

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10. EVERY. 2                      USE - HOLD HARMLESS (cont.)

RECOMMND

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 3665 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-4) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-4) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-36) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-12) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT P = Photometric Plan for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT S = Sign Program (Sheets 1-9) for Conditional Use Permit No. 3665, dated May 19, 2011.

APPROVED EXHIBIT W = Wall Plan for Conditional Use Permit No. 3665, dated May 19, 2011.

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG

RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.BS GRADE. 7                      USE - EROSION CNTRL PROTECT                      RECOMMND

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 1, to May 31.

10.BS GRADE. 8                      USE - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10                      USE - SLOPE STABL'TY ANLYS                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                      USE - SLOPE SETBACKS                      RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                      USE - SLOPES IN FLOODWAY                      RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.BS GRADE. 14                   USE - SLOPES IN FLOODWAY (cont.)                   RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 17                   USE - PVT RD GRADG PMT                   RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18                   USE - OFFST. PAVED PKG                   RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20                   USE - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCSD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit#3665 is proposing Rubidoux Community Services District (RCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with RCSD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 3000 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD

RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 120 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 5/18/11

RECOMMND

Conditional Use Permit No. 3665 (previously Fast Track No. 2011-02) is a proposal to construct a 140,438 square foot retail development, Mission Plaza, consisting of a market, a drug store and shops with parking spaces. The approximately 15.23 acre site is located in the Rubidoux

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

10.FLOOD RI. 1                      USE FLOOD HAZARD RPT 5/18/11 (cont.)

RECOMMND

area on the southeast corner of Mission Boulevard and Riverview Drive.

The entire site is located within a Zone X shaded floodplain - an area protected by a levee, as delineated on Panel No. 06065C - 0706G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The District's Rubidoux Channel, Mission Boulevard Lateral (West), Project No. 1-0-00142, is an underground storm drain located in Mission Boulevard. This is a major drainage facility which collects and conveys storm runoff in this area and provides the site protection from ordinary storm flood hazard. Existing street improvements (curb and gutter) along both Mission Boulevard and Riverview Drive appear to provide protection for the site from offsite runoff. However, a storm of unusual magnitude may cause damage.

The site currently drains southerly in a sheet flow manner toward the adjacent property. The back portion of this site is not paved. The applicant proposes to pave this portion of the site and construct a sand filter basin and freestanding wall along the south property line. A storm drain is proposed to convey high flows from the basin to the District's Rubidoux - Tilton Avenue Storm Drain.

The District's Rubidoux - Tilton Avenue Storm Drain, Project No. 1-0-00143 is located south of the project. This facility connects to the District's Rubidoux Channel - Stage II, Project No. 1-0-00142, an underground storm drain located at the intersection of Tilton Avenue and Briggs Street. Therefore, this facility provides an adequate outlet. Though these drainage facilities are in place, the capacity of the Rubidoux - Tilton Avenue Storm Drain Stage I and Rubidoux Storm Channel - Stage II from Briggs Street to Rubidoux Boulevard are limited.

A preliminary drainage study was provided to show that this development would mitigate the increase in runoff for 2, 5, 10, and 100-year frequency storm. The drainage study is considered adequate at this stage of development. However, the study shall be refined at the improvement plan stage of the project. As indicated in the study, the 24-hour storm

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 USE FLOOD HAZARD RPT 5/18/11 (cont.) (cont.) RECOMMND

events have not been fully mitigated for. This may result in the increase in volume of the basin.

The proposed development of this site would adversely impact water quality and thus the project must comply with the recently adopted permit (Order No. R8-2010-0033) Water Quality Management Plan (WQMP) requirements. Because the project consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. This development fits this category and therefore, the entire site shall be mitigated for water quality.

To mitigate these impacts, the developer has proposed a sand filter basin along the southern boundary of the project and water quality inlets. It should be noted that the basin is proposed to offset the increased runoff (as stated above) and water quality impacts; therefore, the basin shall be sized to address the sum of the two volumes (increased runoff and Vbmp). Thus the outflow from the basin shall not exceed predevelopment conditions.

The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. As stated above, additional details will be required at the time improvement plans are submitted. In compliance with the recently adopted permit (Order No. R8-2010-0033), the District strongly recommends that the site be designed to include Low Impact Development (LID). This may require additional site design BMPs (e.g. using planting areas as BMPs, porous pavement, etc.).

### 10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 USE INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 11

### USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

will be determined using an AMC I condition. For the 10-year and 100-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS =  $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

### 10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

### 10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16

USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMI

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

### 10.PLANNING. 2

#### GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

### 10.PLANNING. 3

#### USE - GEO02262

RECOMMND

County Geologic Report (GEO) No. 2262 submitted for this project (CUP03665) was prepared by C.H.J., Inc. and is entitled "Geotechnical Investigation, Proposed Mission Plaza Project, Mission Boulevard and Briggs Street, Rubidoux Area, Riverside County, California", dated February 15, 2011. In addition, C.H.J. submitted "Response to Riverside County Planning Review, County GR 2262 Dated May 9, 2011, Geotechnical Investigation of Proposed Mission Plaza Project, Rubidoux Area of Riverside County, California", dated May 10, 2011. This document is herein incorporated as a part of GEO02262.

GEO02262 concluded:

1.No active faults were found near or on the site.

2.The potential for surface ground rupture due to active faulting is low to non-existent.

3.Landslides and/or slope instability are not considered a hazard to the proposed project.

4.The potential for debris flows to impact the site is very low to non-existent.

5.Liquefaction is expected to occur in a sandy layer between the depths of 40 and 45 feet within Exploratory Boring No 8. Liquefaction is not expected to occur within sediments encountered in Exploratory Boring No. 9.

6.Seismic settlement within Exploratory Boring No. 8 is expected to be less than .75 inch. Seismic settlement within Exploratory Boring No. 9 is expected to be less than .33 inch. Liquefaction induced settlement is not expected

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 3                   USE - GEO02262 (cont.)

RECOMMND

in the dense sand layers.

7.Seiche and tsunami are not considered a potential hazard to the site.

8.The upper native soils and existing fills will not provide uniform or adequate support for the proposed structures.

GEO02262 recommended:

1.It is imperative that no clearing and/or grading operations be performed without the presence of a representative of the geotechnical engineer.

2.Areas to be graded should have at least the upper 5 feet of existing soil in all structural areas and 2 feet in existing soil in the remainder of the areas to be graded removed and the open excavation bottoms observed by an engineering geologist to verify and document in writing that non-compressible sediments are exposed prior to refilling with properly tested and documented compacted fill.

GEO02262 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02262 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4                   USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 4

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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

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

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

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 5

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 6

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.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 7                   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. 8                   USE - COLORS & MATERIALS                   RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 9                   USE - LAND DIVISION REQUIRED                   RECOMMND

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

10.PLANNING. 11                  USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), general retail; including but not limited to, neighborhood, community and regional shopping centers, including those with restaurants: 5 1/2 spaces per 1,000 square feet of net leasable floor area, Section 18.12. e.(2).b), Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces, and Section 18.12. e.(2).f), For projects within the "Rubidoux Village Policy Area" of the Jurupa Community Plan: 3. Individual lots in excess of 15,000 square feet may use street and public area parking to meet no more than 50 percent of the parking requirement. 5. Parking within public parking lots created as a function of the Jurupa Valley Redevelopment Plan (JVRP) already in existence may also be counted toward the shared parking allowance if located within 600 feet of the boundaries of the parcel in question.

The project is proposing 133,416 square feet of net leasable floor area and is located within 150 feet of a mass transit facility that requires 719 parking spaces. The project is providing 612 on-site parking spaces and 139 spaces for off-site parking within the Rubidoux Library located 600 feet of the project site. The project is providing a total of 751 on- and off-site parking spaces.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 12                      USE - LIMIT ON SIGNAGE                      RECOMMND

Signage for this project shall be limited to the sign program shown on APPROVED EXHIBIT S. 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.

10.PLANNING. 13                      USE - NO OUTDOOR ADVERTISING                      RECOMMND

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

10.PLANNING. 16                      USE - PHASE BY NEW PERMIT                      RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 19                      USE - RECLAIMED WATER                      RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 20                      USE - NO SECOND FLOOR                      RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 21                      USE - NO RESIDENT OCCUPANCY                      RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 21                   USE - NO RESIDENT OCCUPANCY (cont.)                   RECOMMND

vote using an address within the premises as a place of residence.

10.PLANNING. 22                   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 the California Department of Alcoholic Beverage Control (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23                   USE - EXTERIOR NOISE LEVELS                   RECOMMND

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 1 0:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) -10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. To inform potential sensitive receivers of the pending Project construction, the Riverside County Economic Development Agency shall:

a) Give written notification to all landowners, tenants,

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

### 10. PLANNING. 23

### USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMEND

business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction; the written notification shall include a tentative construction schedule and contact information for use by the public if specific noise issues arise; and

b) Prior to issuance of a grading permit for the Project post contact information on the construction site for use by the public in the event specific noise issues arise. The contact information shall remain in place until construction is complete.

4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications, to the satisfaction of the Riverside County Building and Safety Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County Building and Safety Department. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department.

5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the east of the site.

6. To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses.

7. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible.

8. To minimize or eliminate noise from portable compressors, generators, and other such equipment, this equipment shall be covered, to the extent that it is technically feasible, with noise insulating fabric that does not interfere with the manufacturer's guidelines for

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

## 10. GENERAL CONDITIONS

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

engine or exhaust operation.

9. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

10. Temporary noise control barriers (e.g., plywood walls, noise curtains/blankets) shall be utilized to reduce noise impacts when construction takes place near the existing residential land uses directly adjacent to the eastern portion of the Project site. To be effective the barrier/curtain must be located at the top of the highest point between the noise source and receiver, must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source, and extend length-wise and vertically as far as feasibly possible to be most effective. If necessary and technically feasible, noise barriers should be tall enough to provide noise reduction for the upper-most stories of nearby sensitive receptors, though this may not always be achievable with abutting multi-story buildings.

11. Minimize the potential for on-site operational noise to impact both existing and proposed residential land uses, the following mitigation measures will be required: The boundary of the backyard (or other exterior, usable space) of the proposed residential land uses shall be positioned at least 100 feet from the loading bays detailed in the commercial portion of the Project. Additionally, a freestanding wall shall be constructed between the loading bays and the proposed residential uses, breaking the line-of-site between the loading dock and the residential uses.

12. Air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 100 feet) and the parapet acting as a noise barrier. Loading bay docks should also be designed to provide barriers to shield unloading activities to sensitive receivers.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

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

13. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project.

14. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 45 Ldn for those office buildings along Mission Blvd. and Riverview Drive. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

15. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

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

OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 29                   USE - ABC21 OFF SALE GENERAL (cont.)                   RECOMMND

premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer, wine and distilled spirits.

10.PLANNING. 31                   USE - ELECTRICAL HOOK-UPS                   RECOMMND

Electrical hook-ups for refrigerated trailers shall be provided for four (4) loading dock doors located in accordance with APPROVED EXHIBIT A. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the facility for more than 5 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

10.PLANNING. 33                   USE - ORD 810 O S FEE (1)                   RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 35                   USE - 2ND DIST LS GUIDELINES                   RECOMMND

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

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 37                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 37                      USE - BUSINESS LICENSING (cont.)                      RECOMMND

registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 38                      USE - ALUC MITIGATION                      RECOMMND

The project shall comply with the following mitigation measures, pursuant to the May 10, 2011 review of the Airport Land Use Commission:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. This finding of conditional consistency is based upon the site plan dated 3/28/11. Any changes in the locations,

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 38                      USE - ALUC MITIGATION (cont.)

RECOMMND

heights, layout, or intended use of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.

4. The following occupancy and use area limits are applicable to the buildings shown on the site plan reviewed by the Airport Land Use Commission, dated 3/28/11.

(a) Retail 1 shall have a posted maximum occupancy of 200 people.

(b) Retail 2 shall have a posted maximum occupancy of 175 people.

(c) Pad 1 shall have a maximum serving area of 1,900 square feet.

(d) Pad 2 shall have a maximum serving area of 3,000 square feet.

5. The County of Riverside (and/or its successor-in-interest) shall either prohibit the following uses in the area covered by this Conditional Use Permit, or shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Conditional Use Permit:

Auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, gaming, bowling alleys, and other uses that would be considered to have an occupancy level greater than one person per 15 square feet (minimum square feet per occupant less than 15) pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

6. The following uses shall require additional review by the Airport Land use Commission prior to being established in any of the new buildings constructed pursuant to this Conditional Use Permit, other than the buildings on the sites labeled as "Pad 1" and "Pad 2" on the site plan dated 3/28/11:

Restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms) exceeding

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.PLANNING. 38

USE - ALUC MITIGATION (cont.) (cont.)

RECOMMND

300 square feet in area, conference rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet, pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

7. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.

8. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 39

USE - REVISED PERMIT REQ 1

RECOMMND

Shops 2, Pads 1-4 and Existing Buildings 1-3 as shown on APPROVED EXHIBIT A shall require approval of a Revised Permit prior to the development, permitting and redevelopment of said buildings/pads subject to the requirements of Riverside County Ordinance No. 348.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

10. GENERAL CONDITIONS

10.TRANS. 1                      USE - STD INTRO (ORD 461) (cont.)                      RECOMMND

ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      USE - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3                      USE - REVIEW OPERATION HOURS                      RECOMMND

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

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 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.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT (cont.)

RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100

RECOMMND

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.

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS

RECOMMND

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

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR

RECOMMND

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

60.BS GRADE. 9                   USE - RECORDED ESMT REQ'D

RECOMMND

A recorded easement is required for off site drainage facilities.

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                      USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                      USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1                              EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN

RECOMMND

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

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

RECOMMND

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

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 9

USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils).

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                      USE - PALEO PRIMP & MONITOR (cont.) (cont.)      RECOMMND

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2                      USE - CULTURAL RESOURCES PROFE                      RECOMMND

As a result of information contained in archaeological report number PD-A-4698, prepared by CRM TECH and dated February 21, 2011, it has been determined that the project area has a high sensitivity for both prehistoric and historic cultural resources. Therefore, archaeological monitoring shall be required.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

USE - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist," and shall be on the County's List of certified Cultural Resources Consultants. The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 5

USE - PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, Certificate of Parcel Merger applications shall be filed by the permit holder, and reviewed and aproved by the Planning

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                      USE - PARCEL MERGR REQD (1) (cont.)                      RECOMMND

Department. The Parcel Merger applications shall merge Assessor Parcel Nos. 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031 and 181-041-008. The permit holder shall submit proof of recordation of the parcel mergers to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 6                      USE - LOT LINE ADJUSTMENT REQ                      RECOMMND

An application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 181-020-028, 181-020-029, 181-041-002 and 181-041-008. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds. The proposed parcels shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 11                      USE - REQD APPLICATIONS (1)                      RECOMMND

No grading permits shall be issued until Change of Zone No. 7758 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

60.PLANNING. 12                      USE - FEE STATUS                      RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3665, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13                      USE - GRADING PLAN REVIEW                      RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this conditional use permit, in compliance with County Ordinance No. 457, and the conditions of approval.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14                      USE - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1                      USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2                      USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.9.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                      USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                      USE - PALEO MONITORING REPORT (cont.)                      RECOMMND

appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL                      RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3                      USE 3 ITEMS TO ACCEPT FACILITY (cont.)                      RECOMMND

the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 5                      USE SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

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

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

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

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

80.PLANNING. 2

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 3 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, Certificate of Parcel Merger applications shall be filed by the permit holder, and reviewed and approved by the Planning Department. The Parcel Merger applications shall merge Assessor Parcel Nos. 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031 and 181-041-008. The permit holder shall submit proof of recordation of the parcel mergers to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.05 is satisfied.

80.PLANNING. 4 USE - LOT LINE ADJUSTMENT

RECOMMND

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 181-020-028, 181-020-029, 181-041-002 and 181-041-008. The proposed parcels shall comply with the development standards of the General Commercial (C-1/C-P) zone. The Planning Department shall approve the lot line adjustment

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4                      USE - LOT LINE ADJUSTMENT (cont.)                      RECOMMND

and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.06 is satisfied.

80.PLANNING. 5                      USE - CONFORM TO ELEVATIONS                      RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 6                      USE - CONFORM TO FLOOR PLANS                      RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 7                      USE - ROOF EQUIPMENT SHIELDING                      RECOMMND

Roof mounted equipment shall be shielded from ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

80.PLANNING. 13                      USE - PLANS SHOWING BIKE RACKS                      RECOMMND

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

80.PLANNING. 15                      USE - REQD APPLICATIONS (2)                      RECOMMND

No building permits shall be issued until Change of Zone No. 7758 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 18                      USE - WASTE MGMT CLEARANCE                      RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

contained in their letter dated April 22, 2011, summarized as follows:

1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/fa9ade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.PLANNING. 19

USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 20

USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of the Riverside County

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 47

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS (cont.)

RECOMMND

General Plan.

80.PLANNING. 21 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3665, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

In order to reduce energy consumption from the proposed Project development, construction of all proposed uses shall exceed the 2008 California Energy Code ? Title 24, Part 6 energy efficiency standards by 20 percent. Submission of a Title 24 worksheet with building plans shall be required by the Department of Building and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the Project will increase energy efficiency 20 percent beyond Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 1, Article 1, Section 10?109. These approved programs include, as of April 2011, CALRES 2008, EnergyPro 5.1 and Micropas 8.1 for residential buildings and EnergyPro 5.0 and 5.1 and Perform 2008 for non?residential buildings.

In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy?efficient street lighting throughout the Project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets.

In order to reduce water consumption and associated energy use from the proposed Project development, reduce indoor water use by 20 percent, prior to issuance of any building permits. All requirements will be documented through a

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22                   USE - TITLE 24 BLD EFF STNDARD (cont.)                   RECOMMND

checklist to be submitted with building plans and calculations.

80.PLANNING. 23                   USE - RTA CLEARANCE                   RECOMMND

A clearance letter from Riverside Transit Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 12, 2011.

80.PLANNING. 24                   USE - RCSD CLEARANCE                   RECOMMND

A clearance letter from Rubidoux Community Services District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 5, 2011.

80.PLANNING. 25                   USE - ACOUSTICAL STUDY                   RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 26                   USE - REVISED PERMIT REQ 2                   RECOMMND

Prior to the issuance of a building permit for buildings within the areas identified as Shops 2, Pads 1-4 or Existing Buildings 1-3, as shown on APPROVED EXHIBIT A, a Revised Permit, as defined by Riverside County Ordinance No. 348, shall be filed, processed and approved establishing the building's footprint, floor plan, and elevations.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - TS/GEOMETRICS

RECOMMND

The following geometrics shall be provided for Phase I (Commercial) of CUP03665:

The intersection of Riverview Drive (NS) and Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: One through lane. One shared through and right-turn lane.

Southbound: One left-turn lane. Two through lanes.

Eastbound: N/A

Westbound: One left-turn lane. One right-turn lane. Stop controlled.

The intersection of Project Driveway West (NS) and Mission Boulevard (EW) shall be improved to restrict movement to left-in, right-in, and right-out only and provide the following geometrics:

Northbound: One right-turn lane. Stop controlled.

Southbound: N/A

Eastbound: One through lane. One shared through and right-turn lane.

Westbound: One left-turn lane (raised median to be modified). Two through lanes.

The intersection of Avalon Street - Project Driveway East (NS) and Mission Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane. One shared through and right-turn lane.

Southbound: One left-turn lane. One shared through and right-turn lane.

Eastbound: One left-turn lane. One through lane. One shared through and right-turn lane.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - TS/GEOMETRICS (cont.)

RECOMMND

Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.

The intersection of Rubidoux Boulevard (NS) and SR-60 Eastbound Ramps (EW) shall be improved to provide the following geometrics:

Northbound: Two through lanes. One right-turn lane.

Southbound: One left-turn lane. Two through lanes.

Eastbound: One shared left-turn, through and right-turn lane.

Westbound: One left-turn lane. One right-turn lane.

or as approved by the Transportation Department.

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

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

RECOMMND

Sufficient public street right-of-way along Riverview Drive shall be conveyed for public use to provide for a 51 foot half-width right-of-way per County Standard No. 93, Ordinance 461. (Modified for reduced half-width right-of-way from 59' to 51'.)

Sufficient public street right-of-way along streets A and B shall be conveyed for public use to provide for a 74 foot full-width right-of-way per County Standard No. 103, Ordinance 461.

Sufficient public street right-of-way shall be provided along Briggs Street to establish a 76 foot full-width right-of-way per County Standard No. 111 and No. 800A, Ordinance 461.

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

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Riverview Drive, streets "A" and "B", and Mission Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Mission Boulevard and Avalon Street and Mission Boulevard at intersection of Riverview Avenue.
- (4) Street sweeping.

