

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

917B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 23, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE 3/5/12
Tina Grande

Departmental Concurrence

CONDITIONAL USE PERMIT NO. 3676 – Applicant: Shane Stewart –Third/Third Supervisorial District – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – **REQUEST:** Permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a two-story commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces. All existing structures will be permitted and retained.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 15, 2012.

THE PLANNING COMMISSION:

FIND that **CONDITIONAL USE PERMIT NO. 3676** is **EXEMPT** from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(2) and 15301; and,

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

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:ch/dm P.M.

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: March 13, 2012
xc: Planning, Applicant

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

Dept't Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3676**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

During the Planning Commission hearing, Planning staff provided a memorandum to the Planning Commissioners consisting of four (4) items:

1. Comments were provided from the Applicant regarding 20.BS PLNCK.01 (B & S PLNCK 30/90 REQ) and 90.PLANNING.15 (TRASH ENCLOSURES) and e-mails from the Department of Building & Safety and Waste Management Department recommending the condition(s) to remain as proposed;
2. An e-mail of opposition was provided from AC Toering, a Pine Cove resident, dated February 14, 2012;
3. A petition with approximately 244 signatures provided by the applicant from people of the community of Pine Cove and the surrounding areas who supported the project and the beer & wine sales; and,
4. A confirmation that the Applicant met condition of approval 20.TRANS.03 (VACATION) prior to the occurrence of the Planning Commission hearing.

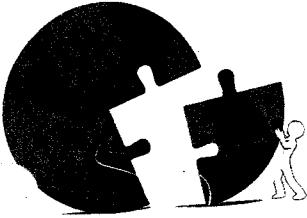
The only person that gave oral testimony at the hearing was Shane Stewart, the project Applicant. At the hearing, the Applicant requested modifications and deletion of nine (9) of the recommended Conditions of Approval. The Commission ultimately agreed to modify 4 of those conditions:

- 10. PLANNING. 09 (HOURS OF OPERATION);
- 10. PLANNING. 37 (ROOF MOUNTED SIGN);
- 20. BS PLNCK. 01 (B&S 180 DAY REQUIREMENT); and,
- 90. PLANNING. 15 (TRASH ENCLOSURES).

Lastly, as recommended by Commissioner Petty the Commission added two (2) additional conditions:

- 10. PLANNING. 39 (VIDEO ARCADES); and,
- 10. PLANNING. 40 (PAY PHONES).

The changes to the conditions, as modified and added by the Commission, have been made and are included in this Board package.



RIVERSIDE COUNTY PLANNING DEPARTMENT

3/22/12 *ae*

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3676

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Pine Cove Road and easterly of Highway 243.

Project Description: The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Shane Stewart

Exemption Status: (Check one)

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

Reasons why project is exempt: See staff report findings 18 and 19.

Christian Hinojosa 951 955-0972
County Contact Person Phone Number

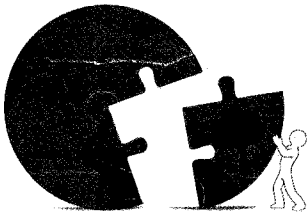
[Signature] Project Planner January 24, 2012
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42467 ZCFG No. 5840
FOR COUNTY CLERK'S USE ONLY

1.3 3/23/12



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

917B

DATE: February 23, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Conditional Use Permit No. 3676

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist-M) Press Enterprise+Idyllwild Town Crier

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

Notice of Exemption
Fish & Game Receipt (CFG05840)

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

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 15, 2012**

- I. AGENDA ITEM 3:2 CONDITIONAL USE PERMIT NO. 3676** – CEQA Exempt – Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Village Tourist Policy Area – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Christian Hinojosa at 951-955-0972 or e-mail chinjos@rctlma.org.

Shane Stewart, applicant in favor of the subject proposal.

