To the West: Scenic Highway Commercial (C-P-S)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agriculture & Forest Resources	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Other:
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other:
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Mandatory Findings of
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Negative Declaration (EA36823) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

7/28/2010

Date

Christian Hinojosa, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

RCLIS: Riverside County Land Information System database.
MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.
RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.
EA36823: Environmental Assessment No. 36823

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

08/17/10
08:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3190, Revised Permit No. 1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3190, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer 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 this project.

PLANNING DEPARTMENT

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol & Beverage Control (ABC) 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. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 3190 and Conditional Use Permit No. 3190, Revised Permit No. 157 shall become null and void upon final approval of Conditional Use Permit No. 3190, Revised Permit No. 1 by the County of Riverside.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 24

USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the sale of 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.
- 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.

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer and wine.

10.PLANNING. 26 USE - AGENCY LETTERS RECOMMND

The applicant/permittee shall comply with the requirements set forth in the Riverside County Transportation Department's letter dated 7/19/95, a copy of which is attached. (Amended at PC, 7/19/95)

The applicant/permittee shall comply with the requirements set forth in the Riverside County Health Department, Hazardous Materials Division, letter dated 3/14/95, a copy of which is attached.

Water and sewerage disposal facilities shall be installed in accordance with the requirements set forth in the Riverside County Health Department's letter dated 3/31/95, a copy of which is attached.

Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's letter dated 3/30/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Department of Building and Safety - Grading Section's letter dated 4/03/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Environmental Health Department - Industrial Hygiene Section's letter dated 1/06/93, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Resources Management District's letter dated 3/14/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Regional Park and Open-Space District's letter dated 8/08/95, a copy of which

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 26 USE - AGENCY LETTERS (cont.) RECOMMND

is attached.

10.PLANNING. 27 USE - PARKING PAVING MATERIAL RECOMMND

Thirty-seven (37) parking spaces shall be provided, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety. The regular parking space which is partially overlapped by the adjacent handicapped parking spaces shall not be constructed.

10.PLANNING. 28 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) handicapped parking spaces shall be provided in the locations shown on the APPROVED EXHIBIT A, dated 6/07/10. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, 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."

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.

10.PLANNING. 29 USE - COMPACT PARKING SPACES RECOMMND

A maximum of five (5) parking spaces may be sized for compact cars (8 1/2' X 16') and shall be clearly marked 'COMPACT CARS ONLY'.

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 31 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

10.PLANNING. 32 USE - PLANS SHOWING BIKE RACKS RECOMMND

Class II bicycle racks shall be provided as shown on APPROVED EXHIBIT A, dated 6/07/10.

10.PLANNING. 33 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any structure as shown on APPROVED EXHIBIT A, dated 6/07/10, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 34 USE - TOTAL WASHERS AND DRYERS RECOMMND

The proposed laundromat shall not provide more than 40 machines (washers and dryers) total. (Amended by Planning Commission, 7/19/95)

10.PLANNING. 35 USE - LANDSCAPE REQUIREMENT RECOMMND

A minimum of 7.5 percent of the total parking area shall be landscaped. Additionally, a minimum of 40 percent of the uncovered parking spaces shall be shaded, driveways and interior traffic circulation (aisleways) are excluded.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently

08/17/10
08:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

ADDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

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

DATE: June 8, 2010

TO:

Riv. Co. Transportation Dept.
P.D. Landscaping Section-R. Dyo
Riv. Co. Sheriff's Dept.

Riv. Co. EDA-Redevelopment
2nd District Supervisor
2nd District Planning Commissioner

Jurupa Unified School Dist.

CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – EA42311 – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. This Revised Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 183-112-054 – Related Cases: CUP03190 and CUP03190RVP157

Please review the attached map(s) and/or exhibit(s) for the above-described project. **Please have your comments, questions and recommendations to the Planning Department on or before July 8, 2010.** Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at **(951) 955-0972** or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 403.03**

Report as of 7/6/2010

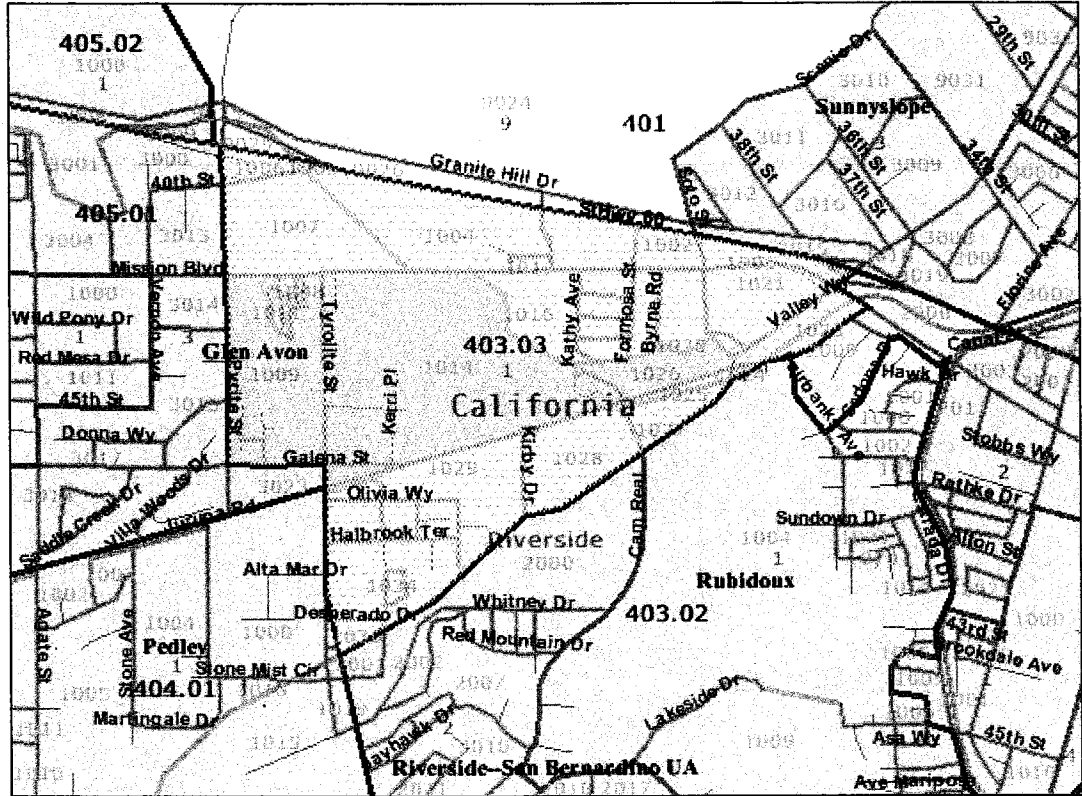
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	209724	ACTIVE	20	8/7/1989	6/30/2010	CIRCLE K STORES INC 8190 MISSION BLVD, STE A RIVERSIDE, CA 92509 Census Tract: 0403.03	CIRCLE K 5063	495 E RINCON ST, STE 150 CORONA, CA 92879-1365	3300
2)	211980	ACTIVE	21	1/17/1989	10/31/2010	CHON, YOUNG KIL 4660 GALENA ST, BLDG 2 STE A RIVERSIDE, CA 92509 Census Tract: 0403.03	EXPRESS LIQUOR		3300
3)	477012	ACTIVE	20	5/19/2009	4/30/2011	B & L FUEL MART INC 6824 VALLEY WAY RIVERSIDE, CA 92509-3422 Census Tract: 0403.03	B&L FUEL MART INC		3300
4)	484075	ACTIVE	21	12/23/2009	9/30/2010	JOE & SAMS INC 7384 MISSION BLVD RIVERSIDE, CA 92509-2916 Census Tract: 0403.03	LOWRS MARKET		3300