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

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

80.TRANS. 5

USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within Riverview Drive, streets "A" and "B", and Mission Boulevard and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 8 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals modification for added lanes at the intersections of:

Avalon Street (NS) at:  
Mission Boulevard (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department.

Modification and installation of the signals shall be per  
90.TRANS.15.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

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

1.Sub-grade inspection prior to base placement.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 55

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                      USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2                      USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3                      USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                      USE-#12A-SPRINKLER SYSTEM (cont.)                      RECOMMND

the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3                      USE-#27-EXTINGUISHERS                      RECOMMND

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

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

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 2 USE - LC LNDSKP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 3 USE - LC COMPLY W/ LNDSKP/ IRR

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of six hundred twelve (612) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of thirty one (31) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

Thirteen (13) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

90.PLANNING. 13 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of fifty one (51) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 14 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 15 USE - CURBS ALONG PLANTERS

RECOMMND

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

90.PLANNING. 18 USE - TRASH ENCLOSURES

RECOMMND

Nine (9) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18                      USE - TRASH ENCLOSURES (cont.)                      RECOMMND

area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19                      USE - EXISTING STRUCTURES                      RECOMMND

Existing Buildings 1-3 to remain shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21                      USE - REMOVE OUTDOOR ADVERTISE                      RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 22                      USE - WALL & FENCE LOCATIONS                      RECOMMND

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

90.PLANNING. 25                      USE - WASTE MGMT CLEARANCE                      RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 22, 2011, summarized as follows:

1. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27                   USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 30                   USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3665 is calculated to be 14.32 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31                   USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31                      USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development. The Project Area for Conditional Use Permit No. 3665 has been calculated to be 14.32 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1                      USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 940-V (MS3294, IP030144).

90.TRANS. 2                      USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 3                      USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 4                      USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - STREETLIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 6 USE - DEDICATION

RECOMMND

Streets "A" and "B" are designated Collector Road and shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: 1. A 5' sidewalk shall be constructed 7' from curb line within the 15' parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

3. Install a barricade at the southerly end of street "B" per County Standard No. 810, Ordinance 461.

90.TRANS. 7 USE - EXISTING MAINTAINED

RECOMMND

Riverview Drive along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 39 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 51' foot half-width dedicated right-of-way in accordance with County Standard No. 93. (39'/51') (Modified for reduced right-of-way from 59' to 51' and increased improvement from 38' to 39' AC pavement.)

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 9 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Riverside Drive, streets "A" and "B", and Mission Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Mission Boulevard and Avalon Street and Mission Boulevard at intersection of Riverview Avenue.
- (4) Street sweeping.

90.TRANS. 10 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Mission Boulevard shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      USE - EXISTING CURB & GUTTER (cont.)                      RECOMMND

permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide)

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. Close existing driveways as shown on Conceptual Grading Plan dated 4/4/2011 and construct curb, gutter and sidewalk to join existing sidewalk, curb and gutter as directed by the Director of Transportation.

90.TRANS. 11                      USE - IMP PLANS                      RECOMMND

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

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

90.TRANS. 12                      USE - LANDSCAPING COMM/IND                      RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Riverview Drive, street "A", street "B" and Mission Boulevard.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

05/31/11  
17:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 67

CONDITIONAL USE PERMIT Case #: CUP03665

Parcel: 181-041-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13

USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 14

USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Riverview Drive shall be conveyed for public use to provide for a 51 foot half-width right-of-way per County Standard No. 93, Ordinance 461. (Modified for reduced half-width right-of-way from 59' to 51'.)

Sufficient public street right-of-way along street "A" and street "B" shall be conveyed for public use to provide for a 74 foot full-width right-of-way per County Standard No. 103, Ordinance 461.

Sufficient public street right-of-way shall be provided along Briggs Street to establish a 76 foot full-width right-of-way per County Standard No. 111 and 800A, Ordinance 461.

90.TRANS. 15

USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the modification and installation of traffic signals at the following locations:

Avalon Street (NS) at:  
Mission Boulevard (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department.



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

DATE: April 7, 2011

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Ind. Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor-Bob Roberson  
Riv. Co. Transit Agency  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA- Redevelopment  
Riv. Co. EDA – Fast Track  
Riv. Co. ALUC – John Guerin  
Flabob Airport-General Mgr.  
2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Unified School Dist  
Rubidoux Community Service Dist.  
Southern California Gas  
Southern California Edison  
South Coast Air Quality Mgmt. Dist.  
Eastern Information Center (UCR)  
U.S. Postal Service (San Bernardino office)  
California Council for the Blind  
Riverside County Office on Aging

**CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02) – EA42435 – Applicant:** Riverside County Redevelopment Development Agency (RDA) – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 28.65 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) – **REQUEST:** The **Change of Zone** proposes to change the existing Zoning Classification from Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P), and General Residential – 2,500 Square Foot Minimum (R-3-2,500) to General Commercial (C-1/C-P) and General Residential (R-3). The **Conditional Use Permit** proposes a 140,438 square foot retail development, Mission Plaza, consisting of a market, a drug store and shops with 855 parking spaces consisting of on-site, off-street and off-site parking on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). – APN(s): 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031, 181-030-002, 181-030-003, 181-041-001, 181-041-002, 181-041-004, 181-041-007, 181-041-008 – Concurrent Case: GPA01108 – **Note:** The General Plan Amendment is scheduled for consideration of initiation of proceedings by the Planning Commission on April 20, 2011. The **General Plan Amendment** proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre). The General Plan Amendment also proposes to remove 16.68 gross acres from the Rubidoux Village Policy Area.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on April 28, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **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.*



Riverside Transit Agency  
1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968  
Phone: (951) 565-5000  
Fax: (951) 565-5001

May 12, 2011

Mr. Christian Hinojosa  
Project Planner  
Riverside County Planning Department – Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: Mission Plaza

Dear Mr. Hinojosa:

Thank you for the opportunity for the Riverside Transit Agency (RTA) to review the site plans for the Mission Plaza at Mission Boulevard and Riverview Drive.

The RTA currently provides a transit route along Mission Boulevard with a stop near Avalon Street. It is recommended that the stop at Avalon Street be moved to the corner of Mission Boulevard and Riverview Drive adjacent to the site (See Attachment A for location). Currently, the distances between the transit stops in this area are uneven in distance and this relocation would remedy this issue. It is recommended that the stop zone for the bus be red curbed. The RTA design guidelines illustrate the length of the desired zone. (See Attachments B and C for transit stop dimensions).

For more information on design guidelines for transit bus service please see RTA's *Design Guidelines for Bus Transit* document at <http://www.riversidetransit.com/about/guidelines.htm>.

Please do not hesitate to contact me with any questions by phone at (951)565-5130 or email at [mstanley@riversidetransit.com](mailto:mstanley@riversidetransit.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Stanley", is located below the "Sincerely," text.

Mark Stanley  
Director of Planning

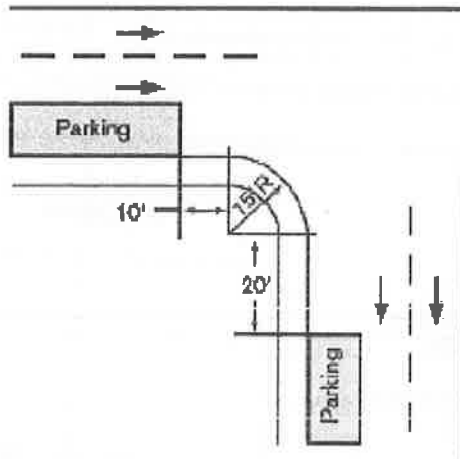
MS/ar

Attachment A

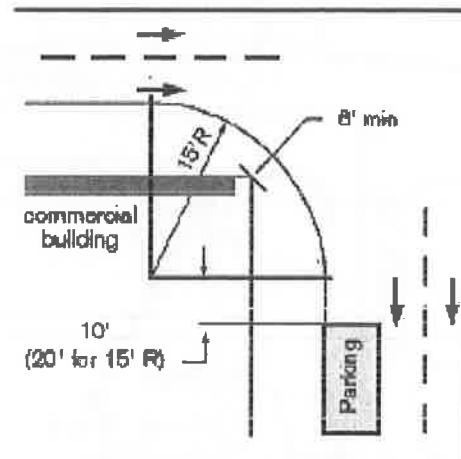


Attachment B:

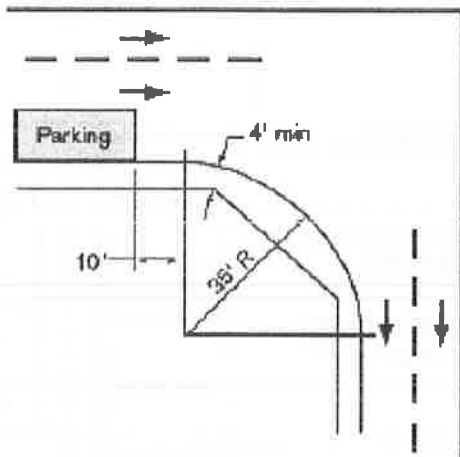
**Typical On-Center curb design for large buses**  
Not to scale



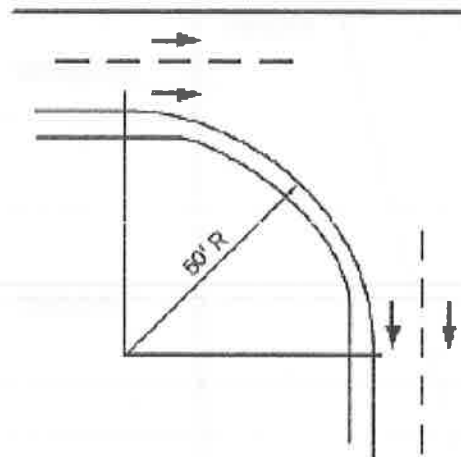
**Parking - approach & away**  
15' radius with no encroachment



**Parking - away only**  
35' radius with no encroachment

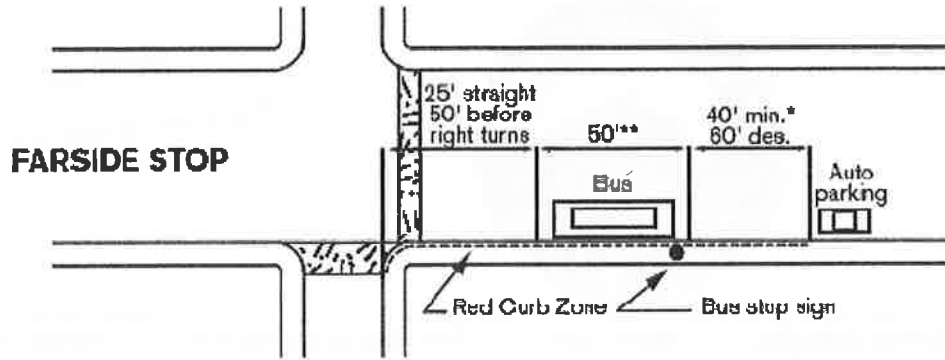


**Parking - approach only**  
35' radius with no encroachment



**No Parking**  
50' radius with no encroachment

# Attachment C:



\* 40' minimum for low speed and low volume streets 60' desirable for high speed and high volume streets.

\*\* This 50' berth is for a single large 40' long vehicle. For articulated vehicles, a 70' berth is necessary. These dimensions are for one bus position only; if more positions are required at a stop, see Figure 9 on how to estimate the length needed for multiple berths.

# Rubidoux Community Services District

## Board of Directors

Gail Barclay  
Carl E. Harris  
Armando Muniz  
C. Marsden Smith  
Ruth Anderson Wilson

## Secretary-Manager

David D. Lopez



PROJECT MGMT OFFICE  
2011 APR -6 PM 12:57

Water Resource Management      Refuse Collection      Street Lights      Fire / Emergency Services      Weed Abatement

Mr. Erik Sydow  
Redevelopment Agency for the County of Riverside  
3403 Tenth Street, Suite 500  
Riverside, CA 92501

April 5, 2011

**Subject:** Water, Sewer, and Fire "Will Serve Letter" for a proposed commercial development- located along the 5700 Block of Mission Blvd , Riverside, CA 92509 (AKA: "Mission Plaza" proposing a new supermarket, drug store, six retail shops, and parking – three existing structures to remain)

Rubidoux Community Services District will provide water and sewer services to the proposed subject development conditioned upon satisfactory completion of the following:

### PLEASE NOTE THE SPECIAL CONDITIONS LISTED ON PAGE 2

1. Payment of the District fees and charges for water, sewer, fire mitigation, and streetlight advanced energy charges (if street lighting is required). The fees and charges will be calculated upon District staff review of plans for the proposed development. Said fees shall be in accordance with the District's established fee schedule that is in effect at the time of payment.

**ALL FEES AND DEPOSITS ARE DUE PAYABLE DIRECTLY TO THE DISTRICT OFFICE.**

The required payment of fees and deposits covering capacity (water and wastewater), water meters, fire mitigation, plan checking and inspection deposits or other associated fees or charges are those in effect at the time of payment, as determined by the District.

**NOTE: Fees and deposits may be revised by the District Board of Directors subject to public notice and hearing proceedings prior to said revisions. All fee changes shall comply California state law, Assembly Bill 2060, Chapter 848**

2. Be advised, a "Release of Services" will not be provided by this District to the County of Riverside on subject project until all associated project expenses have been reconciled and paid to the District. Upon payment of all outstanding fees and charges associated with subject project, the District will recommend acceptance of water and sewer infrastructure for operation and maintenance.
3. Prior to the review of water and sewer construction drawings, the owner/developer must deposit with the District an amount sufficient to cover the expected cost of these services. The owner/developer is responsible for all engineering and administrative costs associated with the plan check.
4. Design compliance and/or system upgrades necessary for water and sewer conveyance and fire protection are the responsibility of the owner and shall be in accordance with District Ordinances and/or the most recent District standards specification prior to construction.
5. All easements, encroachment and right-of-way for utilities and roadways shall be the sole responsibility of the owner/developer.

6. Prior to initiating construction of water and sewer facilities, the owner/developer must advance a deposit with the District an amount sufficient to cover the expected cost of services and charges. The owner/developer is responsible for all engineering and administration costs associated with inspection of the proposed facilities.
7. Before any on-site or off-site improvements are initiated, the District will require evidence of all applicable building and/or road encroachment permits issued by the County of Riverside.
8. The District requires 48 hours advance notification prior to the start of construction for the coordination of service installation. A final project inspection is required of all residential or commercial developments prior to the issuance of "Release of Service".
9. The owner/developer is responsible for any on-site and off-site water and wastewater system improvements (including pretreatment requirements) necessary in the delivery and conveyance of services related to this project. All off-site improvements must be completed by licensed and insured contractors.
10. The owner/developer/contractor acknowledges and accepts fact that the District may have existing water and sewer facilities within the construction area. The owner/developer/contractor will protect in place existing water and sewer facilities and abandon water and sewer facilities as prescribed within the water and sewer improvement plans.
11. Plans provided by the District may not provide the owner's design engineer with the necessary information or creating accurate sewer construction drawings. Prior to submitting construction drawings the District requires pot-holing of all utility conflicts and connection points to the District System.

#### **SPECIAL CONDITIONS:**

##### **WATER**

- 1) On-site water requirements to be determined under separate correspondence.
- 2) General:
  - a) Water meter sizes and locations to be determined upon development.
  - b) All 2" and smaller water meters to have 2" copper service lines.
  - c) All water services to have appropriately sized backflow devices.
  - d) Each building to have only one water meter, except that the proposed supermarket, Retail 1, Retail 2, and Shops 2 to have one water meter each.
  - e) Water design plan and profile drawings are required for all on-site water systems (under RCSD jurisdiction and to include Street "A" and Street "B"). Exact on-site water design requirements to be determined during plan check stage (separately from this "Will Serve Letter").

##### **SEWER**

- 1) On-site sewer requirements to be determined under separate correspondence.
- 2) General:
  - a) Maintain minimum 10 foot horizontal and 1 foot vertical separation between all water/sewer mains and water/sewer services and laterals.
  - b) Sewer design plan and profile drawings are required for all on-site sewer systems (under RCSD jurisdiction and to include Street "A" and Street "B"). Exact on-site sewer design requirements to be determined during plan check stage (separately from this "Will Serve Letter").
  - c) All buildings to have RCSD approved grease interceptors.

##### **FIRE**

Each building to have a separate fire sprinkler system as required by Fire Department.

Mr. Erik Sydow  
Redevelopment Agency for the County of Riverside  
Proposed Mission Plaza along 5700 Block of Mission Blvd 37th St "Will Serve"  
April 5, 2011

Page 3

**EASEMENTS**

All on-site water/sewer/fire facilities to be within RCSD approved 20 foot wide easements that are dedicated exclusively to RCSD.

This letter does not grant or imply the owner of the proposed development any vested rights, nor does it ensure that the District will provide water and sewer capacity for subject development until payment of all applicable fees and deposits have been received. **WATER, WASTEWATER AND FIRE SERVICES ARE NOT GUARANTEED BY THE ISSUANCE OF THIS "WILL SERVE" LETTER.** The District's release to construct is condition upon approval water and sewer improvements and receipt of all fees and deposit by Rubidoux Community Services District.

The District's "Will Serve Letter" shall expire twelve months after issuance of this letter. Upon the expiration of this letter, the owner must re-apply for a new "Will Serve Letter" to address the District's potential for providing services. Should circumstances require the institution of any moratorium(s), no subject service will be provided whether or not fees have been paid.

Sincerely,

  
RONALD W. YOUNG  
Assistant Engineer/Project Manager

cc: RDA - Mission Plaza File



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

**Date:** May 5, 2011

**To:** Christian Hinojosa  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven D. Hinde, REHS, CIH *SH*  
Senior Industrial Hygienist  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5096



**Project Reviewed:** Conditional Use Permit 3665 (Shopping Center)

**Reference Number:** 96826

**Applicant:** Erik Sydow  
Redevelopment Agency for the County of Riverside  
3403 10<sup>th</sup> Street, Ste. 400  
Riverside, CA 92502

**Noise Consultant:** ALBERT A. WEBB ASSOCIATES  
3788 McCray Street  
Riverside, CA 92506

**Review Stage:** First Review

**Information Provided:** "Preliminary Acoustical Impact Analysis, Mission Plaza, (EDA W.O. 6100045) Riverside Country, CA" dated March 2011

## **Noise Standards:**

### **I. For Stationary Noise Sources:**

#### **A. Standards**

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

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

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

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

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

## **II. For Traffic Noise Sources to Residential Structures:**

### **Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

### **Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

### **Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 28,700 assumed for Mission Blvd. (the County General Plan classifies Mission Blvd. as an "Urban Arterial" roadways). ADT design capacity of 27,300 assumed for Riverview Drive (the County General Plan classifies Riverview Drive as "Major" roadways), quoted from the "Jurupa Area Plan Circulation, Figure 6", dated 10/07/2003.

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Major and Urban Arterial Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Mission Blvd. and Riverview Drive to the nearest building face is estimated to be 95 feet and 130 feet respective.
5. Modeling for of Mission Blvd. and Riverview Drive was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

**Findings:**

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

**Recommendations:**

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. To inform potential sensitive receivers of the pending Project construction, the Riverside County Economic Development Agency shall:
  - a) give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction; the written notification shall include a tentative construction schedule and contact information for use by the public if specific noise issues arise; and
  - b) Prior to issuance of a grading permit for the Project post contact information on the construction site for use by the public in the event specific noise issues arise. The contact information shall remain in place until construction is complete.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications, to the satisfaction of the Riverside County Building and Safety Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County Building and Safety Department. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department.
5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the east of the site.
6. To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered

generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses.

- 7 To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible.
- 8 To minimize or eliminate noise from portable compressors, generators, and other such equipment, this equipment shall be covered, to the extent that it is technically feasible, with noise insulating fabric that does not interfere with the manufacturer's guidelines for engine or exhaust operation.
- 9 To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
- 10 Temporary noise control barriers (e.g., plywood walls, noise curtains/blankets) shall be utilized to reduce noise impacts when construction takes place near the existing residential land uses directly adjacent to the eastern portion of the Project site. To be effective the barrier/curtain must be located at the top of the highest point between the noise source and receiver, must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source, and extend length-wise and vertically as far as feasibly possible to be most effective. If necessary and technically feasible, noise barriers should be tall enough to provide noise reduction for the upper-most stories of nearby sensitive receptors, though this may not always be achievable with abutting multi-story buildings.
11. Minimize the potential for on-site operational noise to impact both existing and proposed residential land uses, the following mitigation measures will be required: The boundary of the backyard (or other exterior, usable space) of the proposed residential land uses shall be positioned at least 100 feet from the loading bays detailed in the commercial portion of the Project. Additionally, a freestanding wall shall be constructed between the loading bays and the proposed residential uses, breaking the line-of-site between the loading dock and the residential uses.
12. Air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 100 feet) and the parapet acting as a

noise barrier. Loading bay docks should also be designed to provide barriers to shield unloading activities to sensitive receivers.

13. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project.

14. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 45 Ldn for those office buildings along Mission Blvd. and Riverview Drive. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

15. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

**TO:** Christian Hinojosa, Planning Department  
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca  
Gloria Perez, Brenda Salas Freeman, Erik Sydow

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

**DATE:** May 5, 2011

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Conditional Use Permit 3665 [Mission Plaza Project – Rubidoux]

**Site Visit:** May 2, 2011

---

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3665 proposes the development of a 140,438 sq. ft. retail center known as the Mission Plaza which will consist of a market, drug store and shops. The project also proposes 855 parking spaces. The project site consists of 28.65 acres located northerly of Tilton Avenue, southerly of Mission Boulevard, and easterly of Riverview Drive. There are multiple structures on the project site, including a one-story restaurant, video store, and abandoned big box anchor store. The zoning classifications for the project site are Rubidoux- Village Commercial West (R-VC West), General Commercial (C-1/C-P), and General Residential, 2,500 sq. ft. minimum (R-3). The land use designation for the project site is Community Development: Commercial Retail (CD: CR) and Community Development: High Density Residential (CD: HDR). The surrounding land uses include commercial uses to the north, east and west, and single family residences and elementary school to the south of the project site. Related planning cases include Change of Zone 7758 (CZ07758) and General Plan Amendment 1108 (GPA01108). This project is also fast tracked (FT-2011-02).

### 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

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

Robert Field  
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3665  
May 5, 2011  
Page 2

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.

CZ07758 involves changing the existing zoning classification from Rubidoux-Village Commercial West, General Commercial and General Residential to General Residential and General Commercial.

GPA01108 involves changing the existing land use designation from Commercial Retail, High Density Residential to Community Development: Very High Density Residential and General Commercial. The amendment also includes the removal of 16.68 gross acres from the Rubidoux Village Policy Area.

The parking requirement for the proposed project is 5.5 parking stalls per 1,000 sq. ft. of net leasable area ( $1000/5.5 = 181.81$ ,  $140,438/181.81 = 772.44$  or 772 parking stalls). The proposed project is adequately parked. In addition, the applicant proposes 31 Americans with Disabilities Act (ADA) complaint stalls.

The elevations for the proposed project are attractive and comply with the *Second District Design Guidelines (October 2002)*.

The landscaping plan complies with the *County of Riverside's Guide to California Friendly Landscaping (December 2009)*.

An alcohol map was prepared for the proposed project on April 28, 2011. There are three (3) businesses with alcohol licenses within a 1,000 foot radius of the project site. One (1) of the businesses, Mr. Taco, is a part of the Mission Plaza project. There is also one (1) school, two (2) day care centers and one (1) library located within a 1,000 foot radius of the project site.

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

April 22, 2011

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

**RE: Conditional Use Permit No. 3665 (Fast Track 2011-02)**  
**Proposal: The CUP proposes 140,438 square foot retail development**  
**APNs: 181-020-022, etc.**

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Tilton Avenue, south of Mission Boulevard, and east of Riverview Drive, in the Jurupa Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross  
Planner IV

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



## CHAIR

Simon Housman  
Rancho Mirage

## VICE CHAIRMAN

Rod Ballance  
Riverside

## COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

## STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

May 10, 2011

Christian Hinojosa, Urban Regional Planner III  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(HAND DELIVERY)

## RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1019FL11

Related File No.: GPA01108 (General Plan Amendment), CZ07758 (Change of Zone), and CUP03665 (Conditional Use Permit)

APN: 181-020-022; 181-020-023; 181-020-026 through 181-020-031;  
181-030-002; 181-030-003; 181-041-001; 181-041-002; 181-041-004; 181-041-007; 181-041-008

Dear Mr. Hinojosa:

On May 2, 2011, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment and change of zone **CONSISTENT** with the 2004 Flabob Airport Land Use Compatibility Plan, and found the above-referenced conditional use permit **CONDITIONALLY CONSISTENT**, subject to the following conditions, including the occupancy limitations specified herein.

The general plan amendment is a proposal to amend the Jurupa Area Plan designations on 14.1 acres from 12.34 acres of High Density Residential and 1.76 acres of Commercial Retail to 13.71 acres of Very High Density Residential and 0.39 acres of Commercial Retail. The change of zone is a proposal to amend the zoning of 29.02 acres from 16.68 acres of Rubidoux-Village Commercial, 6.79 acres of General Residential, 2,500 square foot minimum area per dwelling unit, and 5.55 acres of General Commercial to 15.31 acres of General Commercial and 13.71 acres of General Residential. The conditional use permit is a proposal for the redevelopment of the northerly 15.31 acres, providing for the establishment of new structures with a total area of 118,683 square feet, including a 50,000 square foot supermarket with adjacent retail shops and five freestanding structures/building pads.

## CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved

navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. This finding of conditional consistency is based upon the site plan dated 3/28/11. Any changes in the locations, heights, layout, or intended use of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.
4. The following occupancy and use area limits are applicable to the buildings shown on the site plan reviewed by the Airport Land Use Commission, dated 3/28/11.
- a. Retail 1 shall have a posted maximum occupancy of 200 people.
  - b. Retail 2 shall have a posted maximum occupancy of 175 people.
  - c. Pad 1 shall have a maximum serving area of 1,900 square feet.
  - d. Pad 2 shall have a maximum serving area of 3,000 square feet.
5. The County of Riverside (and/or its successor-in-interest) shall either prohibit the following uses in the area covered by this Conditional Use Permit, or shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Conditional Use Permit:
- Auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, gaming, bowling alleys, and other uses that would be considered to have an occupancy level greater than one person per 15 square feet (minimum square feet per occupant less than 15) pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).
6. The following uses shall require additional review by the Airport Land Use Commission prior to being established in any of the new buildings constructed pursuant to this Conditional Use Permit, other than the buildings on the sites labeled as "Pad 1" and "Pad 2" on the site plan dated 3/28/11:

Restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms) exceeding 300 square feet in area, conference rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet, pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan).

**May 10, 2011**

7. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.
8. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

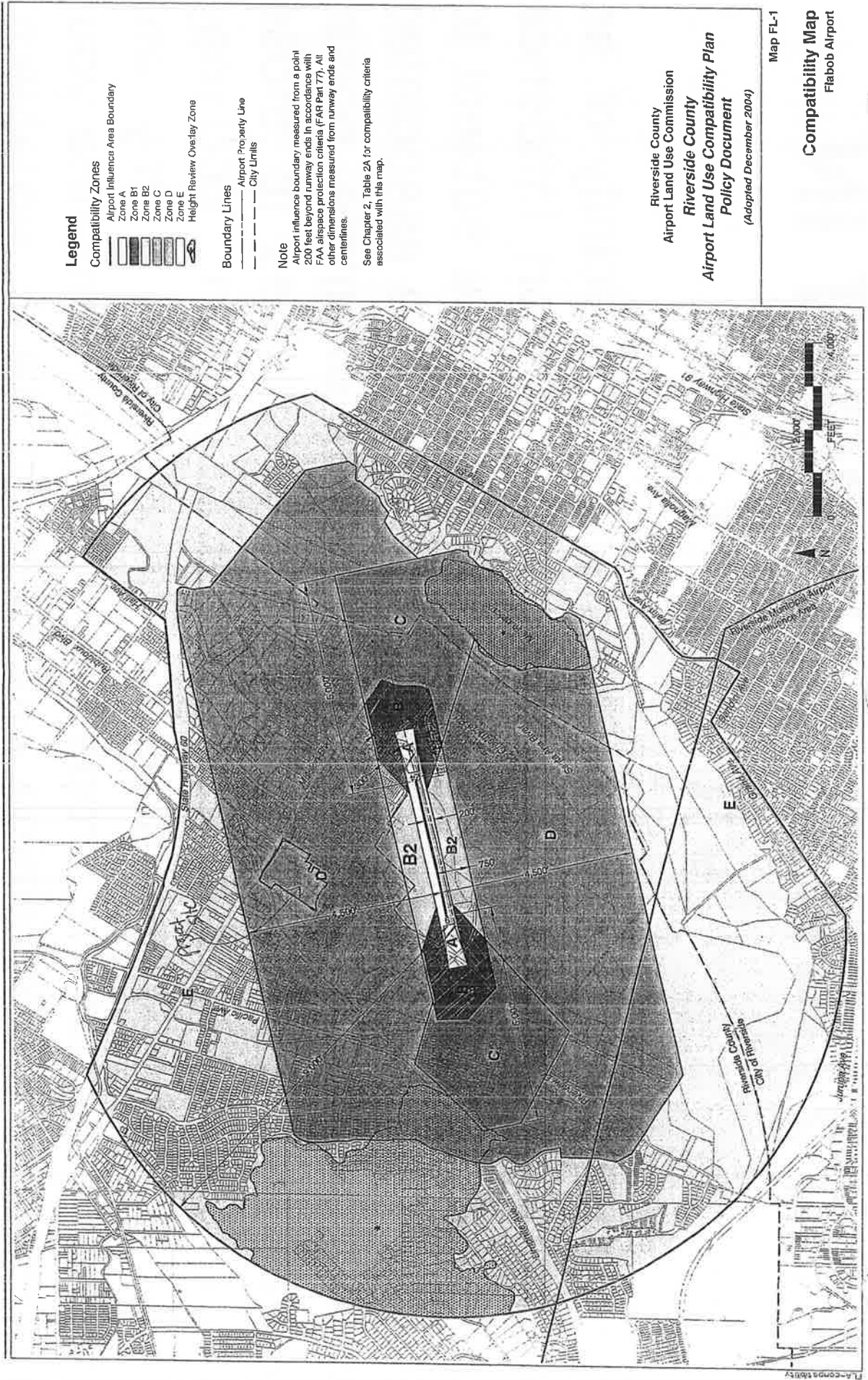
Attachments: Notice of Airport in Vicinity

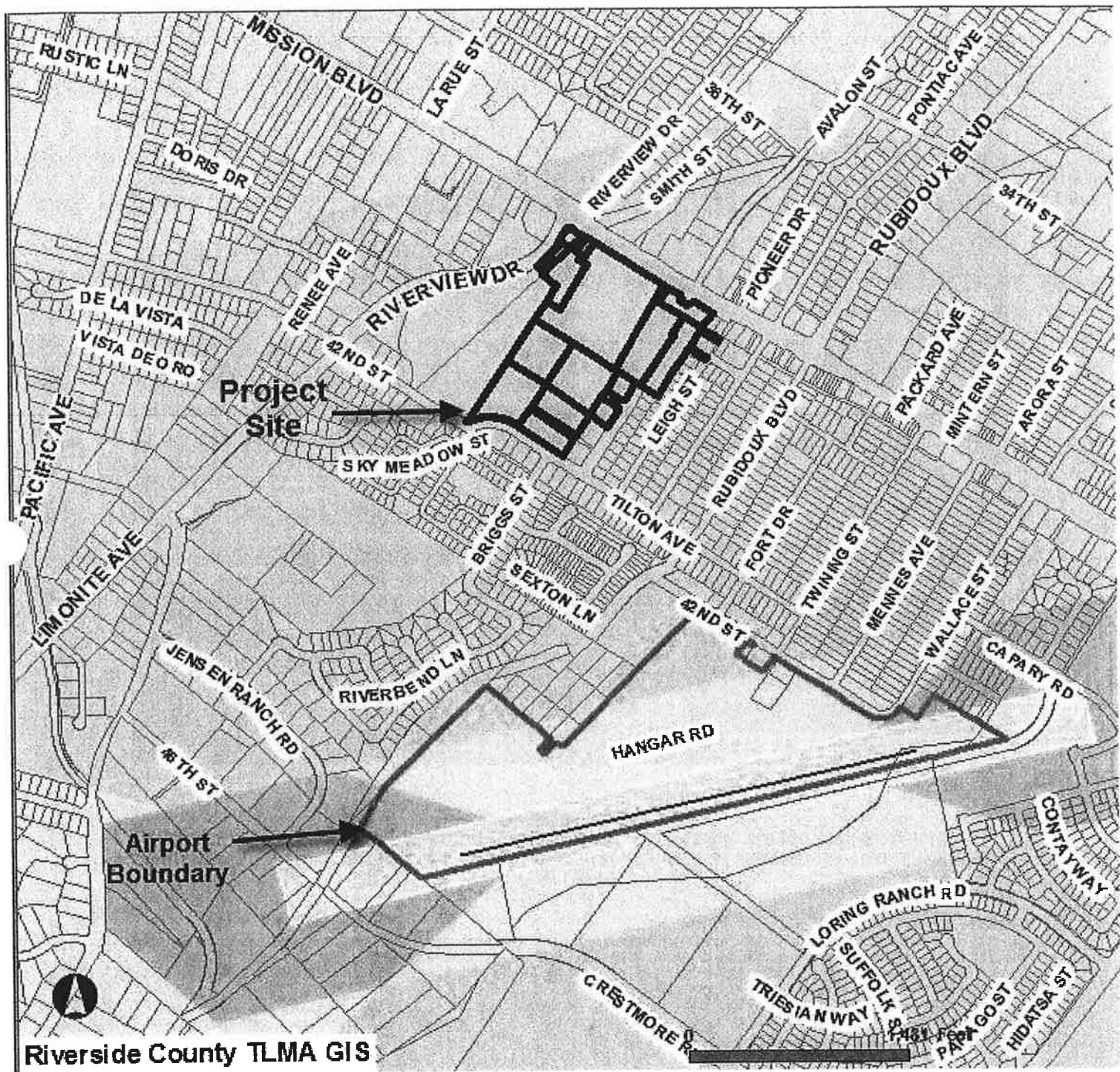
cc: ALUC Staff  
Eric Sydow, Riverside County Economic Development Agency  
Sandy Chandler, Albert A. Webb and Associates  
Mission Plaza Properties  
Allie T. Mallad  
Leo Doiron, Manager, Flabob Airport

Y:\ALUC\Airport Case Files\Flabob\ZAP1019FL11.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





Riverside County TLMA GIS

## RIVERSIDE COUNTY GIS



## Selected parcel(s):

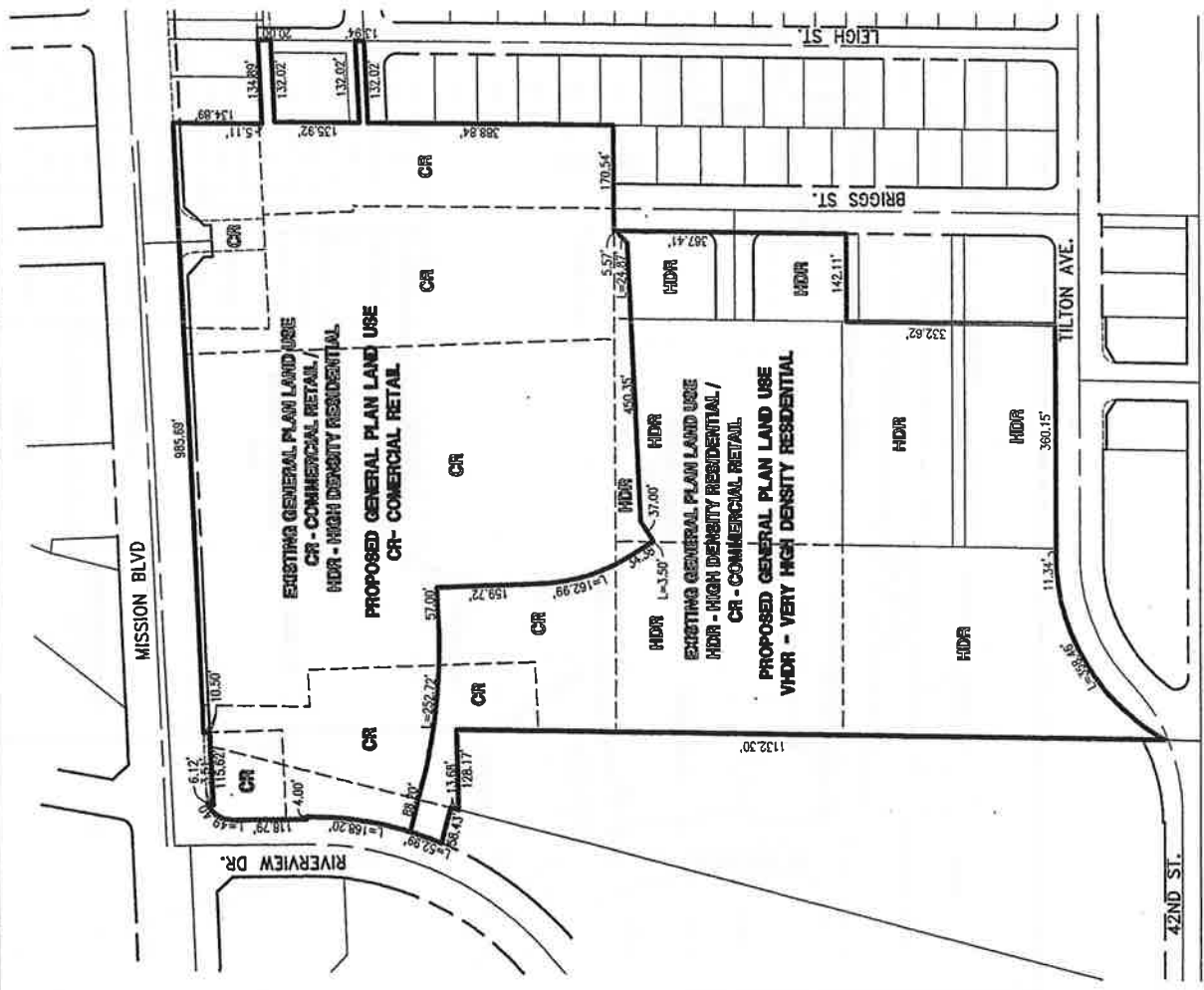
181-020-022 181-020-023 181-020-026 181-020-027 181-020-028 181-020-029 181-020-030  
181-020-031 181-030-002 181-030-003 181-041-001 181-041-002 181-041-004 181-041-007  
181-041-008

**\*IMPORTANT\***

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.