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

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 5-0

ADOPTED Staff Findings and **APPROVED CONDITIONAL USE PERMIT NO. 3676** with Modifications of Four Conditions: 10.PLANNING.09, 10.PLANNING.37, 20.BS PLNCK.01 and 90.PLANNING.15 and Additional Two Conditions Added: 10.PLANNING.39 and 10.PLANNING.40.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3 . 2
Area Plan: Riverside Extended Mountain
Zoning District: Pine Cove
Supervisorial District: Third
Project Planner: Christian Hinojosa
Planning Commission: February 15, 2012

CONDITIONAL USE PERMIT NO. 3676
CEQA Exempt
Applicant: Shane Stewart
Engineer/Representative: Idyllwild
Land Surveying

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained.

The project site is located northerly of Pine Cove Road and easterly of Highway 243.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Commercial |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north, east and west and a mobilehome park to the south. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Village Tourist Residential – 20,000 Square Feet Minimum (R-3A-20,000) to the north, south, east and west. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, south, east and west. |
| 7. Project Data: | Total Gross Acreage: 0.40
Total Existing Number of Buildings: 4
Total Existing Building Square Footage: 3,261
Total Proposed Parking Spaces: 10 |
| 8. Environmental Concerns: | CEQA Exempt Per Section 15301 (Existing Facilities). |

RECOMMENDATIONS:

FIND that **CONDITIONAL USE PERMIT NO. 3676** is **EXEMPT** from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(2) and 15301; and,

D.M.

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3676**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and is located within the Village Tourist Policy Area, on the Riverside Extended Mountain Area Plan.
2. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, and the Village Tourist Policy Area intends to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan. The commercial center is a commercial land use and is consistent with the applicable policies of the Village Tourist Policy Area.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, south, east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. In accordance with Ordinance No. 348, Section 9.50. a. (38), (45), (60), (61), (95), b. (8), (22), (23) & (24), the proposed uses, convenience store with the sale of beer and wine (License Type

- 20) for off premise consumption, operator's residence, gasoline service station, office, hobby shop, laundry facility, recycling collection facility and liquid petroleum service stations, are permitted subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The proposal, as designed, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
 7. The project site is surrounded by properties which are zoned Village Tourist Residential – 20,000 Square Feet Minimum (R-3A-20,000) to the north, south, east and west.
 8. Within the vicinity of the proposed project there are single family residences to the north, east and west and a mobilehome park to the south.
 9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
 10. The project is located within census tract 444.01. The year 2010 census population for census tract 444.01 was 4,119 persons according to the US Census Bureau.
 11. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
 12. Per a facsimile received January 11, 2012 from the California Department of Alcoholic Beverage Control (ABC), currently three (3) alcohol beverage control licenses are allowed in Census Tract 444.01. However, five (5) licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from five (5) to six (6). Therefore, a Public Necessity and Convenience determination is required in order to allow the facility to obtain an ABC License.
 13. The project site is consistent with the objectives of Section No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 14. The project site is located within 100 feet of existing and habited residences.
 15. The project is not located within 1,000 feet from a school, church or an existing public park and/or playground.
 16. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any residences since adequate parking capacity is proposed. The addition of alcohol sales is not anticipated to create more traffic than what is anticipated and is intended to be a convenience to the customers of the convenience store.
 17. The proposed use provides public necessity and convenience for the residents of the surrounding community.
 18. The proposed project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Section No. 15301 ("Existing Facilities") of CEQA states:

"Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or **minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features**, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

(e) **Additions to existing structures** provided that the addition will not result in an increase of more than:

(2) **10,000 square feet** if:

(A) The project is in an area where **all public services and facilities are available to allow for maximum development permissible in the General Plan** and

(B) The area in which the project is located is not environmentally sensitive." (**emphasis added**)

19. The project proposes to permit a 3,261 square foot commercial center, add a 20 square foot recycling collection facility, add a trash enclosure to enclose the existing trash bins and relocate a 500 gallon above-ground propane tank within the 0.40 gross acre site. The project will not exceed 10,000 square feet of floor area. A total of 20 square feet of minor alteration on construction is proposed as shown on EXHIBIT A.