--- End of Report ---

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

Census Tract 403.03, Riverside County, California

- Boundaries**
- State
 - '00 County
 - '00 Census Tract
 - '00 Block Group
 - '00 Block
 - '00 Place
 - '00 Place
 - '00 Urban Area
 - '00 Urban Area
- Features**
- Major Road
 - Street
 - Stream/Waterbody
 - Stream/Waterbody



2.8 miles across

Close

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca, Gloria Perez, Brenda Salas

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

DATE: July 27, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Conditional Use Permit 3190, Revision No. 1 [Alcohol License – Rubidoux]

Site Visit: June 21, 2010

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3190, Revision No. 1 proposes an Alcohol Beverage Control License for off-premise consumption in the community of Rubidoux. The project site consists of 0.78 acres located at the southwest corner of Mission Boulevard and Jurupa Road. The site currently has multiple structures on the site, including a gas station/convenience store and car wash. 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 surrounding land uses include a gas station to the west, single family residences to the south and east, and vacant land to the north.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux 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 Rubidoux 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.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Conditional Use Permit 3190, Revision No. 1
July 27, 2010
Page 2

There is another business that also sells alcohol for off-premise consumption within 1000 ft. of the project site.

There is also a church located within 1000 ft. of the project site.

The Redevelopment Agency has no further comments/concerns regarding the proposed project at this time.

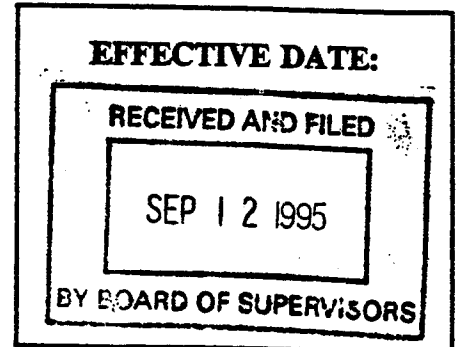
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

REVISED PERMIT NO. 157, AMENDED NO. 1,

CONDITIONAL USE PERMIT NO. 3190

ZONING DISTRICT: RUBIDOUX

APN: 183-112-160



1. STANDARD CONDITIONS

- 1.1 The following conditions of approval are for **REVISED PERMIT NO. 157, AMENDED NO. 1**, and consist of Conditions of Approval 1.1 through 1.8, Conditions of Approval 2.1 through 2.8, Conditions of Approval 3.1 through 3.13, Conditions of Approval 4.1 through 4.13, Conditions of Approval 5.1 through 5.3, Conditions of Approval 6.1 through 6.5, Conditions of Approval 7.1 through 7.7, Condition of Approval 8.1; and pages 1 through 9, inclusive.
- 1.2 The use hereby permitted is to construct an auto service station with a 2,200 square foot convenience market, a 5 bay self service car wash, a 1,223 square foot auto service facility, and an 970 square foot laundromat.
- 1.3 The applicant/permittee shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claims, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning **REVISED PERMIT NO. 157, AMENDED NO. 1**. The County of Riverside will promptly notify the applicant/permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant/permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.
- 1.4 This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to use this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the effective date of the issuance of this permit, this permit shall become null and void.

REVISED PERMIT NO. 157, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 2 OF 9

- 1.5 The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on Exhibit No. "A", Amended No. 1, dated 3-23-95, unless otherwise amended by these conditions of approval.
- 1.6 In the event the use hereby permitted under this permit, a) ceases operation for a period of one (1) year or more, b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.

~~1.7 Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions exhibit shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval. The amended exhibit shall be in substantial conformance with Exhibit A, Amended No. 1, however, the car wash bays shall be removed and the laundromat shall be relocated to the northwest corner of the site. One handicapped parking space shall be relocated, or added, between the service bays and the laundromat. (Deleted by Planning Commission, 7-19-95)~~

- 1.8 Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

2. AGENCY CONDITIONS

- 2.1 The applicant/permittee shall comply with the requirements set forth in the Riverside County Transportation Department's letter dated 4-3-95 ~~7-19-95~~ Amended at PC, 7-19-95 A copy of which is attached.
- 2.2 The applicant/permittee shall comply with the requirements set forth in the Riverside County Health Department, Hazardous Materials Division, letter dated 3-14-95, a copy of which is attached.
- 2.3 Water and sewerage disposal facilities shall be installed in accordance with the requirements set forth in the Riverside County Health Department's letter dated 3-31-95, a copy of which is attached.
- 2.4 Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's letter dated 3-30-95, a copy of which is attached.

REVISED PERMIT NO. 157, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 3 OF 9

- 2.5 The applicant/permittee shall comply with the requirements set forth in the Riverside County Department of Building and Safety - Grading Section's letter dated 4-3-95, a copy of which is attached.
- 2.6 The applicant/permittee shall comply with the requirements set forth in the Environmental Health Department - Industrial Hygiene Section's letter dated 1-6-93, a copy of which is attached.
- 2.7 The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Resources Management District's letter dated 3-14-95, a copy of which is attached.
- 2.8 The applicant/permittee shall comply with the requirements set forth in the Riverside County Regional Park and Open-Space District's letter dated 8-8-94, a copy of which is attached.