REPORT PRINTED ON...Mon Apr 25 10:05:25 2011

Version 101221



**PREPARER:**  
ALBERT A. WEBB ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CA 92506  
PH: (951) 686-1070  
FAX: (951) 788-1256  
ATTN: SANDRA CHANDLER

**CONTACT/APPLICANT**  
REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
3403 10TH ST., SUITE 500  
RIVERSIDE, CA 92501  
TEL: (951) 955-8274  
FAX: (951) 955-4890  
ATTN: ERIC SYDOW  
esydw@rcwaed.org

**ASSESSOR'S PARCEL #:**  
181-020-022, 023, 026, 027, 028, 029,  
181-020-030 AND 031  
181-030-002 AND 003  
181-041-001, 002, 004, 007 AND 008

**SCHOOL DISTRICT:**  
JURUPA UNITED SCHOOL DISTRICT

**UTILITIES:**  
WATER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
SEWER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
PHONE: AT&T DISTRIBUTION  
CABLE: CHARTER COMMUNICATIONS

**PROPOSED GENERAL PLAN AMENDMENT**  
AMEND JURUPA AREA PLAN FROM HIGH DENSITY  
RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL  
ON 13.71 AC (597,164 SF) AMEND. 0.39 AC (17,028 S.F.)  
FROM HDR TO CR.  
REMOVE 16.68 AC FROM RUBIDOUX VILLAGE  
POLICY AREA

**NOTES:**

- 2008 THOMAS BROS. MAP PAGE 685, GRID C2.
- FEMA COMMUNITY PANEL NO. 06065C0706G ZONE X
- THIS PROJECT IS PROPOSED TO BE REMOVED FROM THE RUBIDOUX VILLAGE POLICY AREA
- THIS PROJECT IS LOCATED WITHIN THE JPA REDEVELOPMENT AREA

**ACREAGE**

PROPOSED LAND USE CHANGE TO CR  
14.92 AC EXIST CR (TO REMAIN)  
0.39 AC EXIST HDR TO CR  
15.31 AC PROP TOTAL CR

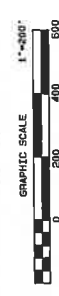
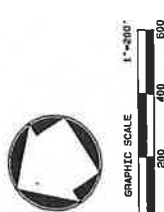
PROPOSED LAND USE CHANGE TO VHDR  
1.78 AC EXIST CR TO VHDR  
11.95 AC EXIST HDR TO VHDR  
13.71 AC PROP TOTAL VHDR

29.02 TOTAL OVERALL AC (1,263,916 SF)

**VERY HIGH DENSITY  
RESIDENTIAL**

**CR**

**COMMERCIAL RETAIL**



REVISIONS	DATE	BY

**GENERAL PLAN AMENDMENT #0108**

**MISSION PLAZA**

BEING A SUBMISSION OF A PORTION OF SECTION 16, T. 2 S., R. 5 W.,  
SAN BERNARDINO COUNTY

SCALE: 1" = 200'	DATE: 4/18/2011	SHEET: 1
DESIGNED BY: ALBERT A. WEBB ASSOCIATES	DRAWN BY: JAMES MCDONALD	OF 1 SHEETS
CHECKED BY: JAMES MCDONALD	APPROVED BY: JAMES MCDONALD	PROJECT NO.: 10-018622.FPO

**WEBB CIVIL ENGINEERS**  
RIVERSIDE, CA 92506  
PHONE: (951) 686-1070  
FAX: (951) 788-1256



**OWNERS**  
REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
3403 10TH ST., SUITE 500  
RIVERSIDE, CA. 92501

MISSION PLAZA PROP  
3625 DEL AMO BLVD. NO. 130  
TORRANCE, CA 90503

ALLIE T. MALLAD  
P.O. BOX 5186  
DEARBORN, MI 48128

**CONTACT/APPLICANT**  
REDEVELOPMENT AGENCY FOR  
THE COUNTY OF RIVERSIDE  
3403 10TH ST., SUITE 500  
RIVERSIDE, CA. 92501  
TEL: (951) 955-8274  
FAX: (951) 955-4890  
ATTN: ERIC SYDOW  
esydw@rvcoco.org

**PREPARED BY:**  
ALBERT A. WEBB ASSOCIATES  
3708 MCCRAY STREET  
RIVERSIDE, CA 92506  
PH: (951) 686-1070  
FAX: (951) 788-1256  
ATTN: SANDRA CHANDLER

**ASSESSOR'S PARCEL #:**  
181-020-022, 023, 026, 027, 028, 029,  
181-020-030 AND 031  
181-030-002 AND 003  
181-041-001, 002, 004, 007 AND 008

**SCHOOL DISTRICT:**  
JURUPA UNIFIED SCHOOL DISTRICT

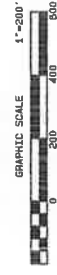
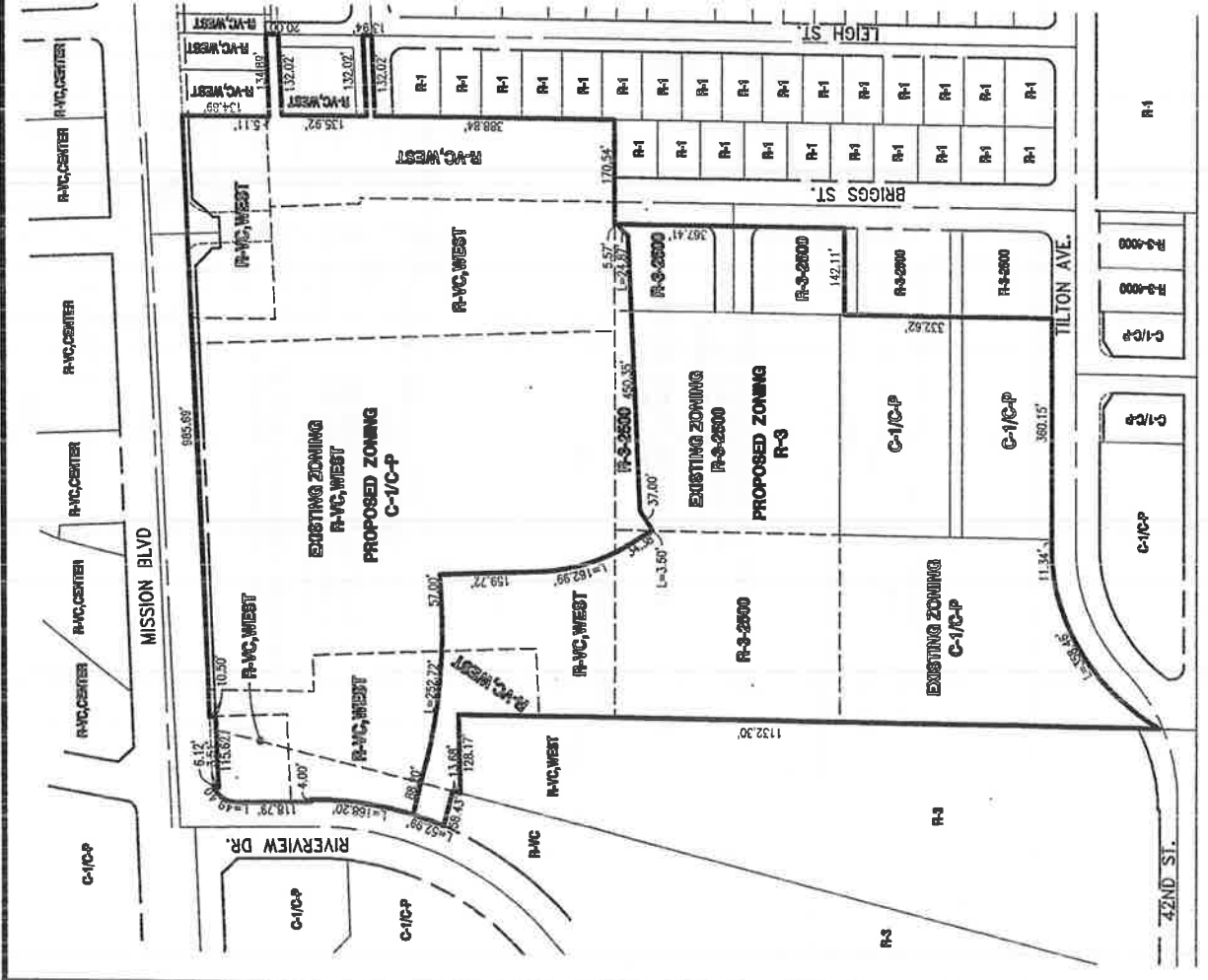
**UTILITIES:**  
WATER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
SEWER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
PHONE: AT&T DISTRIBUTION  
CABLE: CHARTER COMMUNICATIONS

**NOTES:**

1. 2008 THOMAS BROS. MAP PAGE 665, GRID C2.
2. FEMA COMMUNITY PANEL NO. 06065C07056 ZONE X
3. THIS PROJECT IS PROPOSED TO BE REMOVED FROM THE RUBIDOUX VILLAGE POLICY AREA
4. THIS PROJECT IS LOCATED WITHIN THE JAPA REDEVELOPMENT AREA

**ACREAGE:**

PROPOSED ZONING CHANGE TO C-1/C-P  
14.92 AC EXIST RVC TO C-1/C-P  
0.39 AC EXIST R-3-2500 TO C-1/C-P  
15.31 AC PROP TOTAL C-1/C-P  
  
PROPOSED ZONING CHANGE TO R-3  
1.76 AC EXIST RVC TO R-3  
5.55 AC EXIST C-1/C-P TO R-3  
5.40 AC EXIST R-3-2500 TO R-3  
13.71 AC PROP TOTAL R-3  
  
29.02 TOTAL OVERALL AC (1,263,916 SF)



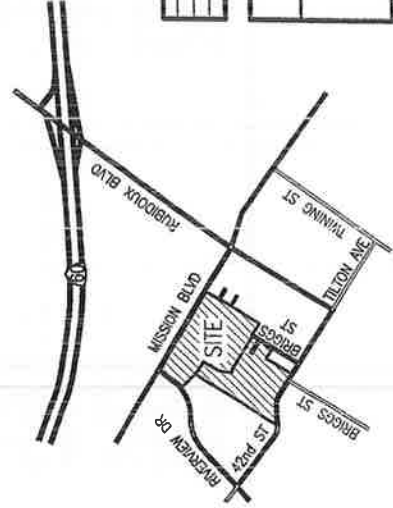
REVISIONS	DATE	BY

**CHANGE OF ZONE #07758**

**MISSION PLAZA**

BEING A SUBDIVISION OF A PORTION OF SECTION 16, T. 2 S., R. 5 W., SAN BERNARDINO COUNTY

SCALE: 1" = 200'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS	S.D. 10-0105
DATE: 4/19/2011	3708 MCCRAY ST.	RIVERSIDE, CA 92506	SHEET 1
DRAWN: CRT	PHONE: (951) 686-1070		OF 1 SHEETS
TRACED: CRT	FAX: (951) 788-1256		
CHECKED: SM			
FILE:			
APPROVED BY:			
DRG. NO.			
10-DIGIT-110			

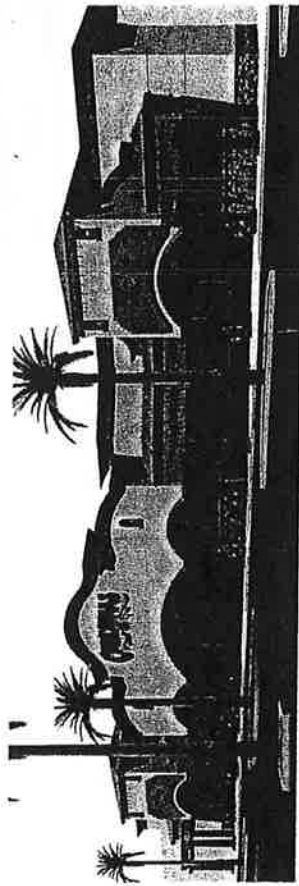


**VICINITY MAP**

NTS



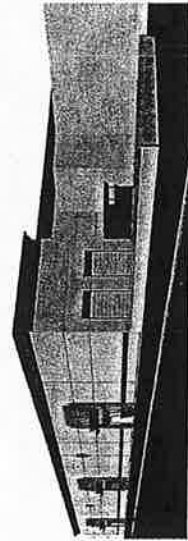
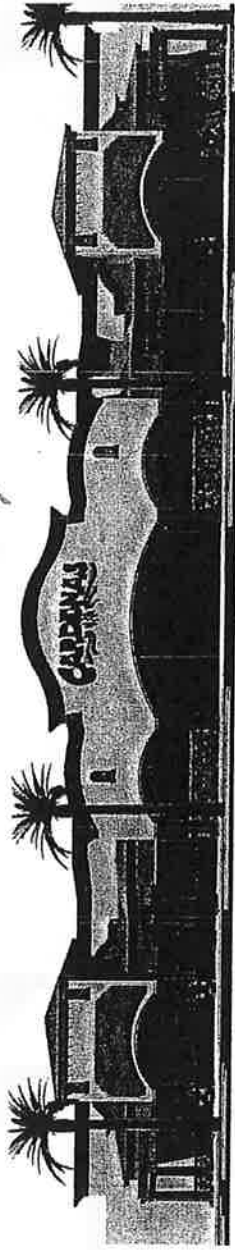




Proposed Retail Spaces for:

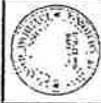


Mission Blvd. Rubidoux, CA

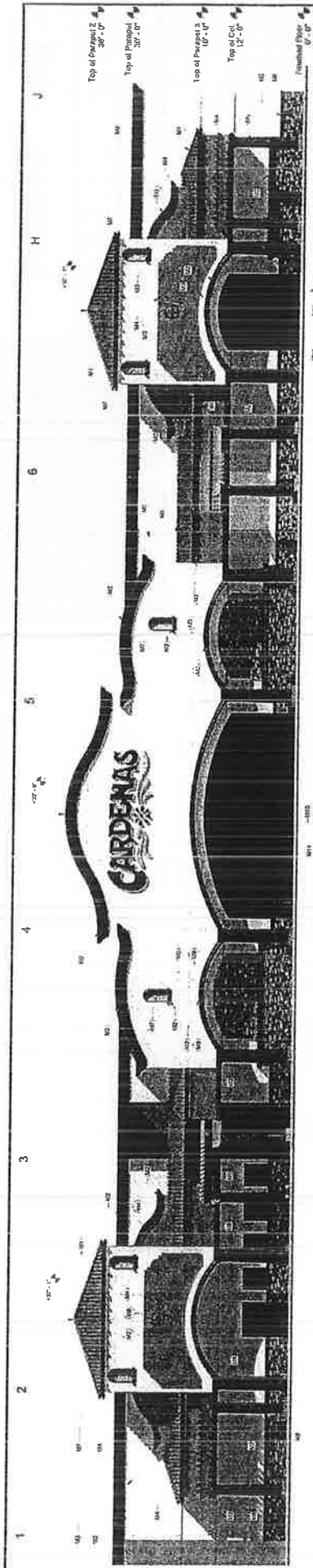


Architecture • Planning • Engineering  
**ANDRESEN**  
*Architecture* INC.  
 919-355-6688  
 17087 Orange Way, Fontana, CA 92335 E.O. 14176

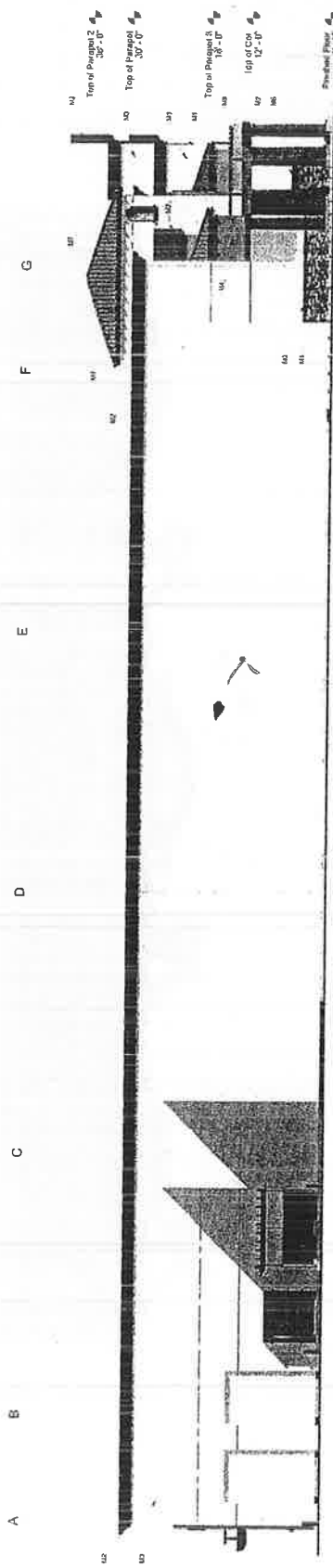
Proposed Retail Spaces for:	
<b>Cardenas Market #12</b>	
Mission Blvd. Rubidoux, CA	
14 Feb. 2011	
08-903 - 12	



Renderings DR-1




1 North  
1/8" = 1'-0"



2 East  
1/8" = 1'-0"

Material	Material Type	Material Schedule	Notes
101	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
102	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
103	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
104	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
105	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
106	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
107	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
108	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
109	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
110	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
111	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
112	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
113	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
114	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
115	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
116	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
117	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
118	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
119	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING
120	ROOFING - CONCRETE	FLAT ROOFING	ASPH/FLT ROOFING

Approved:   
 Carlenas Market #12  
 14,446, 10/11  
 10-10-11

Architecture - Planning - Engineering  
**ANDRESEN**  
*Architecture*  
**INC.**  
 909-355-6688  
 17007 Orange Way, Escondido, CA 92025-1503

Elevations DR-3







April 18, 2011

Riverside County Airport Land Use Commission  
Riverside County Administrative Center  
4080 Lemon Street, 14th Floor  
Riverside, CA 92501

**RE: Mission Plaza Improvement Project: Fast Track 2011-02 Mission Plaza.**

Dear Mr. Guerin,

The Redevelopment Agency for the County of Riverside (Agency), in regards to CUP 03665/ZAP1054RI11, is planning to build a 50,000 square foot market at 5700 Mission Boulevard, Riverside, CA 92509. Airport Land Use Commission (ALUC) staff determined that the project could be found consistent with the Average Intensity (using Parking Space Method), but that the current Single-Acre Intensity for Zone D limits single-acre intensity to a maximum of 300 persons (or 390 with risk-reduction design bonuses). The assumption, based on one occupant per 60 square feet, would result in potential single-acre occupancy of 709 persons.

The Agency contacted Cardenas Markets (Cardenas), a market that is currently proposed for the Mission Plaza Project in Rubidoux, CA, and determined that the Cardenas located at 16212 Foothill Boulevard, Fontana, CA, was of similar size (47,000 square feet), demographics, and based on a similar layout of the proposed supermarket. The Agency has included detailed demographic studies on both the proposed CUP project area and the Cardenas in Fontana. Based on that information, while the Cardenas in Fontana is 3,000 square feet smaller than the proposed Mission Plaza Cardenas in Rubidoux, the potential customer population for 2010 (estimate) within a one (1) mile radius was 18,198 residents for the Mission Plaza property in Rubidoux, and 28,207 residents within a 1 mile radius of the Cardenas in Fontana. Based on the demographic study included, the Cardenas in Fontana has a greater potential for customer visits (greater population).

In order to meet the ALUC Single-Acre Intensity criteria for Zone D, the Agency proposed a physical count of customers at the Cardenas in Fontana, as a basis for potential customers at the Mission Plaza Cardenas in Rubidoux. The Agency reviewed and refined the scope of the detailed customer count with ALUC Staff, and the Agency commissioned Counts Unlimited, Inc. an Institute of Transportation Engineering, Institute Affiliate Member, to perform the detailed customer count study with the following scope:

*"Consultant shall visit on April 13<sup>th</sup> and April 16<sup>th</sup> the Cardenas Market located at 16212 Foothill Boulevard, Fontana CA 92335-3376; from 8:00 am to 10:00 pm. Consultant shall arrive onsite and immediately make a count of employees and any customers within the store,*

[www.rivcoeda.org](http://www.rivcoeda.org)

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

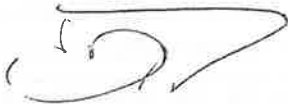
Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

*and then shall establish a total running count of all customers within the store. Consultant shall add to the total for new customers entering the store and subtract from the total for customers exiting the store. Customers shall mean any adult, child and baby; pregnant women, for the purposes of this study, shall count as one person. Consultant shall prepare and submit to the Agency a report detailing the count."*

The General Manager for Cardenas in Fontana confirmed that the busiest days of the week were Wednesday, Thursday, Friday and Saturday. Due to the ALUC hearing date on May 2, 2011, and with the coordination of ALUC Staff, the Agency chose two of the busiest days to perform the study. Based on the actual count performed on Wednesday, April 13<sup>th</sup>, and Saturday, April 16<sup>th</sup>, the highest Single-Acre Intensity for the Cardenas in Fontana, was 229 customers at 2:31 p.m., Saturday, April 16, 2011 (138 customers were the highest number of customers at 5:14 p.m., Wednesday, April 13, 2011). The Agency requests that ALUC Staff consider a reduction to the total customer amount of 229 by approximately 7%. The Cardenas in Fontana is approximately 47,000 square feet, and one acre is 43,560, so the store is approximately 1.07 acres. The maximum total per acre (at any single point in time) for Cardenas in Fontana should therefore be approximately 213 people per acre. The only note to this study is that the Cardenas in Fontana closed one of the two entrance/exit door (easterly door) at 9:30 p.m.; however, during this time, as verified in the data, there was minimal customer traffic.

We believe that the enclosed data will provide ALUC Staff the necessary tools and information to find the project consistent in both the Average Intensity and Single-Acre Intensity criteria. Should you have any questions regarding the study or demographics, please contact me at (951) 955-8274, or Counts Unlimited, Inc. at (951) 268-6268.