a. The project currently has public water, gas and electric on site and is served by the applicable utilities. The project site is located easterly of Highway 243. The General Plan Circulation Element designates Highway 243 as a Mountain Arterial 110' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

b. The project is not located within an environmentally sensitive area or in a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project site is located northerly of Pine Cove Road and easterly of Highway 243 in the Community of Pine Cove which is one (1) of the largest of the mountain resort areas within the Riverside Extended Mountain Area Plan. Single family residences and a mobilehome park currently surround the project site. Currently the site is surfaced with asphaltic and there is approximately 3,261 square feet of main building area.

INFORMATIONAL ITEMS:

1. As of this writing, three letters in support have been received.

2. The project site is not located within:

- a. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
- b. A City Sphere of Influence;

- c. An Agriculture Preserve;
- d. A Redevelopment Area;
- e. A Airport Influence Area;
- f. A WRCMSHCP Criteria Cell;
- g. A Flood Zone;
- h. An Area of Liquefaction Potential;
- i. An Area Susceptible to Subsidence;
- j. A County Fault Zone; or,
- k. A Dam Inundation Area.

3. The project site is located within:

- a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
- b. An WRCMSHCP Fee Area (Ordinance No. 810);
- c. A Development Impact Fee Area (Ordinance No. 659);
- d. A High Fire Area (State Responsibility Area);
- e. The Pine Cove Water District;
- f. A Circulation Element Right-Of-Way (Mountain Arterial 110' ROW);
- g. A Low Paleontological Potential; and,
- h. The boundaries of the Hemet Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 559-163-003 and 559-163-004.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03676
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 1/9/2012
 Vicinity Map