3. DEVELOPMENT STANDARD CONDITIONS

All the following conditions shall be satisfied prior to any use allowed by this permit:

- 3.1 Thirty-seven (37) parking spaces shall be provided, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety. The regular parking space which is partially overlapped by the adjacent handicapped parking spaces shall not be constructed.
- 3.2 A minimum of two (2) handicapped parking spaces shall be provided in the locations shown on the approved Exhibit No. "A", Amended No. 1, dated 3-23-95. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, 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.

REVISED PERMIT NO. 157, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 4 OF 9

- 3.3 A maximum of five (5) parking spaces may be sized for compact cars (8½' X 16') and shall be clearly marked "COMPACT CARS ONLY".
- 3.4 Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
- 3.5 Floor plans and building elevations, shall be in substantial conformance with that shown on Exhibit No. "C", Amended No. 1, dated 3-23-95.
- 3.6 Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 3.7 Class II bicycle racks shall be provided as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95.
- 3.8 Prior to the sale of any structure as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.
- 3.9 Parking for this permit was determined primarily on the basis of County Ordinance No. 348, Section 18.12.c.(1) Automotive repair and service shops, Section 18.12.c.(2) Automotive service stations, Section 18.12.c.(3) Automotive washing and cleaning establishments, Section 18.12.c.(14) Freestanding convenience markets, and Section 18.12.c.(35) Self service laundries.
- 3.10 Signage approved under this permit shall be limited to the directional sign shown on Exhibit No. "C". Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.
- 3.11 The proposed laundromat shall not provide more than 34 ~~40~~ machines (washers and dryers) total. ~~Amended by Planning Commission, 7-19-95~~
- 3.12 ~~Prior to Building Permits~~ the developer shall offer for dedication a 10 foot wide easement for a regional trail. This offer shall be made to the County of Riverside. ~~The easement shall be located along Jurupa Road.~~ The applicant, the applicant's successors-in-interest or assignees, shall be responsible for the maintenance of the regional trail easement until such time as the maintenance is taken over by the appropriate maintenance district. ~~Amended by Planning Commission, 7-19-95~~
- 3.13 The concurrent sale of beer and wine along with the sale of motor vehicle fuels shall not be permitted.

4. LANDSCAPING & IRRIGATION CONDITIONS

All the following conditions shall be satisfied on the project's landscaping and irrigation plans:

- 4.1 Prior to the issuance of grading or building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location of all existing planting shall be indicated, and the location, number, genus, species, and container size of all proposed plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.
- 4.2 All parking lots shall be screened from view along the entire perimeter by the construction of either a three foot high and three foot wide earthen berm, or a three foot wide planter with shrubbery that can be maintained at a height of three feet; however, where the parking lots are adjacent to a street right-of-way, the berm or planter shall be five feet in width. In addition, any area within the street right-of-way between the edge of the sidewalk, if any, and the outer edge of the right-of-way shall also be developed as a planter or landscaped area in conjunction with the required five foot planter. Furthermore, the on-site planter width shall be increased to eight feet, excluding curb, for at least 45 feet for every 150 feet of frontage street right-of-way. The planter shall include shrubs, hedges, an other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than 30 inches.
- 4.3 A planter at least five feet wide, excluding curbing, shall be provided adjacent to properties used for residential purposes, or one of the zones described in Ordinance No. 348, Section 18.12.b.6.b.(6)a.3. Within this planter, one screen tree shall be planted at an average of at least every 25 feet on center, in combination with other plants, to provide a dense visual screen.
- 4.4 A minimum of 7.5 percent of the total parking area shall be landscaped. Additionally, a minimum of 40 percent of the uncovered parking spaces shall be shaded, driveways and interior traffic circulation (aisleways) are excluded. Shade tree coverage shall be determined by the approximate crown diameter of each tree at 15 years. Trees shall be a minimum 15 gallon size at planting.
- 4.5 In addition to the other provisions of Ordinance No. 348, Section 18.12., and in accordance with Section 18.12.b.6.b.(6)5.: Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such landscaping shall be protected from automobile traffic by concrete curbs. Additionally, all ends of parking lanes shall have landscaped islands, and shall have a minimum width of five feet, excluding curbs. Furthermore, no parking island planter shall be smaller than 25 square feet, excluding curbing. A six inch high curb with a twelve (12) inch wide walkway shall be constructed along parking island planters.

- 4.6 Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking lot. All landscaping shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.
- 4.7 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.
- 4.8 An automatic irrigation system for all planted areas shall be required.
- 4.9 The applicant/owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- 4.10 The location and dimensions of aisleway areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards adopted by the Planning Commission. The parking layout shall be arranged so as to permit vehicles to move out of the parking area without backing into a street right-of-way. Additionally, all driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be a minimum 24 feet wide.
- 4.11 Parking spaces with a side abutting a wall, fence, building, or other obstruction, shall be 2 feet wider than the standard required width.
- 4.12 A six (6) 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.
- 4.13 The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

5. GRADING CONDITIONS

- 5.1 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 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.
- 5.2 Change of Zone No. 6211 shall be adopted by the Board of Supervisors and shall be effective.
- 5.3 Clearance shall be obtained from the Riverside County Regional Parks and Open Space District prior to the issuance of a grading ~~building~~ permit. ~~Amended by Planning Commission 7-19-95~~

6. BUILDING PERMIT CONDITIONS

Prior to issuance of building permits, all the following conditions shall be satisfied:

- 6.1 **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS** an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.
- 6.2 The applicant shall obtain clearance and/or permits from the following agencies:
- | | |
|---|--|
| County Transportation Department | County Planning Department |
| County Health Department | County Regional Parks and Open Space District |
| County Fire Department | Riverside County Waste Resources Management District |
| South Coast Air Quality Management District | |
- Written evidence of compliance shall be presented to the Land Use Division of the Planning Department.
- 6.3 No building permits shall be issued by the County of Riverside for any commercial/ industrial/manufacturing developments within the project boundary until the developer, or the developer's successors-in-interest, provide evidence of compliance with the Jurupa Community Plan's public facility financing measures. A cash sum of four-hundred and ten dollars (\$410.00) per acre of development shall be deposited with the Riverside County Department of Building and Safety as mitigation for impacts upon law enforcement services (Sheriff services).
- 6.4 Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department

of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

- 6.5 All fencing and/or walls shall incorporate anti-graffiti coatings, where applicable.