Sincerely,



Erik Sydow  
Project Manager

Enclosures

	West Door In	East Door In	West Door Out	East Door Out	Running Total
Starting Occupancy	XX	XX	XX	XX	47
12:16	9	8	4	0	190
12:17	10	2	4	1	197
12:18	4	0	7	4	190
12:19	5	3	11	0	187
12:20	0	3	6	3	181
12:21	3	3	1	6	180
12:22	8	3	3	4	184
12:23	3	4	2	2	187
12:24	10	0	4	2	191
12:25	6	5	2	6	194
12:26	0	12	5	5	196
12:27	3	2	2	9	190
12:28	9	3	4	7	191
12:29	7	2	2	2	196
12:30	10	10	5	2	209
12:31	7	2	1	6	211
12:32	9	2	2	0	220
12:33	0	2	6	6	210
12:34	9	1	8	5	207
12:35	9	7	6	3	214
12:36	5	0	5	5	209
12:37	5	3	7	2	208
12:38	1	2	9	3	199
12:39	7	8	9	7	198
12:40	5	0	5	2	196
12:41	9	4	11	2	196
12:42	7	0	7	8	188
12:43	0	4	1	12	179
12:44	2	7	4	10	174
12:45	2	1	7	3	167
12:46	2	1	4	7	159
12:47	8	2	2	1	166
12:48	4	3	5	6	162
12:49	6	4	3	2	167
12:50	8	2	4	1	172
12:51	4	6	3	8	171
12:52	5	2	3	4	171
12:53	2	3	2	0	174
12:54	1	3	5	5	168
12:55	2	4	6	3	165
12:56	5	6	4	1	171
12:57	2	6	3	3	173
12:58	6	6	5	7	173
12:59	6	1	7	2	171
13:00	9	3	10	0	173
13:01	3	3	4	0	175
13:02	6	11	3	1	188
13:03	1	10	8	2	189
13:04	1	1	4	2	185
13:05	6	2	2	0	191
13:06	2	4	7	2	188
13:07	14	2	4	1	199
13:08	7	3	2	1	206
13:09	3	8	3	6	208
13:10	2	2	8	0	204
13:11	3	2	4	3	202
13:12	0	6	14	3	191
13:13	13	4	7	5	196
13:14	7	6	7	9	193
13:15	9	8	9	2	199
13:16	5	9	4	8	201
13:17	4	0	4	8	193
13:18	9	2	5	2	197
13:19	3	12	3	5	204
13:20	4	2	7	1	202
13:21	2	5	8	1	200
13:22	3	1	4	7	193
13:23	2	4	3	4	192
13:24	4	6	12	9	181
13:25	3	9	3	2	188
13:26	12	5	5	8	192
13:27	4	3	7	5	187
13:28	7	0	3	1	190
13:29	5	1	2	3	191
13:30	6	2	11	0	188
13:31	2	5	5	1	189
13:32	3	6	3	1	194
13:33	3	2	4	4	191
13:34	6	3	8	2	190
13:35	1	2	1	1	191
13:36	6	0	3	2	192
13:37	4	1	2	1	194
13:38	2	3	10	4	185
13:39	4	4	7	2	184
13:40	8	10	4	4	194
13:41	1	4	4	3	192

Sat. 12:30-4:15 PM

	West Door In	East Door In	West Door Out	East Door Out	Running Total
16212 Foothill Boulevard Fontana, CA 92335-3376	Starting Occupancy	XX	XX	XX	47
13:42	7	2	3	1	197
13:43	7	2	2	5	199
13:44	10	2	7	0	204
13:45	3	2	8	0	201
13:46	2	9	0	2	210
13:47	3	4	3	6	208
13:48	9	3	8	2	210
13:49	0	5	3	0	212
13:50	1	4	10	1	206
13:51	8	0	1	1	212
13:52	0	5	7	3	207
13:53	2	4	1	0	212
13:54	5	0	5	6	206
13:55	3	4	3	2	208
13:56	2	3	5	1	207
13:57	2	7	2	3	211
13:58	15	6	4	4	224
13:59	7	5	7	2	227
14:00	6	6	4	7	226
14:01	8	1	10	1	226
14:02	2	1	8	1	220
14:03	3	0	1	2	220
14:04	4	7	6	2	223
14:05	5	0	4	4	220
14:06	2	2	5	1	218
14:07	6	1	4	3	218
14:08	5	4	9	4	214
14:09	0	10	1	2	221
14:10	3	1	3	9	213
14:11	1	0	7	8	199
14:12	5	7	14	4	193
14:13	7	13	11	11	191
14:14	0	3	4	3	187
14:15	6	5	3	8	187
14:16	5	10	3	1	198
14:17	6	2	6	8	192
14:18	5	5	5	3	194
14:19	1	8	2	2	189
14:20	6	0	0	2	203
14:21	4	0	10	4	193
14:22	5	6	5	10	189
14:23	6	3	3	0	195
14:24	4	1	3	5	192
14:25	7	1	1	0	199
14:26	11	11	1	2	218
14:27	2	2	0	7	215
14:28	1	2	4	4	210
14:29	1	8	1	4	214
14:30	9	3	1	1	224
14:31	3	4	3	2	226
14:32	5	5	4	3	229
14:33	4	0	1	6	226
14:34	2	8	11	6	219
14:35	5	8	3	12	217
14:36	4	1	1	6	215
14:37	4	5	9	4	211
14:38	6	3	4	4	212
14:39	0	2	3	8	203
14:40	7	3	5	10	198
14:41	6	0	6	10	188
14:42	4	6	0	6	192
14:43	0	11	2	8	193
14:44	7	4	0	3	201
14:45	10	6	10	7	200
14:46	5	3	2	4	202
14:47	7	6	2	2	211
14:48	5	1	5	7	205
14:49	1	9	2	6	207
14:50	5	9	0	2	219
14:51	3	0	7	1	214
14:52	1	5	6	10	204
14:53	0	1	3	9	193
14:54	5	8	1	1	204
14:55	9	1	5	6	203
14:56	2	7	12	5	195
14:57	7	6	1	3	204
14:58	5	5	7	3	204
14:59	7	4	6	3	208
15:00	0	9	5	2	208
15:01	5	6	5	2	212
15:02	3	6	2	7	212
15:03	6	5	9	6	208
15:04	4	4	1	10	205
15:05	1	15	6	5	210
15:06	7	3	11	1	208
15:07	12	2	8	4	210

	West Door In	East Door In	West Door Out	East Door Out	Running Total
16212 Foothill Boulevard Fontana, CA 92335-3376	XX	XX	XX	XX	47
15:08	6	6	3	5	214
15:09	5	1	7	0	213
15:10	2	3	0	1	217
15:11	8	2	5	7	215
15:12	11	3	9	12	208
15:13	4	8	7	2	211
15:14	7	2	3	8	209
15:15	8	2	6	3	210
15:16	4	3	3	2	212
15:17	2	2	4	2	210
15:18	9	3	5	6	211
15:19	2	3	6	3	207
15:20	4	0	5	1	205
15:21	5	3	3	1	209
15:22	4	1	7	0	207
15:23	2	8	4	10	203
15:24	3	8	9	4	201
15:25	3	4	0	7	201
15:26	1	1	7	3	193
15:27	8	1	2	0	200
15:28	2	5	5	3	199
15:29	2	10	6	7	198
15:30	5	2	8	5	192
15:31	5	6	6	4	193
15:32	3	8	4	0	200
15:33	9	6	6	7	202
15:34	4	9	6	6	203
15:35	4	5	9	14	189
15:36	3	3	1	6	188
15:37	7	0	0	0	195
15:38	3	3	6	4	191
15:39	4	5	10	5	185
15:40	4	5	3	3	188
15:41	2	5	0	9	186
15:42	5	4	6	7	182
15:43	2	11	10	5	180
15:44	7	2	2	3	184
15:45	6	4	4	9	181
15:46	4	9	2	4	188
15:47	0	8	5	4	187
15:48	3	3	6	1	186
15:49	0	2	16	4	168
15:50	2	2	10	4	158
15:51	1	5	4	3	157
15:52	4	5	0	2	164
15:53	1	5	4	1	165
15:54	5	4	3	0	171
15:55	3	6	1	7	172
15:56	3	0	9	3	163
15:57	6	6	3	5	167
15:58	10	0	1	6	170
15:59	5	4	7	1	171
16:00	8	1	2	0	178
16:01	10	7	3	4	188
16:02	4	1	3	7	183
16:03	10	8	6	3	192
16:04	1	2	3	4	188
16:05	8	1	3	3	191
16:06	3	2	4	4	188
16:07	3	3	2	7	185
16:08	2	0	7	4	176
16:09	8	2	4	4	178
16:10	1	3	1	4	177
16:11	3	3	2	5	176
16:12	1	3	1	4	175
16:13	7	0	9	6	167
16:14	14	1	4	10	168
16:15	9	1	6	7	165
16:16	2	4	9	3	159
16:17	9	4	2	4	166
16:18	7	10	4	2	177
16:19	2	6	2	3	180
16:20	4	5	4	3	182
16:21	5	0	5	3	179
16:22	2	1	10	6	166
16:23	5	5	8	4	164
16:24	3	7	10	5	159
16:25	7	3	1	2	166
16:26	6	4	3	5	168
16:27	2	4	7	1	166
16:28	4	3	4	6	163
16:29	7	1	6	0	165
16:30	8	2	8	4	163
16:31	1	2	8	2	156
16:32	9	4	8	0	161
16:33	3	7	7	1	163

2172

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

RECEIVED  
25 2011

DATE: April 7, 2011

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health - Ind. Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Riv. Co. Dept. of Bldg. & Safety - Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor-Bob Roberson  
Riv. Co. Transit Agency  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA- Redevelopment  
Riv. Co. EDA - Fast Track  
Riv. Co. ALUC - John Guerin  
Flabob Airport-General Mgr.  
2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Unified School Dist.  
Rubidoux Community Service Dist.  
Southern California Gas  
Southern California Edison  
South Coast Air Quality Mgmt. Dist.  
Eastern Information Center (UCR)  
U.S. Postal Service (San Bernardino office)  
California Council for the Blind  
Riverside County Office on Aging

**CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02) - EA42435 - Applicant:** Riverside County Redevelopment Development Agency (RDA) - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area - Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive - 28.65 Gross Acres - Zoning: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential - 2,500 Square Foot Minimum (R-3-2,500) - **REQUEST:** The **Change of Zone** proposes to change the existing Zoning Classification from Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P), and General Residential - 2,500 Square Foot Minimum (R-3-2,500) to General Commercial (C-1/C-P) and General Residential (R-3). The **Conditional Use Permit** proposes a 140,438 square foot retail development, Mission Plaza, consisting of a market, a drug store and shops with 855 parking spaces consisting of on-site, off-street and off-site parking on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). - APN(s): 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031, 181-030-002, 181-030-003, 181-041-001, 181-041-002, 181-041-004, 181-041-007, 181-041-008 - Concurrent Case: GPA01108 - **Note:** The General Plan Amendment is scheduled for consideration of initiation of proceedings by the Planning Commission on April 20, 2011. The **General Plan Amendment** proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre). The General Plan Amendment also proposes to remove 16.68 gross acres from the Rubidoux Village Policy Area.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on April 28, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **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 or near 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.

DATE: 4/19/11 SIGNATURE: Paul Gill

PLEASE PRINT NAME AND TITLE: PAUL GILL, ASST SUPERINTENDENT

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.



# Fast Track Authorization

Case No.:

FTA No. 2011-02

SUPERVISOR Tavaglione

SUPERVISORIAL DISTRICT: 2

Company/Developer: RDA/Mission Plaza

Contact: Erik Sydow

Address: 3403 Tenth Street, Ste 500, Riverside, CA 92501

Phone: (951) 955-8274

Fax: (951) 955-4890

Email: esydow@rivcoeda.org

Architectural Firm: N/A

Contact: N/A

Address: N/A

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Engineering Firm: Albert A. Webb Associates

Contact: Mo Faghihi/Sandy Chandler

Address: 3788 McCray Street, Riverside, CA 92506

Phone: (951) 686-1070

Fax: (951) 788-1256

Email: sandy.chandler@webbassociates.com

Land Use Application(s): ☒ General Plan Amendment ☒ Conditional Use Permit ☒ Change of Zone

☐ Plot Plan ☐ Parcel Map ☐ Other \_\_\_\_\_

## Site Information:

Assessor's Parcel Number(s) 181-020-022;-023;-026;-027thru-031; 181-030-002;-003;181-041-001;-002;-004;-007;-008

Cross Streets/Address Mission Blvd. and Riverview Dr.

Site Acreage 43.89

Land Use Designation CR; HDR

Zoning R-VC, R-3-2500; C-I/C-P

Redevelopment Project Area/Sub-Area: Jurupa Valley Project Area

Unincorporated Community Rubidoux

## Project Information (Estimate Amounts):

Eligibility Criteria ☒ Full Time Jobs ☒ Capital Investment ☐ Annual Taxable Sales ☐ Board of Supervisors ☐ Child Care  
☐ Workforce Housing ☐ Other \_\_\_\_\_

Permanent Full-Time Jobs 200

Wages per Hour \$10-30

Construction Jobs 230

Capital Investment \$34,000,000.00

Taxable Sales \$22,000,000.00

Bldg Size: 123,500

Project Type ☒ Commercial ☐ Industrial ☐ Office ☐ Residential ☒ Other Community Shopping Center

Industrial Classification N/A

Other \_\_\_\_\_

Commercial Classification Community Shopping Center

Other \_\_\_\_\_

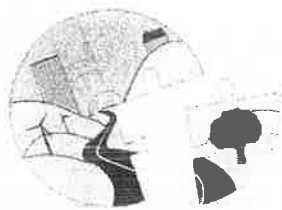
## Project Description:

Project proposes a commercial development to include a supermarket, drug store, six retail shops, parking, and street improvements. There are three existing structures on site which will remain-only parking will be modified.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 2/23/11  
Lisa Brandl, Managing Director of EDA Date

Sarah Mundy 2/23/11  
Sarah Mundy, Assistant Director of EDA Date



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006124

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.  
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.  
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207758 DATE SUBMITTED: 3-21-11

### APPLICATION INFORMATION

Applicant's Name: Redevelopment Agency for the County of Riverside E-Mail: esydw@rivcoeda.org

Mailing Address: 3403 Tenth Street, Suite 500  
Riverside CA 92501  
City State ZIP

Daytime Phone No: (951) 955-8274 Fax No: (951) 955-4890

Engineer/Representative's Name: A.A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street  
Riverside Ca 92506  
City State ZIP

Daytime Phone No: (951) 955-1070 Fax No: (951) 788-1256

Property Owner's Name: see attached list SAME AS ABOVE E-Mail: \_\_\_\_\_

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

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Riverside Office · 4080 Lemon Street, 12th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-3200 · Fax (951) 955-1811

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

EA 42435 / CFG 05806 / GPA 01108

## APPLICATION FOR CHANGE OF ZONE

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.

### 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.

Robert Field

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.

See attached property owner letters of authorization

PRINTED NAME OF PROPERTY OWNER(S)

Robert Field

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 181-020-022,-023,-026,-027,-028,-029,-030,-031,181-030-002,-003,181-041-001,-002,-004,-007,-008

Section: 16 Township: 2S Range: 5W

Approximate Gross Acreage: 28.65

General location (nearby or cross streets): North of Tilton Ave, South of

Mission Blvd, East of Riverview Dr, West of Briggs St

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: 2008 p.685 C2 & D2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Proposal is to change zoning from R-VC West, R-3-2500 and C-1/C-P to R-3 and C-I/C-P

Related cases filed in conjunction with this request:

General Plan Amendment \_\_\_\_\_, CUP \_\_\_\_\_, Lot line adjustment \_\_\_\_\_, Parcel Merger



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

FAST TRACK 2011-02

Set ID# CC006124

## 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:

CUPD 3665

DATE SUBMITTED:

3/31/11

### APPLICATION INFORMATION

Applicant's Name: Redevelopment Agency for the County of Riverside E-Mail: esydow@rivcoeda.org

Mailing Address: 3403 Tenth Street, Suite 500

Riverside

Street  
CA 92501

City

State

ZIP

Daytime Phone No: (951) 955-8274

Fax No: (951) 955-4890

Engineer/Representative's Name: A.A. Webb Associates

E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside

Street  
Ca 92506

City

State

ZIP

Daytime Phone No: (951) 686-1070

Fax No: (951) 788-1256

Property Owner's Name: See attached list

Redevelopment

E-Mail: esydow@rivcoeda.org

Mailing Address:

3403 Tenth St.

Suite 500

Riverside

Street  
CA

92501

City

State

ZIP

Daytime Phone No: (951) 955-8274

Fax No: (951) 955-4890

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.

EA42435 / CFG 05806 / GPA 01108

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

C207758

"Planning Our Future... Preserving Our Past"

## APPLICATION FOR LAND USE AND DEVELOPMENT

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.

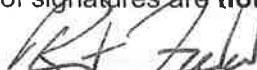
### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Robert Field

PRINTED NAME OF APPLICANT



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.

See attached property owner letters of authorization

PRINTED NAME OF PROPERTY OWNER(S)

Robert Field

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE 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): 181-020-022,-023,-026,-027,-028,-029,-030,-031, portions of 181-030-002, and 181-041-002,-008

Section: 16 Township: 2S Range: 5W

Approximate Gross Acreage: 15.23

General location (nearby or cross streets): North of Tilton Ave, South of

## APPLICATION FOR LAND USE AND DEVELOPMENT

Mission Blvd \_\_\_\_\_, East of Riverview Dr \_\_\_\_\_, West of Briggs St. \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: 2008 p.685 C2 & D2 \_\_\_\_\_

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

Project proposes a commercial development as part of the Riverside County Redevelopment Agency's plan for this area. The commercial development proposes a new supermarket, drug store, six retail shops, and parking to

the site, with access roads at Mission Blvd to the North and Riverview Dr. to the West. . There are three existing

structures on the site which will remain - only parking will be modified.

Related cases filed in conjunction with this request:

General Plan Amendment No \_\_\_\_\_, Change of Zone No, \_\_\_\_\_,  
Parcel Merger \_\_\_\_\_ and Lot Line Adjustment \_\_\_\_\_

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

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

E.A. No. (if known) 39323, 39558 \_\_\_\_\_ 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: to be submitted with Initial Study \_\_\_\_\_

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 29,516 CY \_\_\_\_\_

Estimated amount of fill = cubic yards 28,589 CY \_\_\_\_\_

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

## APPLICATION FOR LAND USE AND DEVELOPMENT

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) New: 127,700 sq. ft.  
Existing: 21,755; Total : 149,455

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

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

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

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

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 2-7-11

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 <sup>1</sup>	
<b>Project File No.</b>	
<b>Project Name:</b>	Mission Plaza
<b>Project Location:</b>	Southern Corner of Mission Blvd and Riverview Dr
<b>Project Description:</b>	Commercial Center
<b>Project Applicant Information:</b>	Redevelopment Agency for the County of Riverside, Ca; 3403 Tenth St., Suite 500, Riverside, CA 92501 PH:(951) 955-8274
<b>Proposed Project Consists of, or includes:</b>	
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"/> S <input type="checkbox"/> I
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/> S <input checked="" type="checkbox"/> I
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/> S <input checked="" type="checkbox"/> I
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> S <input checked="" type="checkbox"/> I
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> S <input checked="" type="checkbox"/> I
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 checked="" type="checkbox"/> S <input type="checkbox"/> I
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/> S <input checked="" type="checkbox"/> I
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/> S <input type="checkbox"/> I
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .	
<b>DETERMINATION: Circle appropriate determination.</b>	
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/28/2011.

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

APN (s) or case numbers CUP03665/CZ07758/FTA#2011-02 For

Company or Individual's Name Planning Department.