Zoning District: Pine Cove
 Township/Range: T5SR2E
 Section: 11

Assessors Bk. Pg. 559-163
 Thomas Bros. Pg. 814 A5
 Edition 2011

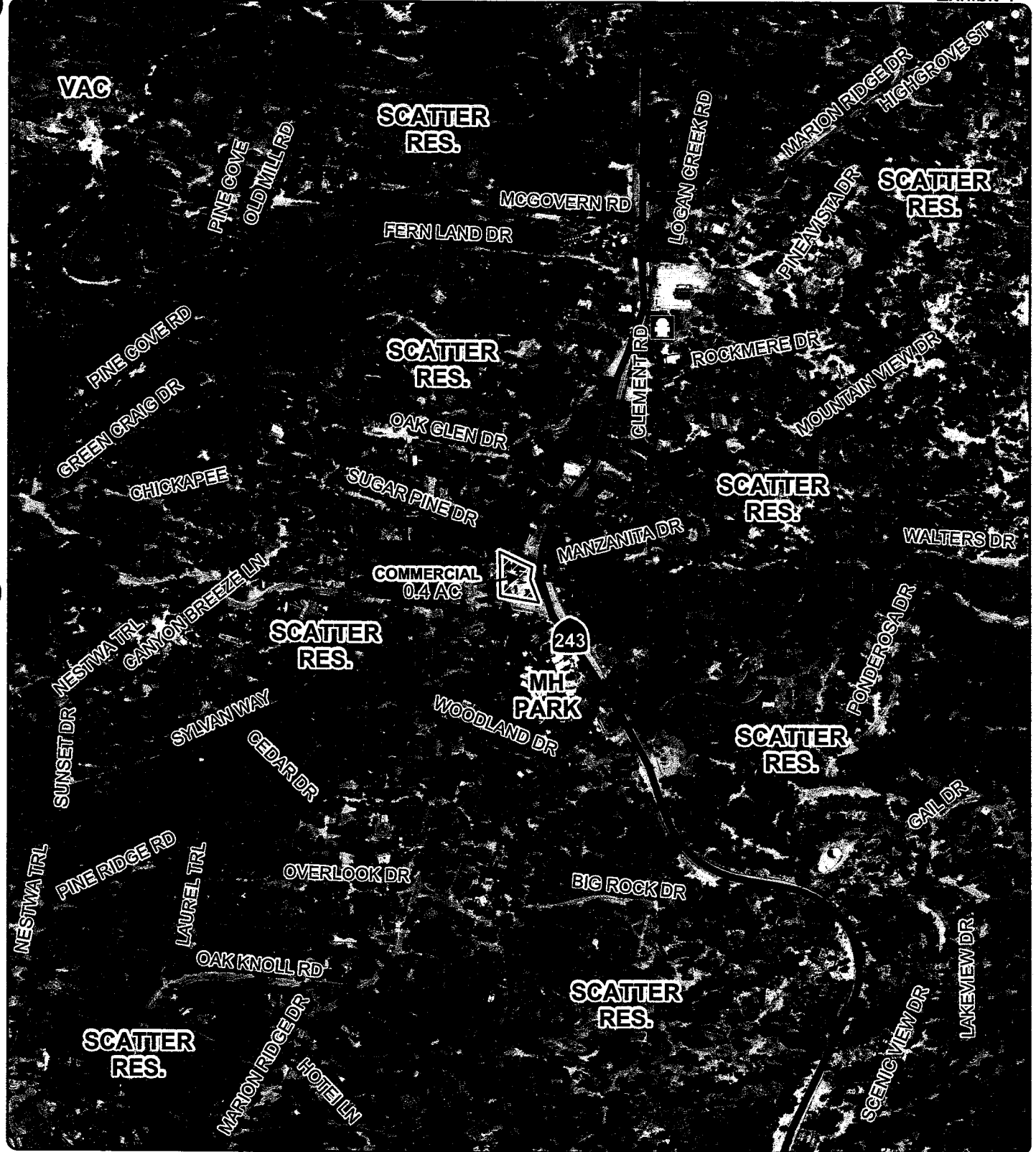


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrrra.co/riverside.ca.us/pln/gp03.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03676
LAND USE