7. FINAL BUILDING INSPECTION/OCCUPANCY CONDITIONS

Prior to final building inspection or issuance of occupancy permits, whichever occurs first, all the following conditions shall be satisfied:

- 7.1 Walls shall be constructed as shown on Exhibit No. "A", Amended No. 1, dated 3-23-95. The required walls shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director.
- 7.2 Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be six feet in height and shall be made with masonry block and a solid gate, which screens the bins from external view.
- 7.3 All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
- 7.4 The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.
- 7.5 Any existing outdoor advertising displays, signs or billboards shall be removed.
- 7.6 Wall and/or fence locations shall be in conformance with Exhibit No. "A", Amended No. 1, dated 3-23-95.
- 7.7 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.

8. SCHOOL MITIGATION

8.1 Impacts to the Jurupa Unified School District will be mitigated in accordance with California State law.

Project Planner: Michael A. Freitas Date: 9-28-95
Michael A. Freitas, Senior Planner

G:VTM2\CUPARVP157C

MAF

Created: 5/17/95

Revised: 7/20/95



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Transportation Department

David E. Barnhart
Director of Transportation

July 19, 1995
~~April 3, 1995~~
~~December 13, 1994~~
~~May 31, 1994~~

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501

(Convenience Market/Service Station)
RE: Conditional Use 3190 - Amend #2
Team 1 - Supv. Dist. #2 -
Township 2 South, Range 5 West,
Sections 7 and 8
* As Amended at B.O.S. 12/13/94
RVP #157 - Amend #1 4/3/95
** As Amended at P.C. 7/19/95

Ladies and Gentlemen:

The Transportation Planning staff has reviewed a traffic study for the above referenced project. The study has been prepared in accordance with County approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the intersection of Mission Boulevard and Jurupa Road (which will require additional construction for mitigation at the time of development).

The Comprehensive General Plan circulation policies require a minimum Level of Service "C." As such the proposed project is consistent with this General Plan Policy.

~~*1. Prior to issuance of building permits, the intersection of Mission Boulevard and Jurupa Road must be programmed for improvement with funding assured to construct right out only channelization and signage controls at the Jurupa Road entrance of Mission Boulevard to prevent left turns onto Mission Boulevard, or as approved by the Transportation Department.~~

** Prior to occupancy the intersection of Mission Boulevard and Jurupa Road shall be improved to provide the following intersection geometrics, including any needed widening:

* As Amended at B.O.S. 12/13/94
** As Amended at P.C. 7/19/95

Northbound: one left turn lane and one right turn lane
Eastbound: two through lanes and one left turn lane
Westbound: lengthen and improve the left turn lane including any modifications necessary for the median and drainage to facilitate left turn movements at the intersection.

- *2. ~~Limit access entering and leaving the site at Mission Boulevard to right-in, right-out turns only and install signage accordingly.~~

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and the following conditions 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 Planning Engineer's Office.

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

3. No additional onsite right-of-way shall be required on Mission Boulevard since adequate right-of-way exists.
4. Sufficient public street right-of-way shall be provided along Jurupa Road to establish a 39 foot half width right-of-way including standard corner cutback.
5. The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Mission Boulevard. THE APPLICANT SHALL APPLY UNDER SEPARATE APPLICATION with the County Surveyor for a conditional vacation of Mission Boulevard, and receive a Board of Supervisors decision, prior to use case approval. Should the Board of Supervisors fail to approve said vacation request, the applicant shall redesign the project, utilizing the existing rights-of-way.

* As Amended at B.O.S. 12/13/94

** As Amended at P.C. 7/19/95

The Board of Supervisors action regarding this vacation approval/denial shall be included in the findings and conclusions for the use case approval.

6. Prior to issuance of a building permit or any use allowed by this permit, the developer shall deposit with the Riverside County Transportation Department the sum of \$3,300.00 towards mitigating traffic impacts for signal requirements.

This amount represents 1.31 acres at \$2,500.00 per gross acre = \$3,300.00.

7. Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

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

8. Mission Boulevard is a County maintained road and shall be improved with concrete curb and gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Planning Engineer within a 55 foot half width dedicated right-of-way in accordance with County Standard No. 100.
9. Jurupa Road is a County maintained road and shall be improved with concrete curb and gutter located 28 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Planning Engineer within a 39 foot half width dedicated right-of-way in accordance with County Standard No. 111.
- ~~*9a. Prior to occupancy or any use allowed by this permit, the applicant shall be responsible for the design and construction costs of a signal light at the intersection of Jurupa Road and Mission Boulevard or, should the Transportation Department find it necessary to close said intersection, the applicant shall design and construct a knuckle at the intersection of Jewel Street and Jurupa Road to prevent direct access to Mission Boulevard from Jurupa Road. Said improvements shall be concrete curb and gutter and sidewalk in accordance with Ordinance 461.~~

* As Amended at B.O.S. 12/13/94

** As Amended at P.C. 7/19/95

Conditional Use 3190 - Amend #2

~~May 31, 1994~~ ~~December 13, 1994~~ ~~April 3, 1995~~ July 19, 1995

Page 4

10. 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 Planning Engineer. Completion of road improvements does not imply acceptance for maintenance by County.
11. Install street lights along the streets associated with the development in accordance with the standards of County Ordinances 460 and 461 and County procedures. For specific case requirements, contact the Riverside County Transportation Department, Traffic and Safety Division. The County Service Area (CSA) Administrator determines whether the development is within an existing assessment district. If not, the land owner shall file immediately after receiving tentative approval, for an application with LAFCO for annexation into or creation of a County Service Area pursuant to Governmental Code Section 56000. PRIOR TO OCCUPANCY, the landowner shall receive and provide a Certificate of Completion from LAFCO.
12. A signing and striping plan is required for this project. The applicant 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.
13. Any landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Planning Engineer and assurance of continuing maintenance through the establishment of a landscape maintenance district/maintenance agreement or similar mechanism as approved by the Transportation Planning Engineer. Landscape plans shall be submitted on standard County Plan sheet format (24" x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

Sincerely,



Edwin Studor
Transportation Planning Manager

RG:wob



COUNTY OF RIVERSIDE • HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

RVP 157

March 14, 1995

Michael A. Freitas
Development Review Team
Revised Permit #157, CUP 3190

Construction plans for the underground storage tanks (UST's) must be reviewed and approved by the Hazardous Materials Division prior to the installation of the UST's system. An installation permit must be obtained prior to any construction of the tank system after the plans are approved. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's and the storage of hazardous materials prior to the operation of the facility.