Distance buffered 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

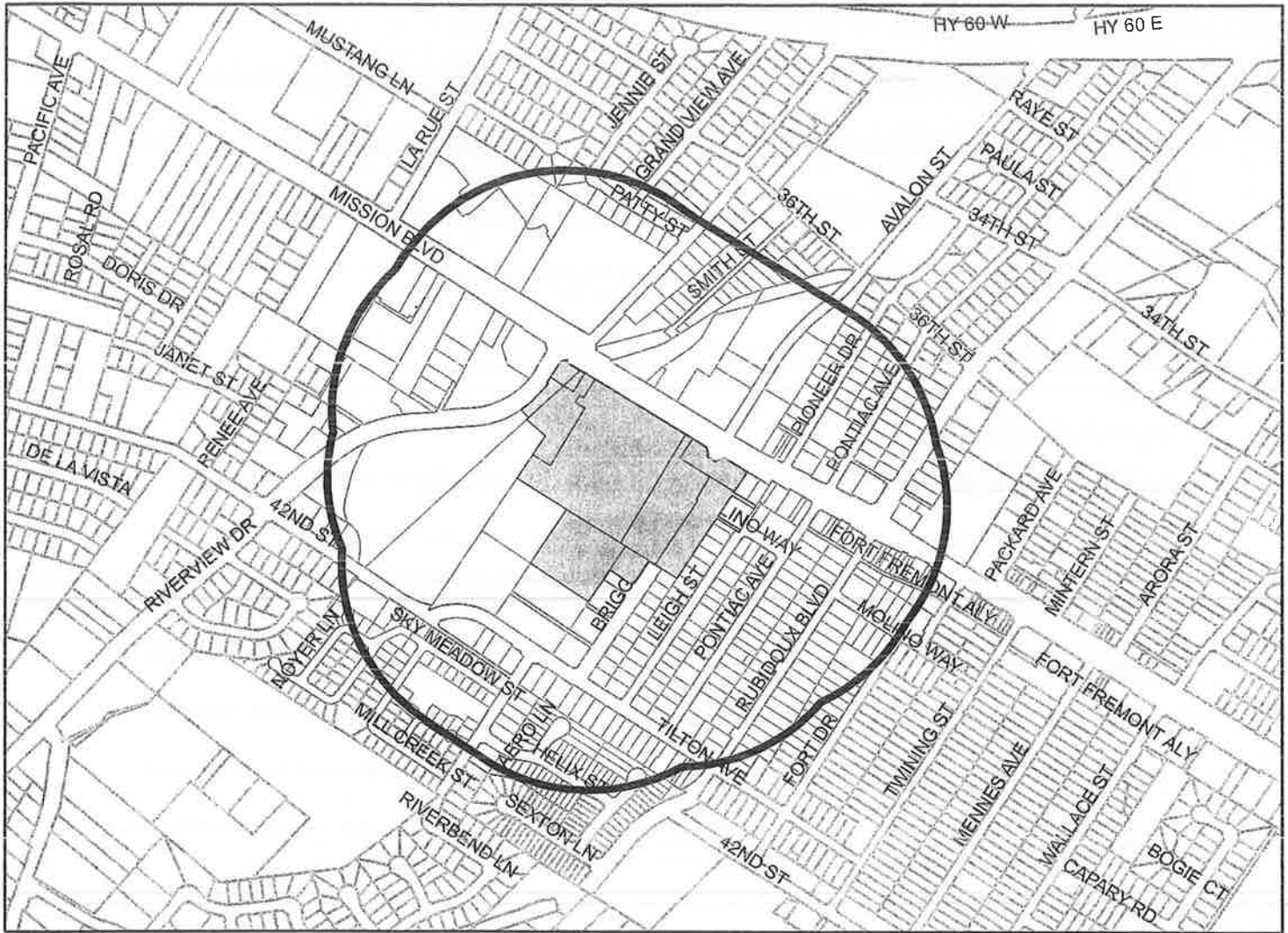
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 5/4/2011 agm  
EXPIRES: 10/28/2011

## 1000 feet buffer



### Selected Parcels

179-122-017	179-111-006	181-253-017	181-252-046	179-112-023	179-112-024	179-122-009	181-252-055	181-072-012	181-052-010
179-032-036	181-072-018	181-253-003	181-053-024	181-053-013	181-053-029	181-240-064	179-070-004	181-020-030	181-020-031
181-071-039	181-071-013	181-044-004	181-071-031	181-073-005	181-044-008	181-082-043	181-082-003	181-053-035	181-020-025
181-071-034	179-121-016	181-252-054	181-072-027	181-082-031	182-303-033	182-311-004	181-253-012	181-252-047	182-311-009
181-253-005	181-044-007	181-240-032	181-253-028	179-070-057	179-070-058	181-252-062	181-053-021	181-082-051	181-253-008
181-071-037	181-071-038	179-032-043	181-240-033	181-071-040	181-020-011	181-071-015	181-240-038	181-071-023	181-082-049
181-252-045	181-082-013	181-044-021	179-121-015	181-240-024	181-240-018	179-070-027	179-070-021	181-073-006	181-072-002
181-253-010	181-071-010	181-240-026	179-112-003	179-070-003	181-072-009	181-030-003	181-051-019	181-051-020	181-051-021
181-051-022	181-073-003	182-290-023	182-290-025	181-253-022	181-071-016	181-053-006	179-033-008	179-033-006	179-122-027

st 90 parcels shown



1,000 500 0 1,000 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.

ASMT: 179032009, APN: 179032009  
DEBORAH DEKKER  
5854 ANTONIA PL  
RIVERSIDE, CA. 92509

ASMT: 179032040, APN: 179032040  
STEVEN RICHARDSON  
7391 CORINTHIAN WAY  
RIVERSIDE CA 92506

ASMT: 179032010, APN: 179032010  
VILIULFO DIAZ, ETAL  
3962 MENEES AVE  
RIVERSIDE CA 92509

ASMT: 179032041, APN: 179032041  
ROBERTO MADRIGAL  
5814 PATTY ST  
RIVERSIDE, CA. 92509

ASMT: 179032035, APN: 179032035  
ROSA CABRAL  
3671 JENNIE ST  
RIVERSIDE, CA. 92509

ASMT: 179032042, APN: 179032042  
RAYMOND FIERRO  
5810 PATTY ST  
RIVERSIDE, CA. 92509

ASMT: 179032036, APN: 179032036  
ALBERTO PEREZ  
5838 PATTY ST  
RIVERSIDE, CA. 92509

ASMT: 179032043, APN: 179032043  
BENICIO ESQUIBEL, ETAL  
7565 LAKESIDE DR  
RIVERSIDE CA 92509

ASMT: 179032037, APN: 179032037  
JAVIER ALVAREZ  
5832 PATTY ST  
RIVERSIDE, CA. 92509

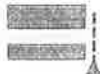
ASMT: 179033006, APN: 179033006  
DAVID SHULTZ  
3662 JENNIE ST  
RIVERSIDE, CA. 92509

ASMT: 179032038, APN: 179032038  
SERGIO LLAMAS  
5826 PATTY ST  
RIVERSIDE, CA. 92509

ASMT: 179033007, APN: 179033007  
PATRICA CORONA, ETAL  
3661 GRANDVIEW AVE  
RIVERSIDE, CA. 92509

ASMT: 179032039, APN: 179032039  
GRISELDA ARIAS, ETAL  
5822 PATTY ST  
RIVERSIDE, CA. 92509

ASMT: 179033008, APN: 179033008  
DAVID SANCHEZ  
3663 GRANDVIEW AVE  
RIVERSIDE, CA. 92509



ASMT: 179034005, APN: 179034005  
RICHARD WILKERSON, ETAL  
3658 GRANDVIEW AVE  
RIVERSIDE, CA. 92509

ASMT: 179070003, APN: 179070003  
CLARO CAMAT, ETAL  
2922 MEADOW RIDGE AVE  
BAKERSFIELD CA 93308

ASMT: 179034006, APN: 179034006  
NATIVIDAD RODRIGUEZ, ETAL  
14820 CARNELL ST  
WHITTIER CA 90603

ASMT: 179070004, APN: 179070004  
ALLEN SENG TANG, ETAL  
5771 MISSION BLV  
RIVERSIDE, CA. 92509

ASMT: 179034007, APN: 179034007  
RICARDO ALMADA, ETAL  
3661 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179070007, APN: 179070007  
MARTHA RAMOS, ETAL  
23889 POST RD  
GOOD HOPE CA 92570

ASMT: 179034008, APN: 179034008  
RIGOBERTO MENDOZA  
917 ROBERT WAY  
MODESTO CA 95351

ASMT: 179070008, APN: 179070008  
JOSE CHACON  
3720 RIVERVIEW DR  
RIVERSIDE CA 92506

ASMT: 179040012, APN: 179040012  
JVA AIR INC  
1244 E ORANGE THORPE AVE  
FULLERTON CA 92831

ASMT: 179070012, APN: 179070012  
JO ANN MARTINEZ  
23311 WESTERN RIDGE  
MORENO VALLEY CA 92557

ASMT: 179040023, APN: 179040023  
MISSION LA RUE LTD PARTNERSHIP  
C/O DANAVON L HORN  
5875 MISSION BLV  
RIVERSIDE, CA. 92509

ASMT: 179070013, APN: 179070013  
LOURDES LOPEZ  
3675 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179040026, APN: 179040026  
MISSION LARUE II LTD PARTNERSHIP  
P O BOX 3958  
PALM DESERT CA 92261

ASMT: 179070014, APN: 179070014  
HUGO HERNANDEZ  
3687 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070015, APN: 179070015  
REBECCA SILER  
21875 PINWOOD ST  
PERRIS CA 92570

ASMT: 179070022, APN: 179070022  
SEDRICK CELESTIN  
717 BRIANNA WAY  
CORONA CA 92879

ASMT: 179070016, APN: 179070016  
GUSTAVO SEVILLA  
3695 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070023, APN: 179070023  
ENRIQUE MARTINEZ, ETAL  
C/O MARGARITO GARCIA  
3686 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070017, APN: 179070017  
FEDERAL HOME LOAN MORTGAGE CORP  
C/O JPMORGAN CHASE BANK  
7301 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 179070024, APN: 179070024  
MARIA SOTELO, ETAL  
3680 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070018, APN: 179070018  
IMOGENE SCHLABITZ  
3731 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070025, APN: 179070025  
MARIA ACOSTA  
3670 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070019, APN: 179070019  
K & amp, ETAL  
16113 FOOTHILL BLV  
FONTANA CA 92335

ASMT: 179070026, APN: 179070026  
MARIA GERONIMO  
5680 DAIRY AVE  
LONG BEACH CA 90805

ASMT: 179070020, APN: 179070020  
SUNAIRE CHEVROLET CO  
2505 W FLORIDA  
HEMET CA 92545

ASMT: 179070027, APN: 179070027  
CELSO BELTRAN  
3650 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070021, APN: 179070021  
CERVANDO ENRIQUEZ, ETAL  
3710 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070028, APN: 179070028  
JOSE PEREZ, ETAL  
3642 SMITH ST  
RIVERSIDE, CA. 92509

ASMT: 179070037, APN: 179070037  
RICARDO PALACIO, ETAL  
2872 THROUGHbred ST  
ONTARIO CA 91761

ASMT: 179070058, APN: 179070058  
AUTOZONE INC  
P O BOX 2198  
MEMPHIS TN 38101

ASMT: 179070044, APN: 179070044  
ELIZABETH SIDERS, ETAL  
3680 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179111004, APN: 179111004  
VENTURA LANDAZURI  
4360 GLEN ST  
RIVERSIDE CA 92509

ASMT: 179070045, APN: 179070045  
JOSE CISNEROS, ETAL  
3688 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179111006, APN: 179111006  
ABE PERALES, ETAL  
5746 36TH ST  
RIVERSIDE, CA. 92509

ASMT: 179070046, APN: 179070046  
JOSE GUTIERREZ, ETAL  
3696 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179111011, APN: 179111011  
MARIA VELASCO, ETAL  
C/O CARLOS J VELASCO  
620 DE SALES ST  
SAN GABRIEL CA 91775

ASMT: 179070047, APN: 179070047  
KEITH HUTH  
3704 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179111014, APN: 179111014  
RUBIDOUX COMMUNITY SERVICES DISTRICT  
P O BOX 3098  
RIVERSIDE CA 92519

ASMT: 179070048, APN: 179070048  
LIONEL PEREZ  
3716 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 179112002, APN: 179112002  
ORANGE LEMON LTD PARTNERSHIP  
430 ORANGE HEIGHTS LN  
CORONA CA 92882

ASMT: 179070050, APN: 179070050  
LEAH ROBERTSON  
C/O STEPHEN P MCLEMORE  
8749 HIGHLAND  
WHITTIER CA 90605

ASMT: 179112003, APN: 179112003  
CLAIR KINTIGH  
3640 AVALON ST  
RIVERSIDE, CA. 92509

ASMT: 179112008, APN: 179112008  
PEDRO ARREDONDO  
3641 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179112017, APN: 179112017  
RAUL DIAZ, ETAL  
P O BOX 77914  
CORONA CA 92887

ASMT: 179112009, APN: 179112009  
PABLO VIRGEN  
3651 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179112018, APN: 179112018  
RAUL DIAZ, ETAL  
19493 QUEBEC AVE  
CORONA CA 92881

ASMT: 179112010, APN: 179112010  
HEE OH, ETAL  
16154 ELZA DR  
HACIENDA HEIGHTS CA 91745

ASMT: 179112022, APN: 179112022  
OREILLY AUTOMOTIVE INC  
P O BOX 1156  
SPRINGFIELD MO 65801

ASMT: 179112012, APN: 179112012  
ROBERT COHENOUR, ETAL  
6950 CALLE DIA  
CAMARILLO CA 93012

ASMT: 179112023, APN: 179112023  
ADIB MILBES  
7021 PENNY CT  
RANCHO CUCAMONGA CA 91739

ASMT: 179112013, APN: 179112013  
JUAN RUIZ, ETAL  
3697 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179112024, APN: 179112024  
ADIB MILBES  
9110 MIGONETTE ST  
ALTA LOMA CA 91701

ASMT: 179112014, APN: 179112014  
DORIS KEPPLER, ETAL  
3707 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179112026, APN: 179112026  
SAMUEL RAMIREZ, ETAL  
9213 TARA CIR  
RIVERSIDE CA 92509

ASMT: 179112015, APN: 179112015  
SB POD II  
C/O DANIEL HIDALGO  
11107 GARVEY AVE  
EL MONTE CA 91733

ASMT: 179121003, APN: 179121003  
VENTURA MEJIA, ETAL  
2496 WINDMILL CREEK RD  
CHINO HILLS CA 91709

ASMT: 179121004, APN: 179121004  
MP OPPORTUNITY PARTNERS I  
3704 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179121015, APN: 179121015  
CECILIO JIMENEZ, ETAL  
3627 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121005, APN: 179121005  
RICARDO MEDINA, ETAL  
3692 PIONEER DR  
RIVERSIDE, CA. 92509

ASMT: 179121016, APN: 179121016  
ANTONIO PADILLA, ETAL  
4633 CAMBRIDGE CT  
RIVERSIDE CA 92509

ASMT: 179121006, APN: 179121006  
YOLANDA MORENO  
3682 PIONEER RD  
RIVERSIDE, CA. 92509

ASMT: 179121017, APN: 179121017  
ELIAZAR ORTIZ, ETAL  
3651 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121007, APN: 179121007  
GEORGE LOYA, ETAL  
4134 OLDENBURG ST  
RIVERSIDE CA 92509

ASMT: 179121018, APN: 179121018  
ISRAEL GARCIA, ETAL  
2342 WISTERIA CT  
HEMET CA 92545

ASMT: 179121009, APN: 179121009  
SPSSM INV II  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91732

ASMT: 179121019, APN: 179121019  
SPSSM INV II  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91732

ASMT: 179121010, APN: 179121010  
ROBIN LAGUE  
251 LITTON AVE  
COLTON CA 92324

ASMT: 179121020, APN: 179121020  
DORIS COOK, ETAL  
C/O CALLIS HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA 92509

ASMT: 179121014, APN: 179121014  
LUCIANO ULTRERAS, ETAL  
3711 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121021, APN: 179121021  
ROSS LYBARGER, ETAL  
3701 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121023, APN: 179121023  
JOHN KARAGIAS, ETAL  
16518 FRANCISQUITO AVE  
LA PUENTE CA 91744

ASMT: 179122007, APN: 179122007  
ISMAEL RAMIREZ  
3688 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121026, APN: 179121026  
JOHN KARAGIAS, ETAL  
5645 MISSION BLV  
RIVERSIDE, CA. 92509

ASMT: 179122008, APN: 179122008  
ENRIQUE MONARES, ETAL  
3670 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179121027, APN: 179121027  
JOHN ADLER, ETAL  
C/O DAVID C ADLER  
16 COSTA DEL SOL  
DANA POINT CA 92629

ASMT: 179122009, APN: 179122009  
ADOLFO TRUJILLO  
3658 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179122002, APN: 179122002  
EDITH CARDENAS, ETAL  
12254 SPRINGPORT DR  
ROWLANDS CA 91748

ASMT: 179122010, APN: 179122010  
MARIO SANCHEZ, ETAL  
3648 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179122004, APN: 179122004  
ROSABLA JIMENEZ  
3726 PONTIAC AVE  
RIVERSIDE, CA. 92509

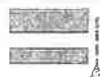
ASMT: 179122017, APN: 179122017  
AARON RAMIREZ  
3639 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179122005, APN: 179122005  
HERBERT CALLIS ESTATE OF  
C/O RONALD C HERBERT  
2275 RORIMER DR  
RIVERSIDE CA 92509

ASMT: 179122018, APN: 179122018  
GUIDO MERCADO  
3665 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179122006, APN: 179122006  
JUAN CARRILLO, ETAL  
3706 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 179122019, APN: 179122019  
SANJUANA ESPINOSA, ETAL  
3673 RUBIDOUX BLV  
RIVERSIDE, CA. 92509



ASMT: 179122020, APN: 179122020  
KHANH TRAN  
3685 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179160012, APN: 179160012  
JORGE RICO  
3720 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179122021, APN: 179122021  
JAVIER TAPIA  
3697 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179160015, APN: 179160015  
TADHAMODI INV  
7886 LA NITA ST  
HIGHLAND CA 92346

ASMT: 179122022, APN: 179122022  
MAGDALENA GODINEZ  
3709 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179160016, APN: 179160016  
ROSS LYBARGER, ETAL  
3742 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 179122024, APN: 179122024  
MARIA RAMIREZ  
6825 COMSTOCK AVE  
RIVERSIDE CA 92503

ASMT: 179160020, APN: 179160020  
JAMESLANE ASSOC LTD PARTNERSHIP, ETAL  
C/O STATER BROS MARKETS  
P O BOX 150  
SAN BERNARDINO CA 92402

ASMT: 179122025, APN: 179122025  
JOSE SANCHEZ, ETAL  
1474 RIPCHAK SE  
CORONA CA 92879

ASMT: 179160022, APN: 179160022  
SHIRLEY CANO  
P O BOX 838  
CRESTLINE CA 92325

ASMT: 179122027, APN: 179122027  
DAYCO FUNDING CORP, ETAL  
C/O LUXOR PROPERTIES INC  
4751 WILSHIRE BLVD NO 203  
LOS ANGELES CA 90010

ASMT: 179160023, APN: 179160023  
WINSTON BROWN  
1679 W VIA BELLO DR  
RIALTO CA 92377

ASMT: 179122028, APN: 179122028  
JIM KAIRIS, ETAL  
1821 ROSEDALE AVE  
COLTON CA 92324

ASMT: 179160025, APN: 179160025  
MGA & ETAL  
C/O FLORENCE M NEGLIA  
5856 SUNSET RANCH RD  
RIVERSIDE CA 92506

ASMT: 181020011, APN: 181020011  
BOBBIE SEIFFERT, ETAL  
C/O LARRY SHAFFER  
3702 ARTESIAN  
RIVERSIDE CA 92503

ASMT: 181020025, APN: 181020025  
ANTHONY INABA, ETAL  
1985 BRONSON WAY  
RIVERSIDE CA 92506

ASMT: 181020012, APN: 181020012  
VENANCIO SALGADO, ETAL  
3905 LEIGH ST  
RIVERSIDE CA 92501

ASMT: 181020026, APN: 181020026  
MISSION PLAZA PROP  
C/O PETER SCHULTZ  
3625 DEL AMO BLV NO 130  
TORRANCE CA 90503

ASMT: 181020013, APN: 181020013  
RAMON MENDOZA  
3925 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181020031, APN: 181020031  
ALLIE MALLAD  
P O BOX 5186  
DEARBORN MI 48128

ASMT: 181020014, APN: 181020014  
PEDRO MARTINEZ  
3935 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181030008, APN: 181030008  
LAVERNE VANDENHEUVEL, ETAL  
1861 SOUTHVIEW DR  
CARLSBAD CA 92008

ASMT: 181020015, APN: 181020015  
RICARDO FAJARDO, ETAL  
P O BOX 613  
NUEVO CA 92567

ASMT: 181041002, APN: 181041002  
REDEVELOPMENT AGENCY COUNTY OF RIVEI  
C/O REAL ESTATE DIV  
3403 10TH STE STE 500  
RIVERSIDE CA 92501

ASMT: 181020016, APN: 181020016  
EDUARDO MUNOZ, ETAL  
3957 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181041006, APN: 181041006  
RUSSELL WOJCIK, ETAL  
127 W BENNETT  
GLEN DORA CA 91741

ASMT: 181020024, APN: 181020024  
MITSURU INABA, ETAL  
4280 MT VERNON AVE  
RIVERSIDE CA 92507

ASMT: 181042005, APN: 181042005  
NELSON HOUSE FOUNDATION  
3685 15TH ST  
RIVERSIDE CA 92501

ASMT: 181042008, APN: 181042008  
DENHOLTZ MICHAEL & ETAL  
C/O MICHAEL DENHOLTZ  
5754 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181044002, APN: 181044002  
ZENET ALBARRAN  
3077 LAUREL DR  
RIVERSIDE CA 92509

ASMT: 181043004, APN: 181043004  
JESSE LEE, ETAL  
5734 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181044003, APN: 181044003  
GERARDO MARTINEZ  
4000 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181043005, APN: 181043005  
MARK SALINAS, ETAL  
5724 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181044004, APN: 181044004  
ANA CORRAL  
4010 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181043007, APN: 181043007  
HIAIU NGUYEN  
5704 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181044005, APN: 181044005  
MARTIN ROMERO, ETAL  
4024 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181043009, APN: 181043009  
TOMASA SANDOVAL  
1165 W LOCUST AVE  
ANAHEIM CA 92802