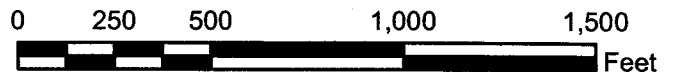
Supervisor Stone
 District 3

Date Drawn: 1/9/2012
 Exhibit 1



Zoning District: Pine Cove
 Township/Range: T5SR2E
 Section: 11

Assessors Bk. Pg. 559-163
 Thomas Bros. Pg. 814 A5
 Edition 2011



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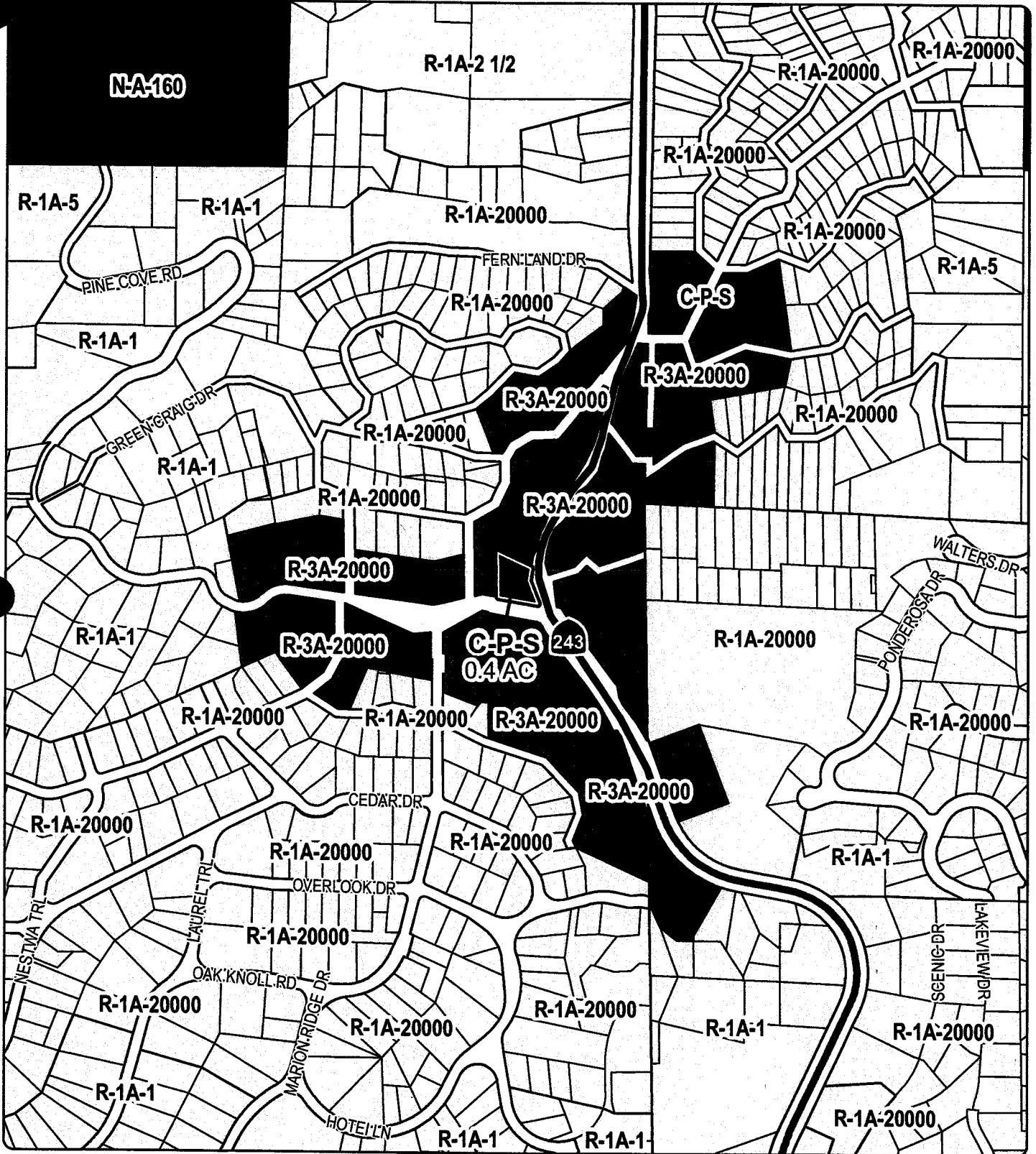
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03676