The operator of the vehicle maintenance business will need to obtain the Hazardous Materials Division permits prior to operation of the business.

If dry cleaning will be done at the proposed laundry mat, the operator will need to contact the South Coast Air Quality Management District for equipment approval and permit. Prior to operation, a hazardous material and a hazardous waste permit will be required from the Hazardous Materials Division.

Doug Thompson

Hazardous Materials Specialist
Hazardous Materials Division
(909) 358-5055

Post-it Fax Note	7671	Date	3-14-95	# of pages	1
To	Michael Freitas	From	Doug Thompson		
Co./Dept.	Planning	Co.	Haz Mat Div.		
Phone #	275 3296	Phone #	358 5055		
Fax #	275 3157	Fax #	358 5017		

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: March 31, 1995

TO: COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ATTN: Michael Freitas 4M

FROM: MARGARET LORING, Environmental Health Specialist II
ML 4/3/95

RE: CONDITIONAL USE PERMIT NO. 3190, AMENDED NO. 1, REVISED
PERMIT NO. 157

1. The Department of Environmental Health has reviewed the Conditional Use Permit No. 3190, Amended No. 1, Revised Permit No. 157 and **have no objections.**
2. Our comments will remain as stated in our letter dated 01-05-94.

ML:dr
(909) 275-8980


APR 1 1995

RIVERSIDE COUNTY
PLANNING DEPARTMENT

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: January 5, 1994

TO: RIVERSIDE COUNTY PLANNING DEPT.
ATTN: David Mares
FROM: 
SAM MARTINEZ, Environmental Health Specialist IV
RE: CONDITIONAL USE PERMIT NO. 3190

The Department of Environmental Health has reviewed the Conditional Use Permit No. 3190 and has no objections. Sanitary sewer and water services should be available in this area.

PRIOR TO ANY BUILDING PLAN REVIEW for health clearance, the following items are required:

1. "Will-serve" letters from the appropriate water and sewerage agencies.
2. Three complete sets of plans for each food establishment will be submitted, including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law. For specific reference, please contact Food Facility Plan examiners at (909) 358-5172.
3. A clearance letter from the Hazardous Services Materials Management Branch (909) 358-5055 will be required indicating that the project has been cleared for:
 - a. Underground storage tanks, Ordinance #617.3
 - b. Hazardous Waste Generator Services, Ordinance #615.2
 - c. Hazardous Waste Disclosure (in accordance with Ordinance #651.1)
 - d. Waste reduction management

SM:dr
(909) 275-8980-8980

NOTE: Any current additional requirements not covered, can be applicable at time of Building Plan review for final Department of Environmental Health clearance.



J. M. HARRIS
FIRE CHIEF

RIVERSIDE COUNTY FIRE DEPARTMENT

210 WEST SAN JACINTO AVENUE • PERRIS, CALIFORNIA 92570 • (909) 657-3163

March 30, 1995

TO: PLANNING DEPARTMENT
ATTN: Michael Freitas
RE: Revised Permit 157, Amended #1 to CUP 3190

With respect to the conditions of approval regarding the above referenced plan, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. The Fire Department is required to set a minimum fire flow for the remodel or construction of all commercial buildings using the procedure established in Ordinance 546.
2. Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.
3. Super fire hydrant(s) (6x4 x 2 1/2 x 2 1/2) shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along vehicular travel ways.
4. Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.
5. Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system plans to the Fire Department for review. 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."

CUP

Page 2

6. Prior to the issuance of building permits, the developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.25 cents per square foot as mitigation for fire protection impacts.

THE APPLICANT/DEVELOPER SHALL BE IN COMPLIANCE WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

EXIT SIGNS

7. Floor - Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

FIRE LANES

8. Prior to final for occupancy 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.
9. 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" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
10. Applicant or Developer shall be responsible for obtaining underground and aboveground fuel and waste oil tank permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.
11. Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

All questions regarding the meaning of conditions shall be referred to the Riverside County Fire Department Planning Division staff.

RAYMOND H. REGIS
Chief Fire Department Planner

By  -
Daniel Wagner
Fire Safety Specialist

EMP:



COUNTY OF RIVERSIDE

DEPARTMENT OF BUILDING AND SAFETY

Administration
Thomas H. Ingram, Director

APRIL 3, 1995

TO: MICHAEL FREITAS, PLANNING DEPARTMENT

RE: REVISED PERMIT #157 AMENDED #1 TO CONDITIONAL USE PERMIT 3190

The Grading Division has reviewed a conceptual grading plan for this revised permit. The plan, now reflects a similar grading concept as the one originally approved as C.U.P. 3190 Amended #2. Therefore, the Grading Division will recommend approval of this application if the following conditions are included.

Deletion of any of these conditions without written consent of the Grading Division will void our approval.

GENERAL GRADING CONDITIONS:

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County.

All grading shall be designed to provide the same drainage concepts as those approved in the Grading Division's letter of May 25, 1994 for C.U.P. 3190 Amended #2

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

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM, THIS PROJECT SHALL COMPLY WITH THEM.

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

During the actual grading, all necessary measures to control dust shall be implemented by the developer.

All graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the Riverside County Geologist.

Geotechnical/soils reports shall be submitted to the County Geologist for 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. A pregrading meeting, certifications, approvals and inspection procedures will be implemented per the COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY GRADING INSPECTION PROCESS.*

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows.

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

All parking areas shall conform to Ordinance 457, Section 4, J, 10.

GRADING CONDITIONS TO BE FULFILLED PRIOR TO ISSUING A GRADING PERMIT:

Prior to commencing any grading in excess of 50 cubic yards, the applicant shall obtain a grading permit and approval to construct from the Building and Safety Department.

Landscape plans are to be signed by a registered landscape architect and bonded per the requirements of ordinance 457, see form 284-47.

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety department.

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. Additionally, if the location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and approval.

It shall be the sole responsibility of the owner/applicant to obtain any and all required easements and/or permissions in order to construct this project. If they can not be obtained, the county's conditional approval shall become null and void.

GRADING CONDITIONS TO BE FULFILLED PRIOR TO ISSUING A BUILDING PERMIT:

Prior to issuance of any building permit, the property owner shall obtain a grading permit and approval to construct from the Grading Division of the Building and Safety Department.

The proposed retaining walls, shown on the conceptual grading plan, will require separate permits and shall be designed by a registered civil engineer - unless they conform to the County Standard Retaining Wall designs shown on Building and Safety Department form 284-197.