ASMT: 181044006, APN: 181044006  
ROSARIO SOTO  
4036 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181043011, APN: 181043011  
NITA TURNER  
535 REGENTS GATE  
HENDERSON NV 89012

ASMT: 181044007, APN: 181044007  
ARTURO ESPINO, ETAL  
4048 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181044001, APN: 181044001  
LUIS PEREZ, ETAL  
3974 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181044008, APN: 181044008  
ANGEL MALDONADO  
4060 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181044009, APN: 181044009  
DON BROWN, ETAL  
6639 KAREN LN  
RIVERSIDE CA 92509

ASMT: 181044016, APN: 181044016  
MARIA VERGARA  
4029 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044010, APN: 181044010  
RODNEY BEITH  
4088 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181044017, APN: 181044017  
JESUS BELTRAN, ETAL  
4017 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044011, APN: 181044011  
RITO MUNIZ, ETAL  
4081 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044018, APN: 181044018  
JOSE SANDOVAL, ETAL  
4005 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044012, APN: 181044012  
NANCY BAILON  
4077 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044019, APN: 181044019  
WILLIAM MOREMAN, ETAL  
P O BOX 3418  
RIVERSIDE CA 92519

ASMT: 181044013, APN: 181044013  
RICHARD BOSTICK, ETAL  
4063 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044020, APN: 181044020  
ISAIAS GOMEZ  
3983 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044014, APN: 181044014  
JOE MUNOZ  
4051 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044021, APN: 181044021  
CARMELO JIMENEZ  
3969 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181044015, APN: 181044015  
WAYNNE SKINNER, ETAL  
4041 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181051017, APN: 181051017  
NICHOLAS RENNA, ETAL  
19189 HITCHING POST PL  
RIVERSIDE CA 92508

ASMT: 181051018, APN: 181051018  
IDA BARR  
27121 VINEWOOD PL  
MORENO VALLEY CA 92555

ASMT: 181053006, APN: 181053006  
DAVID GUARACHA, ETAL  
6550 VAN BUREN BLV NO C  
RIVERSIDE CA 92503

ASMT: 181051022, APN: 181051022  
COUNTY OF RIVERSIDE  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 181053009, APN: 181053009  
JALISCO INTERNATIONAL CORP  
5576 MISSION BLV  
RIVERSIDE, CA. 92509

ASMT: 181051023, APN: 181051023  
NICHOLAS RENNA, ETAL  
19189 HITCHING POST LN  
RIVERSIDE CA 92508

ASMT: 181053021, APN: 181053021  
BANK OF AMERICA  
C/O EMC MORTGAGE CORP  
800 STATE HIGHWAY 121 BYP  
LEWISVILLE TX 75029

ASMT: 181052008, APN: 181052008  
ROBERT VENEGAS, ETAL  
6185 SANDOVAL AVE  
RIVERSIDE CA 92509

ASMT: 181053022, APN: 181053022  
TIFFANY DIXON  
5571 MOLINO WAY  
RIVERSIDE CA 92509

ASMT: 181052010, APN: 181052010  
AGAPITO NAJERA, ETAL  
12327 HONLEY AVE  
DOWNEY CA 90242

ASMT: 181053025, APN: 181053025  
ROBERT HERNANDEZ  
5064 GENEVA ST  
RIVERSIDE CA 92505

ASMT: 181052012, APN: 181052012  
HABITAT FOR HUMANITY RIVERSIDE INC  
P O BOX 2216  
RIVERSIDE CA 92516

ASMT: 181053026, APN: 181053026  
LARRY WILSON  
24265 SUNNYMEAD BLV  
MORENO VALLEY CA 92553

ASMT: 181052020, APN: 181052020  
JESUS JIMENEZ, ETAL  
1301 N MAIN ST  
SANTA ANA CA 92705

ASMT: 181053027, APN: 181053027  
LAURA MACLEOD, ETAL  
STE 207  
3633 CAMINO DEL RIO S  
SAN DIEGO CA 92108

ASMT: 181053028, APN: 181053028  
GABRIEL PORRAS, ETAL  
913 S IRA CT  
ANAHEIM CA 92804

ASMT: 181071001, APN: 181071001  
MIGUEL LUNA, ETAL  
11784 RUSTIC PL  
FONTANA CA 92337

ASMT: 181053029, APN: 181053029  
ALICE JEONG, ETAL  
P O BOX 886  
FONTANA CA 92334

ASMT: 181071002, APN: 181071002  
LUIS GONZALEZ  
3889 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181053033, APN: 181053033  
MORENO FAMILY TRUST  
6645 MISSION BLV  
RIVERSIDE CA 92509

ASMT: 181071003, APN: 181071003  
MILDRED KIMPTON, ETAL  
5476 WAYMAN ST  
RIVERSIDE CA 92504

ASMT: 181053034, APN: 181053034  
MOEZ  
C/O M TAHAMI  
P O BOX 9381  
BREA CA 92822

ASMT: 181071004, APN: 181071004  
PRIMITIVO PEREZ  
3913 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181053035, APN: 181053035  
ANN BANARES  
5581 MOLINO WAY  
RIVERSIDE, CA. 92509

ASMT: 181071006, APN: 181071006  
EUGENE HANSON  
3939 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181053036, APN: 181053036  
MIGUEL RIOS, ETAL  
3848 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181071007, APN: 181071007  
REO PROP TWO  
1440 CHALGROVE DR NO F  
CORONA CA 92882

ASMT: 181053037, APN: 181053037  
RIV LIGHT WORLD CHURCH OF GOD IN CHRIS  
5595 MOLINO WAY  
RIVERSIDE, CA. 92509

ASMT: 181071008, APN: 181071008  
KEITH DALE, ETAL  
1128 NEALE DR  
SANTA ROSA CA 95404

ASMT: 181071009, APN: 181071009  
JENNIFER LAM  
P O BOX 802  
ROSEMEAD CA 91770

ASMT: 181071019, APN: 181071019  
RAMON HERNANDEZ, ETAL  
8973 TREE FARM LN  
RIVERSIDE CA 92508

ASMT: 181071010, APN: 181071010  
CHEN LEE  
1900 PEPPER ST  
ALHAMBRA CA 91801

ASMT: 181071020, APN: 181071020  
RANULFO TRUJILLO  
5639 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181071012, APN: 181071012  
SANDRA ORTIZ  
3999 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181071021, APN: 181071021  
JOSEPH GARCIA, ETAL  
4060 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071013, APN: 181071013  
AMELIA SARCINELLI  
5381 RIVERSIDE BLV  
RIVERSIDE CA 92509

ASMT: 181071022, APN: 181071022  
JOSE BARRERA  
4042 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071014, APN: 181071014  
JOHN GONZALES, ETAL  
6080 MAVERICK LN  
RIVERSIDE CA 92509

ASMT: 181071023, APN: 181071023  
BURENA SHAMBLIN  
9084 HASKELL ST  
RIVERSIDE CA 92503

ASMT: 181071015, APN: 181071015  
BRENDA HERNANDEZ, ETAL  
4035 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181071024, APN: 181071024  
LUIS ZAVALA  
4012 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071016, APN: 181071016  
DAVID GONZALES, ETAL  
9223 STEPHANIE ST  
RIVERSIDE CA 92508

ASMT: 181071025, APN: 181071025  
ELIAS ALBA  
3998 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071026, APN: 181071026  
JOSE SANCHEZ  
3986 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071033, APN: 181071033  
JENARO ALARCON  
3910 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071027, APN: 181071027  
JOSE REYES, ETAL  
3976 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071034, APN: 181071034  
ANTONIO MADRID  
3894 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071028, APN: 181071028  
LUZ CARDENAS  
3962 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071035, APN: 181071035  
REFUGIO AGUIRRE, ETAL  
3886 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071029, APN: 181071029  
VICTOR PEREZ, ETAL  
20133 WINTON RD  
CORONA CA 92881

ASMT: 181071036, APN: 181071036  
ROSA HERNANDEZ  
3870 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071030, APN: 181071030  
RODERICK BURTON, ETAL  
3944 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071037, APN: 181071037  
BARON JONES  
4063 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181071031, APN: 181071031  
ANDRES DELATORRE, ETAL  
3934 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071038, APN: 181071038  
BEHROUZ RAJAEI  
P O BOX 1238  
GUASTI CA 91743

ASMT: 181071032, APN: 181071032  
FRANCISCO ALVAREZ  
3924 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181071039, APN: 181071039  
AMANDA HARRIS  
20892 AMARYLLIS WAY  
RIVERSIDE CA 92508

ASMT: 181071040, APN: 181071040  
BLANCA SANDOVAL  
3925 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181072007, APN: 181072007  
LUIS ALVAREZ, ETAL  
1254 N SIXTH ST  
REDLANDS CA 92374

ASMT: 181072001, APN: 181072001  
JOSE GARCIA, ETAL  
1438 W TROPICANA CT  
ONTARIO CA 91762

ASMT: 181072008, APN: 181072008  
ENRIQUE VICTORIO  
3964 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072002, APN: 181072002  
CESAR TOVAR  
5670 MOLINO WAY  
RIVERSIDE, CA. 92509

ASMT: 181072009, APN: 181072009  
CONSUELO SERRATO  
3974 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072003, APN: 181072003  
PATTY BARRAGAN  
6950 VALDEZ ST  
RIVERSIDE CA 92509

ASMT: 181072010, APN: 181072010  
ENRIQUE VICTORIO  
3994 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072004, APN: 181072004  
DONALD ROBBINS  
5692 MOLINO WAY  
RIVERSIDE, CA. 92509

ASMT: 181072011, APN: 181072011  
JEANNIE AGUILERA BOWLING  
4008 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072005, APN: 181072005  
NORMA SARVEY  
3934 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072012, APN: 181072012  
ADRIAN VANKAMPEN, ETAL  
P O BOX 33063  
RIVERSIDE CA 92519

ASMT: 181072006, APN: 181072006  
RAYMUNDO RODRIGUEZ  
3944 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072013, APN: 181072013  
GORDON WILSON  
125 S ALMA SCHOOL NO 1066  
CHANDLER AZ 85224

ASMT: 181072014, APN: 181072014  
DEBORAH GONZALEZ  
4030 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072021, APN: 181072021  
LAZARO BRAVO, ETAL  
5663 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181072015, APN: 181072015  
RODOLFO BOCANEGRA  
4040 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072022, APN: 181072022  
SAMUEL MARQUEZ  
4079 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072016, APN: 181072016  
RUBEN ORTIZ  
4048 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072023, APN: 181072023  
SAMUEL YBARRA  
4065 PONTIAC AVE  
RUBIDOUX CA 92509

ASMT: 181072017, APN: 181072017  
ROXANA RENOVATO  
4058 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072024, APN: 181072024  
JOSEPH GARCIA, ETAL  
4055 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072018, APN: 181072018  
ALFONSO FRIAS, ETAL  
819 W SCHALLERT ST  
RIALTO CA 92376

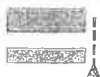
ASMT: 181072025, APN: 181072025  
RHONDA NIEMEYER  
4043 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072019, APN: 181072019  
ESTEBAN SERVIN, ETAL  
4078 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072026, APN: 181072026  
JOHN CLEARY  
P O BOX 33322  
RUBIDOUX CA 92519

ASMT: 181072020, APN: 181072020  
JOAQUIN RIVERA, ETAL  
4082 LEIGH ST  
RIVERSIDE, CA. 92509

ASMT: 181072027, APN: 181072027  
ANTONIO RUVALCABA, ETAL  
4011 PONTIAC AVE  
RIVERSIDE, CA. 92509



ASMT: 181072028, APN: 181072028  
JOSE SANCHEZ, ETAL  
3991 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072035, APN: 181072035  
JOSE GALVEZ  
3911 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072029, APN: 181072029  
FRANCISCO VEGA, ETAL  
3981 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181072036, APN: 181072036  
PHUONG NGUYEN, ETAL  
16197 MT BADEN POWELL ST  
FOUNTAIN VALLEY CA 92708

ASMT: 181072030, APN: 181072030  
LONNIE LAWHON, ETAL  
3961 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181073002, APN: 181073002  
RUBIDOUX  
500 NEWPORT CTR DR NO 900  
NEWPORT BEACH CA 92660

ASMT: 181072031, APN: 181072031  
SONIA ROMO  
3959 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181073004, APN: 181073004  
REIT GROUP  
C/O LAHOUD MAWAD  
5691 OCEAN TERRACE DR  
HUNTINGTON BEACH CA 92648

ASMT: 181072032, APN: 181072032  
JOSE PAYAN, ETAL  
3947 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181073005, APN: 181073005  
ANDRES MERCADO, ETAL  
5638 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181072033, APN: 181072033  
MARY CAMPOS, ETAL  
11611 64TH ST  
MIRA LOMA CA 91752

ASMT: 181073006, APN: 181073006  
CESAR RUIZ  
7801 22ND ST  
WESTMINSTER CA 92683

ASMT: 181072034, APN: 181072034  
JOSE RUVALCABA, ETAL  
3925 PONTIAC AVE  
RIVERSIDE, CA. 92509

ASMT: 181073007, APN: 181073007  
FROYLAN RAZO, ETAL  
5642 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181073008, APN: 181073008  
GRACE RENTERIA  
5654 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181082005, APN: 181082005  
MIGUEL FRANCO  
3958 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181073009, APN: 181073009  
JOSE RIOS, ETAL  
5664 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181082006, APN: 181082006  
HUMBERTO IBARRA, ETAL  
3966 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181073010, APN: 181073010  
MARTIN ROBLES  
5674 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181082008, APN: 181082008  
RAUL RAMIREZ, ETAL  
5503 AVENUE JUAN BAUTISTA  
RIVERSIDE CA 92509

ASMT: 181073011, APN: 181073011  
DELIA AGUILERA  
5684 TILTON AVE  
RIVERSIDE, CA. 92509

ASMT: 181082009, APN: 181082009  
FELICITAS SENOR, ETAL  
3998 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082002, APN: 181082002  
ISRAEL SALDANA  
3920 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082010, APN: 181082010  
MARIA BOLIVAR  
6090 LUCRETIA AVE  
MIRA LOMA CA 91752

ASMT: 181082003, APN: 181082003  
ANICETO FLORES, ETAL  
3930 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082011, APN: 181082011  
REFUGIO HERNANDEZ, ETAL  
4008 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082004, APN: 181082004  
ROBERT FRASER  
16291 RINGBIT CT  
RIVERSIDE CA 92506

ASMT: 181082013, APN: 181082013  
CARLOS OCON, ETAL  
10288 MANDALAY CT  
RIVERSIDE CA 92503

ASMT: 181082014, APN: 181082014  
JOHN MASSIE, ETAL  
4050 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082029, APN: 181082029  
MIGUEL BECERRA  
4003 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082015, APN: 181082015  
GLORIA MEDINA  
4064 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082030, APN: 181082030  
WALTER SAMPLE, ETAL  
3995 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082016, APN: 181082016  
EILEEN INNIS  
P O BOX 33199  
RIVERSIDE CA 92519

ASMT: 181082031, APN: 181082031  
ARACELI ZONDA  
3985 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082025, APN: 181082025  
FRANK VALDEPENA, ETAL  
4041 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082032, APN: 181082032  
MICHAEL SICKLER, ETAL  
3973 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082026, APN: 181082026  
GREGORY LOPEZ, ETAL  
3495 JEFFERSON ST  
RIVERSIDE CA 92504

ASMT: 181082033, APN: 181082033  
RAUL PENA  
3967 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082027, APN: 181082027  
FERNANDO HERNANDEZ  
4021 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082043, APN: 181082043  
ANGELA LANGARICA, ETAL  
4030 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181082028, APN: 181082028  
SALVADOR VALDOVINOS  
4011 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181082044, APN: 181082044  
DON PHAM, ETAL  
4568 LA MADERA AVE  
EL MONTE CA 91732

ASMT: 181082045, APN: 181082045  
HUMBERTO GRANERO  
3976 RUBIDOUX BLV  
RIVERSIDE, CA. 92509

ASMT: 181240015, APN: 181240015  
JOHN GUIDRY  
4225 MILL CREEK ST  
RIVERSIDE, CA. 92509

ASMT: 181082047, APN: 181082047  
MICHAEL MURPHY  
970 WEST C ST  
COLTON CA 92324

ASMT: 181240016, APN: 181240016  
GENE GRABLE, ETAL  
957 AVENAL WAY  
BEAUMONT CA 92223

ASMT: 181082048, APN: 181082048  
JULIO MENDEZ  
5562 MOLINO WAY  
RIVERSIDE, CA. 92509

ASMT: 181240017, APN: 181240017  
JESUS OCHOA  
4215 MILL CREEK ST  
RIVERSIDE, CA. 92509

ASMT: 181082049, APN: 181082049  
CALEB TENG, ETAL  
3941 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181240018, APN: 181240018  
CELEDONIO AGUILAR  
4211 MILL CREEK ST  
RIVERSIDE, CA. 92509

ASMT: 181082052, APN: 181082052  
JOSE BUGARIN, ETAL  
3955 FORT DR  
RIVERSIDE, CA. 92509

ASMT: 181240020, APN: 181240020  
GUILLERMO QUIROZ  
5825 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181082054, APN: 181082054  
ROSA ZEPEDA, ETAL  
5303 34TH ST  
RIVERSIDE CA 92509

ASMT: 181240021, APN: 181240021  
MARTIN BARCENAS  
5817 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240014, APN: 181240014  
MARIA DEMOSS  
42131 MILL CREEK ST  
RIVERSIDE CA 92509

ASMT: 181240022, APN: 181240022  
PERFECTO GUERRA  
5809 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240023, APN: 181240023  
JOSE CASTENANDA  
5801 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240031, APN: 181240031  
YOVANI ALVARADO  
3365 RUTH ANN DR  
RIVERSIDE CA 92509

ASMT: 181240024, APN: 181240024  
CECILIO PEREZ, ETAL  
5793 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240032, APN: 181240032  
ARTURO SANCHEZ, ETAL  
5754 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240026, APN: 181240026  
CHUANBIN XUE  
7882 SORRET LN  
CORONA CA 92880

ASMT: 181240033, APN: 181240033  
BENJAMIN CUEVAS  
5762 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240027, APN: 181240027  
ZOILA MARTINEZ, ETAL  
2602 EXPOSITION PL  
LOS ANGELES CA 90018

ASMT: 181240034, APN: 181240034  
PABLO ROMERO  
5770 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240028, APN: 181240028  
FRANCISCO ROJAS  
5763 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240035, APN: 181240035  
NUEVO HORIZONTE  
15942 LOS SERRANOS D137  
CHINO HILLS CA 91709

ASMT: 181240029, APN: 181240029  
GERARDO VALENCIA, ETAL  
5755 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240036, APN: 181240036  
RAMON CRESPO, ETAL  
5784 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240030, APN: 181240030  
GARY JONES  
5747 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240037, APN: 181240037  
MARIA CORNEJO, ETAL  
5792 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240038, APN: 181240038  
BRIAN GREGORY  
5800 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181240052, APN: 181240052  
JUAN RIVAS  
4223 GANDALE LN  
RIVERSIDE, CA. 92509

ASMT: 181240039, APN: 181240039  
RONALD ANDERSON, ETAL  
3165 TOMAHAWK  
RIVERSIDE CA 92503

ASMT: 181240064, APN: 181240064  
ALICIA VARGAS  
4249 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181240040, APN: 181240040  
JOAQUIN ROMERO, ETAL  
4226 MILL CREEK ST  
RIVERSIDE, CA. 92509

ASMT: 181240065, APN: 181240065  
VEODIS STAMPS  
4241 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181240041, APN: 181240041  
VICTOR RUIZ, ETAL  
3137 THRUSH WAY  
PERRIS CA 92571

ASMT: 181240066, APN: 181240066  
MARTIN ROBLES, ETAL  
4233 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181240049, APN: 181240049  
GRANT LEGGETTE, ETAL  
4245 GANDALE LN  
RIVERSIDE, CA. 92509

ASMT: 181252043, APN: 181252043  
MARIBEL REBOLLAR  
5647 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181240050, APN: 181240050  
ROBERT RUEGGER  
P O BOX 7034  
ORANGE CA 92863

ASMT: 181252044, APN: 181252044  
ROBERT BURK  
5653 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181240051, APN: 181240051  
SUSANA BACANI  
4231 GANDALE LN  
RIVERSIDE, CA. 92509

ASMT: 181252045, APN: 181252045  
CARLOS GONZALEZ  
5657 HELIX ST  
RIVERSIDE, CA. 92509



ASMT: 181252046, APN: 181252046  
ADELA VAZQUEZ  
5663 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252053, APN: 181252053  
NAPOLEON NEGRETE, ETAL  
5697 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252047, APN: 181252047  
ARMANDO ROBLES, ETAL  
5667 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252054, APN: 181252054  
ANTONIO RAMIREZ, ETAL  
5703 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252048, APN: 181252048  
MAESTOSO INV INC  
C/O JONATHAN WEI  
122A E FOOTHILL BLV 127  
ARCADIA CA 91006