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 1/9/2012
Exhibit 2



Zoning District: Pine Cove
Township/Range: T5SR2E
Section: 11

Assessors Bk. Pg. 559-163
Thomas Bros. Pg. 814 A5
Edition 2011



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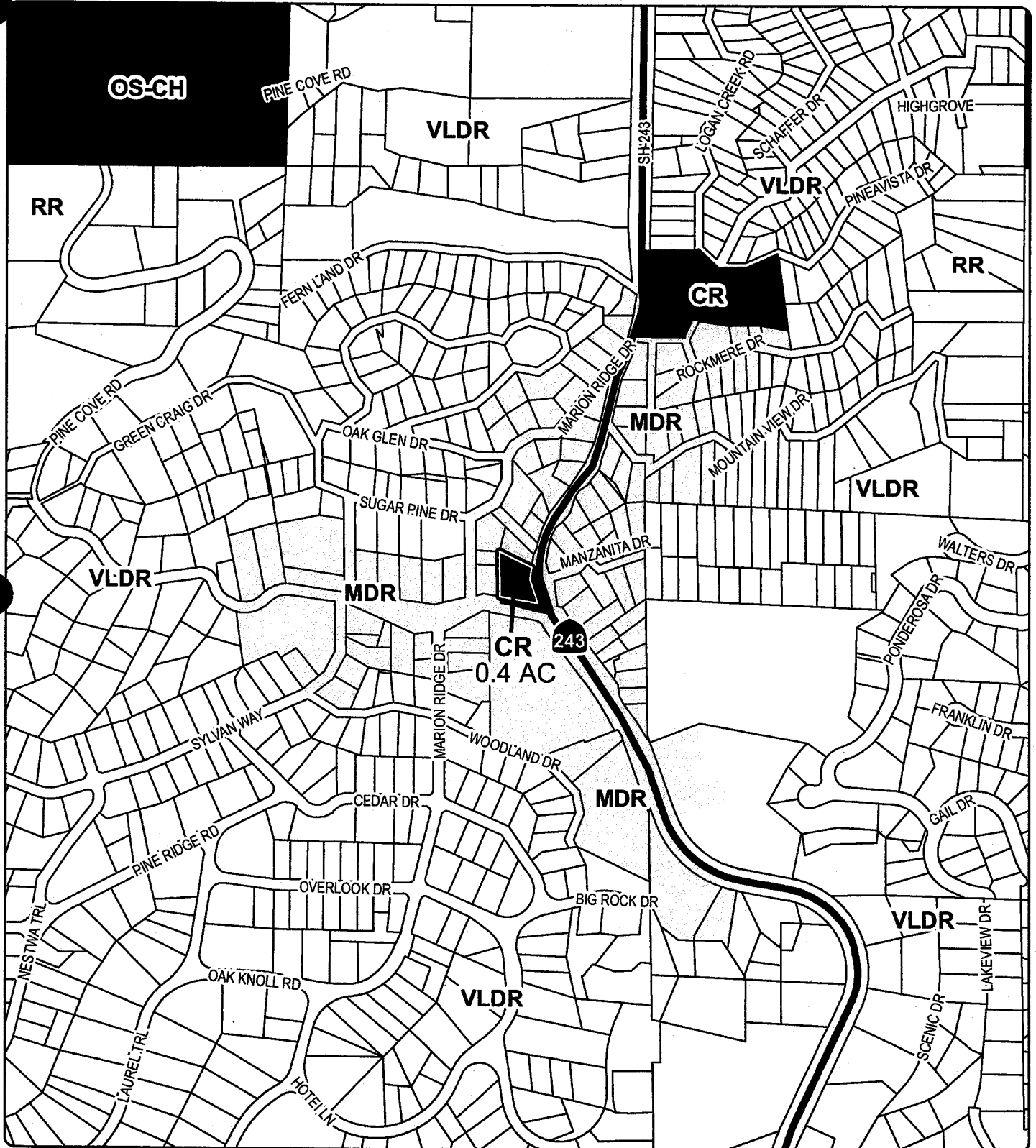
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03676

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 1/9/2012
Exhibit 5



Zoning District: Pine Cove
Township/Range: T5SR2E
Section: 11

Assessors Bk. Pg. 559-163
Thomas Bros. Pg. 814 A5
Edition 2011

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



Within 1,000-ft radius of APNs 559163003 and 559163004
(CUP 03676)



Fire Station
 APNs 559163003 and 559163004
 1000 feet radius
 Parcels

0 240 480 Feet
 LAKEVIEW DR 240
 Map created on 1/12/2012 by Emily Lee,
 requested by Chistian Hinojosa

WITHIN 1,000 FOOT RADIUS
 Schools: 0
 Churches: 0
 Public parks or playground: 0
 Liquor Licenses (Type 20 & 21): 0

THE MARKET PLACE AT PINE COVE

CONDITIONAL USE PERMIT NO. 03676
EXHIBIT "B"

BUILDING ELEVATION PHOTOS

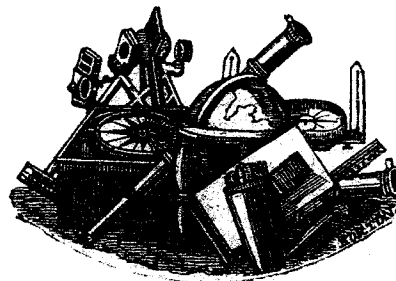


Prepared for:
SQUARE PEG ROUND HOLE, LLC.
PO BOX 243
IDYLLWILD, CA 92549
951-659-9505