GRADING CONDITIONS TO BE FULFILLED PRIOR TO FINAL OCCUPANCY APPROVAL:

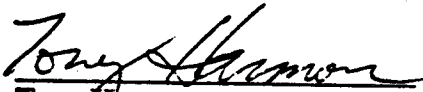
Plant and irrigate all slopes greater than or equal to 3 'in vertical height with grass or ground cover. Slopes that exceed 15'in vertical height are to be provided with shrubs and/or trees per county ordinance 457, see form 284-47.

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457, Section IV, J, 10.

Respectfully,

TRANSPORTATION AND LAND MANAGEMENT AGENCY
FRANKLIN E. SHERKOW, AGENCY DIRECTOR

DEPARTMENT OF BUILDING AND SAFETY



Tony Harmon
Principal Engineering Technician



COUNTY OF RIVERSIDE • HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: January 06, 1993

To: Riverside County Planning Department
4080 Lemon Street, 9th floor
Riverside, CA 92501

From: William D. Redden, CIH *WR*
Supervising Industrial Hygienist
Department of Environmental Health
County of Riverside, Health Services Agency
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (909) 358-5050
Fax: (909) 358-4529

Report Written by: Steven Uhlman, REHS, IHIT
Industrial Hygienist
Riverside County, Department of Health

Project Reviewed: GPA 360, CUP 3190, CS 6211
APN: 180-112-016

Reference Number: 93-674-006

Applicant: Hussein M. Berri
8482 Westminster Ave.
Westminster, CA 92683

Noise Consultant: George E. Leighton
146 E. Emerson
Orange, CA 92665
Phone: (714) 282-0812
Fax: (714) 282-7765

Review Stage: First Review

Information Provided: Acoustical Analysis Report for Community Noise
Compliance of Proposed Self-Service Car Wash
Corner: Mission Blvd. & Jurupa Rd., Riverside
County, CA, 12/15/92.

تاريخ
JAN 18 1994

RIVERSIDE COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH

Noise Standards:

1. The projected acoustical impact of a stationary noise source on the exterior of an affected property must not exceed a 10 minute L_{eq} of 45 dB(A) between the hours of 10:00 p.m. to 7:00 a.m. (nighttime). For daytime hours (between 7:00 a.m. and 10:00 p.m.), a 10 minute L_{eq} ceiling of 65 dB(A) has been established.
2. The noise standards set fourth in above criteria shall be reduced by 5 dB(A) where it is projected that pure tone noise will be generated. A pure tone shall exist if the one-third octave band sound pressure level in the bandwidth of the tone exceeds the arithmetic average of the sound pressure levels on the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above, by 8 dB for center frequencies between 160 and 400 Hz, and by 15 dB for center frequencies less than or equal to 125 Hz.

Findings:

The consultant's acoustical report is acceptable.

Recommendations:

1. Six foot noise barrier - The acoustical report states that a 6 foot masonry wall will be constructed along the outer perimeter of the carwash lot boundary. As long as this wall runs along the full length of the western boundary, noise will be adequately attenuated on the adjacent residential lot.

This wall is to be erected so that the top extends at least 6 feet above the finished grade of the carwash lot and will be sited as indicated in the Consultant's report. This wall will be constructed and maintained as a noise barrier.

 **Riverside County**
Waste Resources Management District

Robert A. Nelson, Chief Executive Officer

MAR 2 1995

RIVERSIDE COUNTY

March 14, 1995

Reference: Conditional Use Permit 3190, Revised Permit 157

Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 requires that beginning in 1994, adequate areas for collecting and loading recyclable materials be provided in commercial, industrial and residential development projects. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to Riverside County Waste Resources Management District (District) for review and approval. The storage area for recyclable materials shall comply with the following standards:

1. The design, construction and location of recycling areas shall not conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation or safety and shall be designed to be architecturally compatible with affected structures and existing topography;
2. The recycling storage areas shall be conveniently located at or near solid waste collection areas, where feasible, but maintain adequate separation, fencing and landscaping to ensure that adjacent areas are not impacted by any associated noise, odor, vectors or glare from the storage areas;
3. The recycling storage areas, bins and containers shall be adequate in capacity number and distribution to achieve fifty per cent recycling of the total waste generated by the project;
4. The recycling storage areas shall be sufficiently protected from rain which might render the collected materials unmarketable and shall be secure from theft;
5. Collection vehicles and personnel shall have unobstructed access to the storage area; and,
6. 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.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

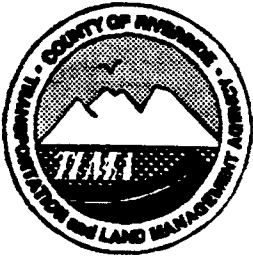
Signature



Name and Title: Kimberly Jarrell Johnson, Planning Consultant

Telephone: (909)275-4391

In House Information
Case# 618



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Building and Safety Department



T. H. Ingram
Director

April 5, 1995

Riverside County Planning Department
Attention: Michael Freitas

Re: RVP 157 (CUP 3190)

The Plan Check Division of the Department of Building and Safety has the following comment: All information has been shown to our satisfaction; D.R.T. clearance is authorized.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Luhmann".

Tom Luhmann
D.R.T. Plan Review Coordinator

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

AK 30 1995
AR 1995

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Regional Team No. 2
MICHAEL FREITAS

Re: CUP 3190
REVISED PERMIT No. 157
AMENDED No. 1

Area: RUBIDOUX

We have reviewed this case and have the following comments:

- Except for nuisance nature local runoff which may traverse portions of the property the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.
- The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.
- This project is in the _____ Area drainage plan fees shall be paid in accordance with the applicable rules and regulations.
- The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.
- The District's report dated _____ is still current for this project.
- The District does not object to the proposed ^{revised permit.} ~~minor change.~~
- This project is a part of _____. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans.
- The attached comments apply.

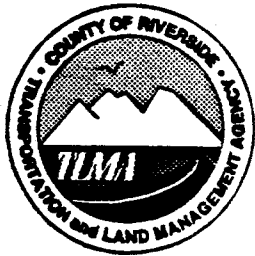
Very truly yours,

Stuart T. Kild
DUSTY WILLIAMS
Senior Civil Engineer

DATE: 3-30-95

c: SARABIA & ASSOCIATES

SEM



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Building and Safety Department
MEMORANDUM

T. H. Ingram
Director

TO: Michael A. Freitas
Planning Department

DATE: March 8, 1995

FROM: Jim Monroe, Senior Code Enforcement Officer

RE: Case No.: Revised Permit #157 to Conditional Use Permit 3190
Address: Mission Blvd.
APN: 183-112-016

MAR - 9 1995

"RIVERSIDE COUNTY"

Code Enforcement has no comment regarding this case transmittal.