ASMT: 181252055, APN: 181252055  
ADRIAN GONZALEZ  
5707 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252049, APN: 181252049  
FELICIANO HERNANDEZ, ETAL  
5677 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252056, APN: 181252056  
GABRIEL AGUILERA  
5713 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252050, APN: 181252050  
FELICIANO HERNANDEZ, ETAL  
5683 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252061, APN: 181252061  
TERESA ARENAS  
4258 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181252051, APN: 181252051  
LUIS GARCIA, ETAL  
5687 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181252062, APN: 181252062  
BALTAZAR LOPEZ  
4250 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181252052, APN: 181252052  
TIMOTHY RAFFERTY, ETAL  
5693 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253001, APN: 181253001  
XUAN NGUYEN  
4020 WEYER ST  
RIVERSIDE CA 92501

ASMT: 181253002, APN: 181253002  
GEORGE COLMENERO, ETAL  
4228 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181253009, APN: 181253009  
HUMBERTO MANZO, ETAL  
419 AERO LN  
RIVERSIDE CA 92509

ASMT: 181253003, APN: 181253003  
ALFREDO GALVAN, ETAL  
4218 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181253010, APN: 181253010  
CHANDRA PALIWAL, ETAL  
4227 AERO LN  
RIVERSIDE, CA. 92509

ASMT: 181253004, APN: 181253004  
MARIA RAMOS  
4210 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181253011, APN: 181253011  
JAIME UMANA, ETAL  
4233 AERO LN  
RIVERSIDE, CA. 92509

ASMT: 181253005, APN: 181253005  
ARTHUR HERNANDEZ, ETAL  
4204 BRIGGS ST  
RIVERSIDE, CA. 92509

ASMT: 181253012, APN: 181253012  
ARMANDO MENDOZA  
4241 AERO LN  
RIVERSIDE, CA. 92509

ASMT: 181253006, APN: 181253006  
ELUZAI GALVEZ  
4201 AERO LN  
RIVERSIDE, CA. 92509

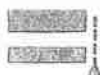
ASMT: 181253013, APN: 181253013  
JUAN GUZMAN  
4247 AERO LN  
RIVERSIDE, CA. 92509

ASMT: 181253007, APN: 181253007  
RAFAEL MORA  
4209 AERO LN  
RIVERSIDE, CA. 92509

ASMT: 181253014, APN: 181253014  
SL IMPERIAL  
2082 MICHELSON DR NO 100  
IRVINE CA 92612

ASMT: 181253008, APN: 181253008  
BANK OF NEW YORK MELLON  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 181253015, APN: 181253015  
GABRIEL SOTO, ETAL  
4210 AERO LN  
RIVERSIDE, CA. 92509



ASMT: 181253016, APN: 181253016  
FEDERAL NATL MORTGAGE ASSN  
C/O ONEWEST BANK  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

ASMT: 181253023, APN: 181253023  
SALVADOR PATINO  
5652 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253017, APN: 181253017  
ADALBERTO DAVILA, ETAL  
5682 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253024, APN: 181253024  
GABRIELA GALLARDO, ETAL  
14217 ADOREE ST  
LA MIRADA CA 90638

ASMT: 181253018, APN: 181253018  
FAUSTO CABRERA, ETAL  
5678 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253025, APN: 181253025  
ROSA HERNANDEZ  
5642 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253019, APN: 181253019  
MARIA VELASQUEZ, ETAL  
10260 58TH ST  
MIRA LOMA CA 91752

ASMT: 181253026, APN: 181253026  
ISMAEL ESTRADA  
5638 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253020, APN: 181253020  
JULIA CABRAL  
5668 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253027, APN: 181253027  
GUILLERMO PALOMAREZ  
5632 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253021, APN: 181253021  
JESUS ALVAREZ, ETAL  
5662 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253028, APN: 181253028  
AUGUSTIN NEMECIO, ETAL  
5628 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253022, APN: 181253022  
DANIEL ORELLANA SANCHEZ, ETAL  
5658 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253029, APN: 181253029  
ROSARIO SANDOVAL  
5622 HELIX ST  
RIVERSIDE, CA. 92509

ASMT: 181253030, APN: 181253030  
JOSE SOTELO, ETAL  
4217 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261020, APN: 181261020  
ELIZABETH COSME, ETAL  
C/O ZURY COSME  
4229 NOYER LN  
RIVERSIDE, CA. 92509

ASMT: 181253031, APN: 181253031  
MARGARET GILLROY  
4207 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261021, APN: 181261021  
JAVIER AGUILAR, ETAL  
4221 NOYER LN  
RIVERSIDE, CA. 92509

ASMT: 181253032, APN: 181253032  
JOSE ALVARADO FLORES, ETAL  
4203 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261022, APN: 181261022  
JOSE VAZQUEZ, ETAL  
4213 NOYER LN  
RIVERSIDE, CA. 92509

ASMT: 181253033, APN: 181253033  
LUIS CERVANTES  
4204 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261023, APN: 181261023  
SONIA ZAVALZA  
4205 NOYER LN  
RIVERSIDE, CA. 92509

ASMT: 181253034, APN: 181253034  
ROBERTO HERNANDEZ, ETAL  
4210 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261024, APN: 181261024  
JESUS TORRES, ETAL  
5851 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181253035, APN: 181253035  
EDWARD FRANCIS  
4216 WIND STREAM LN  
RIVERSIDE, CA. 92509

ASMT: 181261025, APN: 181261025  
EUSEBIO PEREZ  
5841 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181261019, APN: 181261019  
FRANCISCO AGUIRRE, ETAL  
4237 NOYER LN  
RIVERSIDE, CA. 92509

ASMT: 181261026, APN: 181261026  
SASRE  
4341 DISTRICT BLV  
VERNON CA 80058

ASMT: 181261027, APN: 181261027  
GUADALUPE CARO, ETAL  
5670 42ND ST  
RIVERSIDE, CA. 92509

ASMT: 181263004, APN: 181263004  
LETICIA MONTIEL  
5878 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 181261030, APN: 181261030  
SKY MEADOW ASSOCIATION  
C/O CITATION HOMES  
17731 IRVINE BLV STE 201  
TUSTIN CA 92680

ASMT: 181263005, APN: 181263005  
LAWRENCE ROBILLARD, ETAL  
15550 STONEY CREEK DR  
RIVERSIDE CA 92504

ASMT: 181261032, APN: 181261032  
SUSAN MONTGOMERY  
ADDRESS UNKNOWN  
10/09/2009

ASMT: 182230027, APN: 182230027  
EXTRA SPACE OF RIVERSIDE  
C/O PTA EX 8016  
P O BOX 320099  
ALEXANDRIA VA 22320

ASMT: 181262013, APN: 181262013  
RAMON ARAMBULA, ETAL  
5873 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 182290019, APN: 182290019  
YEUN CHEN, ETAL  
9252 TARA CIR  
RIVERSIDE CA 92509

ASMT: 181263001, APN: 181263001  
ISAIAS GUTIERREZ, ETAL  
5852 SKY MEADOW ST  
RIVERSIDE, CA. 92509

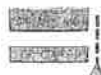
ASMT: 182290020, APN: 182290020  
REDEVELOPMENT AGENCY COUNTY OF RIVEI  
C/O AMELIA M VAILUO  
3525 14TH ST  
RIVERSIDE CA 92501

ASMT: 181263002, APN: 181263002  
JOSE AGUILAR, ETAL  
5862 SKY MEADOW ST  
RIVERSIDE, CA. 92509

ASMT: 182290025, APN: 182290025  
COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING SERVICES  
3133 7TH ST  
RIVERSIDE CA 92501

ASMT: 181263003, APN: 181263003  
RICHARD RUEGGER  
P O BOX 1943  
TUSTIN CA 92871

ASMT: 182290027, APN: 182290027  
FAMILY SERVICE SENIOR HOUSING CORP  
P O BOX 7070  
PASADENA CA 91109



ASMT: 182303007, APN: 182303007  
JUAN HEREDIA, ETAL  
4071 RIVERVIEW DR  
RIVERSIDE CA 92509

ASMT: 182311009, APN: 182311009  
ARMANDOR GUERRERO, ETAL  
4161 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 182303032, APN: 182303032  
FEDERAL NATL MORTGAGE ASSN  
2610 N PARHAM RD NO 3  
RICHMOND VA 23294

ASMT: 182312001, APN: 182312001  
WEST RIVERSIDE SCHOOL DIST  
3924 RIVERVIEW DR  
RIVERSIDE CA 92509

ASMT: 182311001, APN: 182311001  
REDEVELOPMENT AGENCY COUNTY OF RIVE  
C/O REAL PROP DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 182312002, APN: 182312002  
RIVERVIEW PROP  
4170 RIVERVIEW DR  
RIVERSIDE CA 92509

ASMT: 182311002, APN: 182311002  
EDWARD BARTH, ETAL  
1508 GRATTON ST  
RIVERSIDE CA 92504

ASMT: 182312005, APN: 182312005  
STEPHEN ANSLEY  
1660 SHELBURNE LN  
RIVERSIDE CA 92506

ASMT: 182311004, APN: 182311004  
ARMANDO GUERRERO, ETAL  
5335 CAPARY RD  
RIVERSIDE CA 92509

ASMT: 182312006, APN: 182312006  
SHERRY HOHMANN, ETAL  
C/O THOMAS H HOHMANN  
P O BOX 3007  
RIVERSIDE CA 92519

ASMT: 182311005, APN: 182311005  
LESTER GRACIOLETT, ETAL  
4075 RIVERVIEW DR  
RIVERSIDE, CA. 92509

ASMT: 182322001, APN: 182322001  
WILLIAM EPLING, ETAL  
5718 42ND ST  
RIVERSIDE, CA. 92509

ASMT: 182311007, APN: 182311007  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 182322002, APN: 182322002  
WILLIAM VAN HISE, ETAL  
5738 42ND ST  
RIVERSIDE, CA. 92509

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

ATTN: Mr. Snyder  
Community Services District,  
City of Rubidoux  
3590 Rubidoux Blvd.  
Riverside, CA 92509-4525

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

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

Growth Managment,  
U.S. Postal Service  
P.O. Box 19001  
San Bernardino, CA 92423

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

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

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

**Applicant/Owner:**  
Robert Field  
Riverside County EDA  
3403 Tenth Street, Suite 500  
Riverside, CA 92501

**Engineer:**  
Sandy Chandler  
Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

# **NOTICE OF PUBLIC HEARING** **SCHEDULING REQUEST FORM**

DATE SUBMITTED: May 10, 2011

TO: Planning Commission Secretary

FROM: Christian Hinojosa

(Riverside)

PHONE No.: (951) 955-0972

E-Mail: chinojos@rctlma.org

SCHEDULE FOR: Board of Supervisors on June 14, 2011

20-Day Advertisement Mitigated Negative Declaration

**CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02)** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Riverside County Redevelopment Agency (RDA) – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 15.23 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) – **REQUEST:** The **Change of Zone** proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres. The **Conditional Use Permit** proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin located within the proposed General Commercial (C-1/C-P) and existing General Residential – 2,500 Square Foot Minimum (R-3-2,500), allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 855 parking spaces on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20 - 0.35 floor area ratio). The site consists of six (6) commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted and redeveloped and the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition.

## **TYPE OF PROJECT:**

☐ EXTENSION OF TIME

☐ RECEIVE AND FILE

☒ HEARING ITEM

☐ GPIIP

☐ WORKSHOP

☐ SCOPING SESSION

☐

☐ APPEAL

☐ Provide additional labels for staff report mail out to appellants

☐ Revise Agency Labels to include appellants

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agencies and Interested Parties; and, owner, applicant, and engineer/representative (pre-approved by plan techs - Riverside planners only).

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$6,438.06, as of May 10, 2011.

CFG Case # 05806 - Fees Paid: \$(2,044.00 + \$64.00)

Estimated amount of time needed for Public Hearing: 30 minutes (10 min. minimum)

Controversial: YES ☐ NO ☒

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's signature/initials: \_\_\_\_\_

Date: \_\_\_\_\_

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/28/2011.

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

APN (s) or case numbers CUPO3665/CZ07758/FTA#2011-02 For

Company or Individual's Name Planning Department.

Distance buffered 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

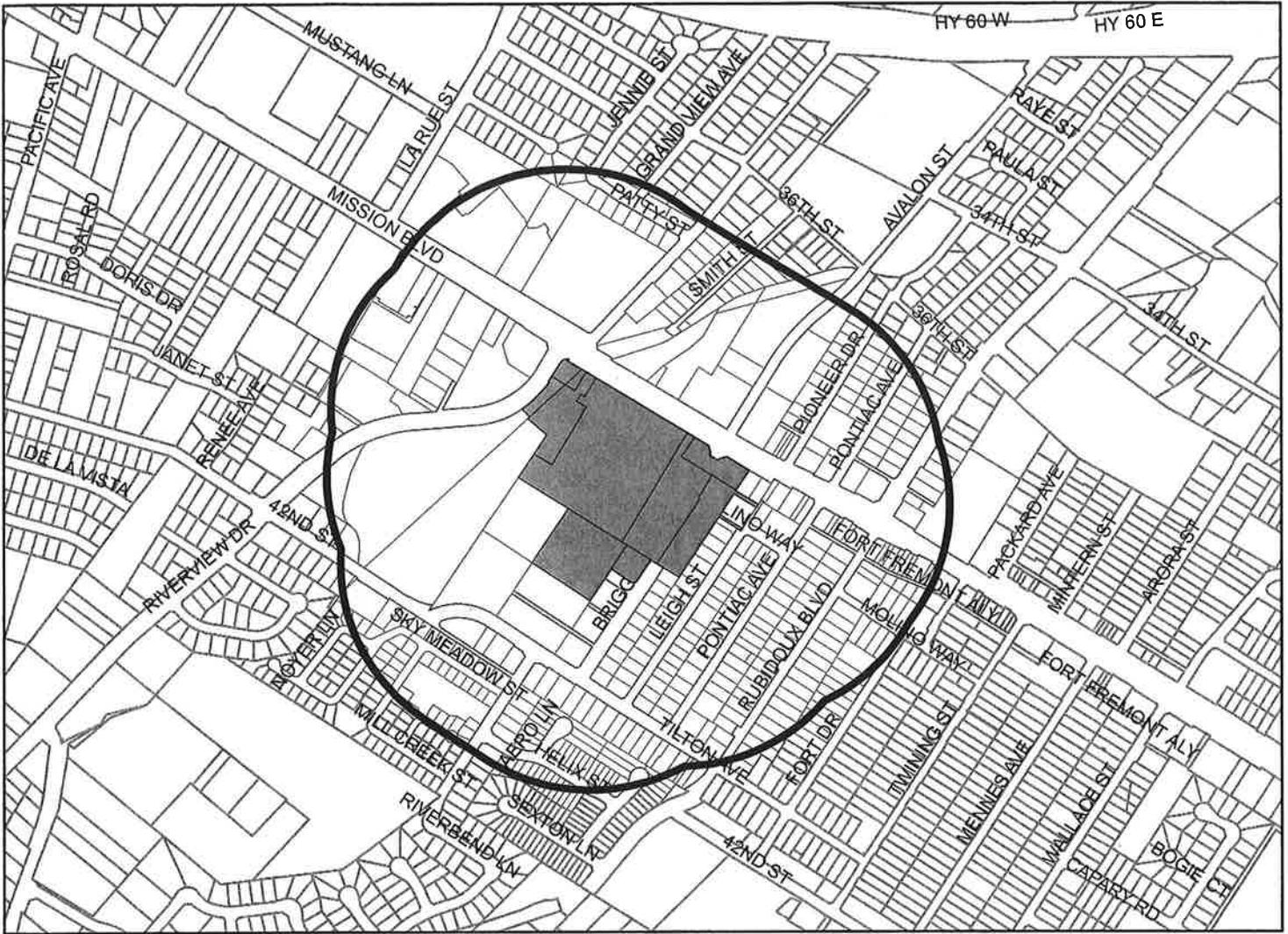
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 4/28/2011 *agm*  
Expires: 10/28/2011

## 1000 feet buffer



### Selected Parcels

179-122-017	179-111-006	181-253-017	181-252-046	179-112-023	179-112-024	179-122-009	181-252-055	181-072-012	181-052-010
179-032-036	181-072-018	181-253-003	181-053-024	181-053-013	181-053-029	181-240-064	179-070-004	181-020-030	181-020-031
181-071-039	181-071-013	181-044-004	181-071-031	181-073-005	181-044-008	181-082-043	181-082-003	181-053-035	181-020-025
181-071-034	179-121-016	181-252-054	181-072-027	181-082-031	182-303-033	182-311-004	181-253-012	181-252-047	182-311-009
181-253-005	181-044-007	181-240-032	181-253-028	179-070-057	179-070-058	181-252-062	181-053-021	181-082-051	181-253-008
181-071-037	181-071-038	179-032-043	181-240-033	181-071-040	181-020-011	181-071-015	181-240-038	181-071-023	181-082-049
181-252-045	181-082-013	181-044-021	179-121-015	181-240-024	181-240-018	179-070-027	179-070-021	181-073-006	181-072-002
181-253-010	181-071-010	181-240-026	179-112-003	179-070-003	181-072-009	181-030-003	181-051-019	181-051-020	181-051-021
181-051-022	181-073-003	182-290-023	182-290-025	181-253-022	181-071-016	181-053-006	179-033-008	179-033-006	179-122-027

rst 90 parcels shown



1,000 500 0 1,000 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.



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 23, 2011

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7758 and CUP 3665 (FTA 2011-02)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, May 25, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PE Legals <legals@pe.com>  
**Sent:** Monday, May 23, 2011 8:51 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7758 CUP 3665 FTA 2011-02

Received for publication on May 25

Thank You!

**enterprise media**

Publisher of the Press-Enterprise

Maria G. Tinajero • Legal Advertising Department

1-800-880-0345 • Fax: 951-368-9018 • email: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.  
\*\*Additional days required for larger ad sizes\*\*

---

**From:** Gil, Cecilia [mailto:[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)]  
**Sent:** Monday, May 23, 2011 8:39 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ZC 7758 CUP 3665 FTA 2011-02

Good Morning! Attached is a Notice of Public Hearing, for publication on Wednesday, May 25, 2011. Please confirm. THANK YOU!

***Cecilia Gil***

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.**  
**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 23, 2011

RIVERSIDE COUNTY RECORD  
ATTN: LEGALS  
P.O. BOX 3187  
RIVERSIDE, CA 92519

E-MAIL: [recordmde@aol.com](mailto:recordmde@aol.com)  
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: ZC 7758 and CUP 3665 (FTA 2011-02)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, May 26, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** recordmde@aol.com  
**Sent:** Monday, May 23, 2011 9:14 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: ZC 7758 CUP 3665 FTA 2011-02

Good Morning,

I have received the notice for publication.  
If I don't hear from have a nice long weekend.  
Mike

-----Original Message-----

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**To:** recordmde <recordmde@aol.com>  
**Sent:** Mon, May 23, 2011 4:39 am  
**Subject:** FOR PUBLICATION: ZC 7758 CUP 3665 FTA 2011-02



Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, May 26, 2011. Please confirm.  
THANK YOU!

**Cecilia Gil**  
Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

*THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.*

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX  
ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 14, 2011 at 1:30 P.M.** to consider the application submitted by Riverside County Redevelopment Agency (RDA) – Albert A. Webb Associates, on **Change of Zone No. 7758**, which proposes to change the zone from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3665 (Fast Track No. 2011-02)**, which proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin located within the proposed General Commercial (C-1/C-P) and existing General Residential – 2,500 Square Foot Minimum (R-3-2,500), allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 855 parking spaces on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20-0.35 floor area ratio) ("the project"). The site consists of six (6) commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted and redeveloped and the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. The project is located northerly of Tilton Avenue, southerly of Mission Boulevard, and easterly of Riverview Drive in the Rubidoux Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 23, 2011

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 23, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7758 and CUP 3665 (FTA 2011-02)

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** June 14, 2011 @ 1:30 PM

SIGNATURE: Mcgil      DATE: May 23, 2011  
Cecilia Gil

## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Monday, May 23, 2011 11:28 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR POSTING: ZC 7758 CUP 3665 FTA 2011-02

received and posted

---

**From:** Gil, Cecilia  
**Sent:** Monday, May 23, 2011 11:25 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: ZC 7758 CUP 3665 FTA 2011-02

Good Morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.**  
**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 23, 2011, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

ZC 7758 and CUP 3665 (FTA 2011-02)

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** June 14, 2011 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: May 23, 2011