Prepared by:
William Paul Tipple, PLS, RLS
54621 South Circle Drive, PO Box 3066
Idyllwild, CA 92549-3066
951-659-9827

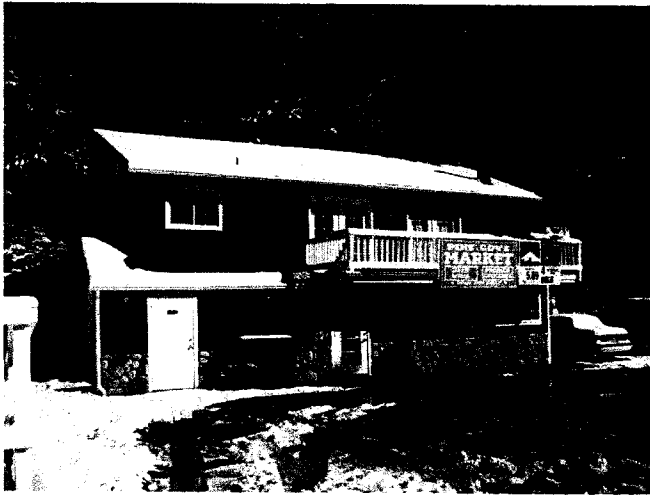
APNs: 559-163-003 AND 559-163-004

NOT TO SCALE
JULY 30, 2011



CASE#: CUP03676, AMD. #1
EXHIBIT: B (Sheets 1-7)
DATED: 1/17/12
PLANNER: C. HINOJOSA

BUILDING 1
CONVENIENCE STORE/OPERATOR'S RESIDENCE



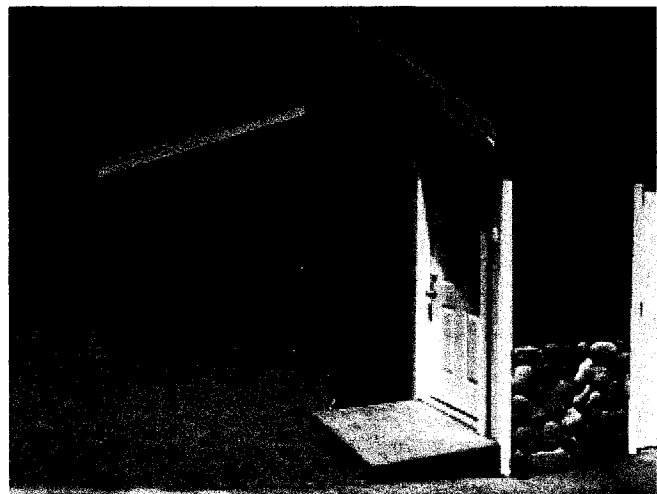