Administration • 4080 Lemon St., 9th Floor • P.O. Box 1440, Riverside, CA 92502 • (909) 275-2000 • FAX (909) 275-2010

4080 Lemon St., 2nd Floor

P. O. Box 1629
Riverside, CA 92502-1629

(909) 275-1800 • FAX (909) 275-1806

7973 Country Club Dr.,

Bermuda Dunes, CA 92201
(619) 863-8271 • FAX (619) 863-7015

1370 State St. #A,

San Jacinto, CA 92583
(909) 654-7855 • FAX (909) 654-2805

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

DATE: June 8, 2010

TO:

Riv. Co. Sheriff's Dept.
Riv. Co. EDA-Redevelopment

2nd District Supervisor
2nd District Planning Commissioner

Jurupa Unified School Dist.

CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – EA42311 – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. This Revised Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 183-112-054 – Related Cases: CUP03190 and CUP03190RVP157

Please review the attached map(s) and/or exhibit(s) for the above-described project. **Please have your comments, questions and recommendations to the Planning Department on or before July 8, 2010.** Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 6/14/10

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03190R1 DATE SUBMITTED: 4/26/10

APPLICATION INFORMATION

Applicant's Name: DAVID BERRI E-Mail: _____

Mailing Address: 22 SHADY LANE
IRVINE CALIF 92603
City State ZIP

Daytime Phone No: (714) 501-3918 Fax No: (____) _____
Doug Shackleton

Engineer/Representative's Name: SHACKELTON CONSULTING E-Mail: SHACKCONSULT@
gmail.com

Mailing Address: 4649 BROCKTON AVE
RIVERSIDE CALIF 92506
City State ZIP

Daytime Phone No: (951) 784-7403 Fax No: (951) 369-4039

Property Owner's Name: HUSSEIN BERRI E-Mail: _____

Mailing Address: 6750 MISSION BLVD.
RIVERSIDE CALIF. 92509
City State ZIP

Daytime Phone No: (714) 414-9494 Fax No: (____) _____

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

David Berri

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

HUSSEIN BERRI

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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:

Assessor's Parcel Number(s): 183 - 112 - 054

Section: 8 Township: 2S Range: 5W

Approximate Gross Acreage: .78 ACRE

General location (nearby or cross streets): North of Jurupa Rd., South of Valley Wy, East of Fairbanks Ave West of 60 FRwy

Thomas Brothers map, edition year, page number, and coordinates: 645-A7; 2004

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):

This proposal is to add the sale of beer & wine for off-site consumption to an existing operating mini-mart, gas station car wash. No singles will be sold, only pre-packed multi unit quantities will be sold. There will be NO site change.

Related cases filed in conjunction with this request:

PCORN

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

If yes, provide Case No(s). *CUP 3190* (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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: *N/A*

Estimated amount of fill = cubic yards *N/A*

Does the project need to import or export dirt? Yes No *N/A*

Import _____ Export _____ Neither _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

How many anticipated truckloads? _____ N/A _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) BLDG PAD 5518 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) _____

Date

9-17-09 ✓

Owner/Representative (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Project File No.	
Project Name:	
Project Location:	
Project Description	

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 ¹ 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<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 ² 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 ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly to the 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 commingling 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 type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The 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.

³The most recent CWA Section 303(d) list can be found at 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.

NOTE.

This is an existing facility operating under approved CUP 3190. NO Site changes are needed or proposed. The only change will be to add the sales of beer & wine inside the mini-mart bldg.

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

**APPLICATION FOR DETERMINATION OF PUBLIC
NECESSITY & CONVENIENCE**

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

HR02121

CASE NUMBER: CU-P-03190-R1

DATE SUBMITTED: 4/26/10

APPLICATION INFORMATION

Applicant's Name: DAVID BERRI

Mailing Address: 22 SHADY LANE

IRVINE

Street

CA

State

92603

ZIP

Daytime Phone No: (714) 801-3918

Fax No: () _____

Engineer/Representative's Name: DOUG SHACKELTON
SHACKELTON CONSULTING

E-Mail: SHACKCONSULT@gmail.com

Mailing Address: 4649 BROCKTON AVE

Street

RIVERSIDE

CA

State

92506

ZIP

Daytime Phone No: (951) 784-7403

Fax No: (951) 369-4039

Property Owner's Name: HUSSEIN BERRI

E-Mail: _____

Mailing Address: 22 SHADY LANE

Street

IRVINE

CA

State

92603

ZIP

Daytime Phone No: (714) 801-3918

Fax No: () _____

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

APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

PROJECT INFORMATION

Proposal (Describe Project/Ordinance No. 348 Reference No.):

TO ADD THE SALE OF BEER & WINE TO AN
EXISTING GAS STATION, CARWASH CONVENIENCE STORE
WITH NO PHYSICAL CHANGES TO THE SITE OR STRUCTURES.

Identify the particular type of license is being sought from the ABC: SALE FOR OFF-SITE
CONSUMPTIONS - NO SINGLES

Related cases or underlying case: CUP 03190

PROPERTY INFORMATION

Assessor's Parcel Number(s): 183-112-054

Section: 8 Township: 2S Range: SW

Approximate Gross Acreage: .78 ACRES

General location (nearby or cross streets): North of JURUPA RD., South of
VALLEY WAY, East of _____, West of 60 FWY

Thomas Brothers map, edition year, page number, and coordinates: 645-A7-2004

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.

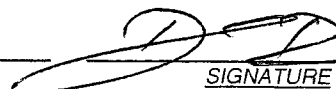
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

David Berni

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

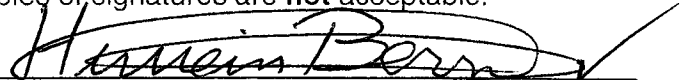
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable). Use additional sheets as necessary.

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

HUSSEIN BERRI

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

THE DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. Preferably a copy of a grant deed of each property involved, if available.
3. One exhibit (map) of the Census Tract the project site is located (with the project site identified, as well as the location of all other licensed facilities within said Census Tract.)
4. One Exhibit (map) with the project site identified, as well as the location of any church, school (public, private, day care), and playground or park within a 1 mile radius of the project site. The Exhibit shall also provide a 1/2 mile radius circle to help determine the proximity of said facilities to the proposed project site.
5. Applicable deposit-based fees.

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

6750 MISSION BLVD
RUBIDOUX CA 92509

LICENSE TYPE: OFF SALE

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District: _____

Total number of reporting districts: _____

Total number of offenses: _____

Average number of offenses per district: _____

120% of average number of offenses: _____

Total offenses in district: _____

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 0403.03

Population: _____ / County Ratio _____

Number of licenses allowed: 2

Number of existing licenses: 2

Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three time publication required: Yes / No

Person Taking Application

Investigator

Supervisor

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – No New Environmental Documentation Required – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. – APN: 183-112-054 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 15, 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 Christian Hinojosa Project Planner, at 951-955-0972 or e-mail chinojos@rctlma.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.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/6/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3190R1 For

Company or Individual's Name Planning Department

Distance buffered 600' 1000'

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

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

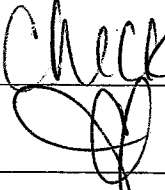
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by:

exp: 1-6-201

1000 feet buffer



Selected Parcels

174-290-022	174-290-023	183-112-056	183-171-001	183-160-039	183-172-009	183-101-003	183-140-003	177-091-011	177-092-011
183-171-014	177-092-004	183-112-028	174-290-020	183-101-005	183-101-004	183-172-012	183-172-002	183-171-005	174-302-021
174-302-022	174-302-026	174-302-027	174-302-029	174-302-031	174-302-016	183-182-028	183-160-017	183-160-018	183-150-002
183-173-001	183-112-017	183-112-002	183-160-011	183-160-027	177-091-009	183-171-013	183-171-012	183-171-008	183-112-008
183-112-059	183-112-009	174-290-021	183-112-027	183-112-026	183-160-026	183-172-010	177-091-010	174-290-019	183-171-003
177-092-010	183-101-013	183-101-001	183-172-003	183-112-011	183-112-060	183-112-057	183-112-055	183-160-003	183-160-013
183-112-048	183-171-002	183-182-026	183-172-008	174-290-025	174-302-015	183-112-019	183-171-007	183-160-040	183-112-035
183-112-036	177-091-012	183-150-034	183-112-003	183-101-023	183-160-019	183-112-054	183-101-021	177-092-006	183-112-001
183-111-008	183-172-006	177-100-001	183-173-002	183-112-004	183-101-018	174-302-014	183-160-010	183-160-037	183-101-035

rst 90 parcels shown



1,100 550 0 1,100 Feet

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

APN: 174290023, ASMT: 174290023
79 GRANITE HILL LAND TRUST
C/O TAX SERVICE
P O BOX 199
RANCHO CUCAMONGA CA 91730

APN: 177091011, ASMT: 177091011
ANN THERESE MILLER
3683 EDGEHILL DR
RIVERSIDE CA. 92509

APN: 183112056, ASMT: 183112056
ADOLFO LLAMAS
7031 JURUPA RD
RIVERSIDE CA 92509

APN: 177092011, ASMT: 177092011
ANTHONY MEJIA
6686 36TH ST
RIVERSIDE CA. 92509

APN: 183171001, ASMT: 183171001
ALAN S PEKARCIK, ETAL
220 NEWPORT CTR 11 NO 309
NEWPORT BEACH CA 92660

APN: 183171014, ASMT: 183171014
ANTHONY MORA
6868 JURUPA RD
RIVERSIDE CA. 92509

APN: 183160039, ASMT: 183160039
ALEJANDRA ROMERO
60 PEARL ST
RIVERSIDE CA. 92509

APN: 177092004, ASMT: 177092004
ANTONIO MORALES
3688 EDGEHILL DR
RIVERSIDE CA. 92509

APN: 183172009, ASMT: 183172009
ALFONSO CORTEZ, ETAL
6799 SEDONA DR
RIVERSIDE CA. 92509

APN: 183112028, ASMT: 183112028
ANTONIO P SILVA, ETAL
6973 JURUPA RD
RIVERSIDE CA. 92509

APN: 183101003, ASMT: 183101003
ALFREDO D ULLOA, ETAL
7021 VALLEY WAY
RIVERSIDE CA. 92509

APN: 174290020, ASMT: 174290020
ARLIE W KIBBIE, ETAL
6848 37TH ST
RIVERSIDE CA 92509

APN: 183140003, ASMT: 183140003
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C/O RICHARD AYALA
17386 LA SERENA CRT
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8431 WHITNEY DR
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APN: 183182028, ASMT: 183182028
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RIVERSIDE CA. 92509

APN: 177091009, ASMT: 177091009
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APN: 183171008, ASMT: 183171008
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C/O JACK CREGER
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HUNTINGTON BEACH CA 92646

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APN: 174290019, ASMT: 174290019
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APN: 183112009, ASMT: 183112009
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APN: 177092010, ASMT: 177092010
DESIDERIO ALVAREZ
3556 NOVACK
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APN: 183112026, ASMT: 183112026
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APN: 183101001, ASMT: 183101001
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APN: 183172003, ASMT: 183172003
ELDRIDGE ROBERT KENNETH & MARGIE L TRUST, ET,
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RIVERSIDE CA. 92509

APN: 183172010, ASMT: 183172010
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RIVERSIDE CA. 92509

APN: 183112055, ASMT: 183112055
EMPIRE WATER CORP
25 ORCHARD RD
LAKE FOREST CA 92630

APN: 174290025, ASMT: 174290025
GARY GLEN DENTON, ETAL
12396 PIPELINE
CHINO CA 91710

APN: 183160003, ASMT: 183160003
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C/O BANK OF AMERICA
190 QUEEN ANNE N STE 400
SEATTLE WA 98109

APN: 174302015, ASMT: 174302015
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6836 37TH ST
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RIVERSIDE CA. 92509

APN: 183112019, ASMT: 183112019
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APN: 183112048, ASMT: 183112048
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RIVERSIDE CA. 92509

APN: 183160040, ASMT: 183160040
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6965 PEARL ST
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APN: 183182026, ASMT: 183182026
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APN: 183112003, ASMT: 183112003
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C/O JUAN CARLOS JIMENEZ
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COTO DE CAZA CA 92679

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C/O SANDRA PREND
3594 CASTLE REAGH PL
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APN: 183101012, ASMT: 183101012
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