SOUTH VIEW
USE: MARKET ENTRANCE



EAST VIEW
USE: NONE

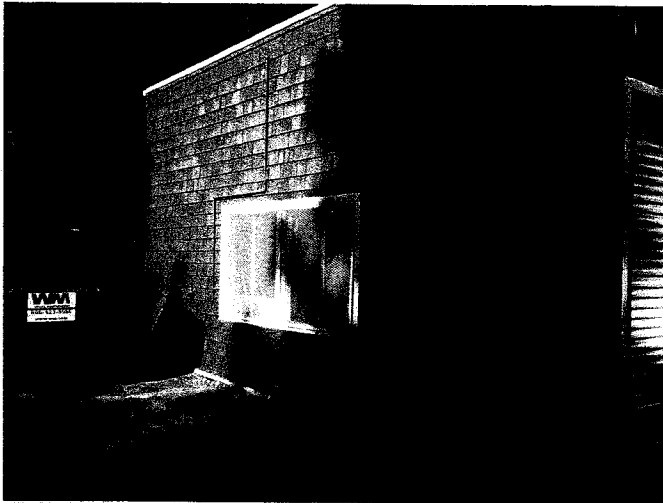


NORTH VIEW
USE: NONE

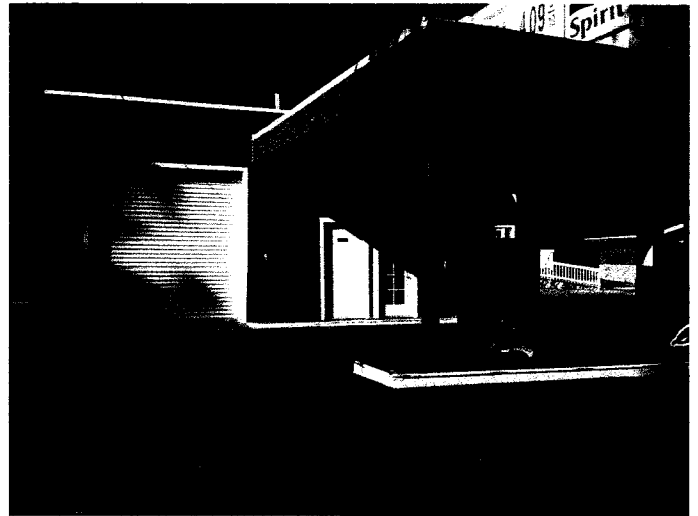


WEST VIEW
USE: RESIDENT ENTRANCE

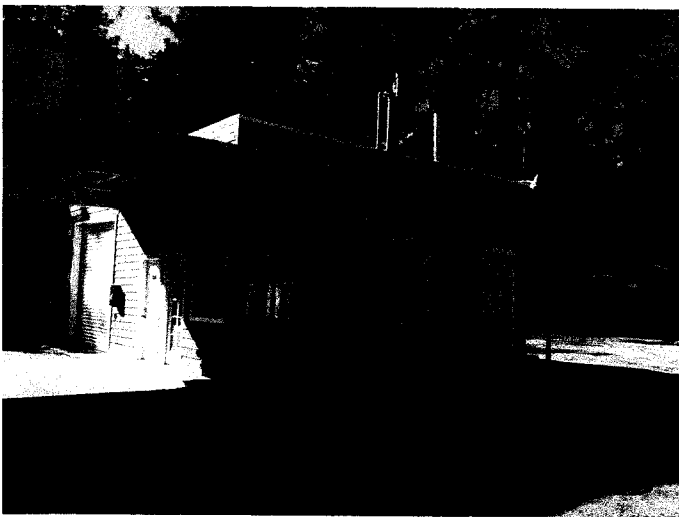
BUILDING 2
GASOLINE SERVICE STATION/OFFICE



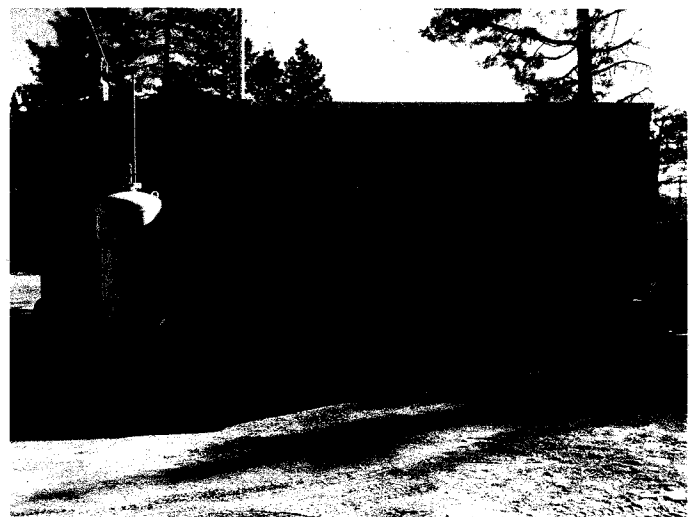
SOUTH VIEW
USE: NONE



EAST VIEW
USE: GARAGE/OFFICE ENTRANCE

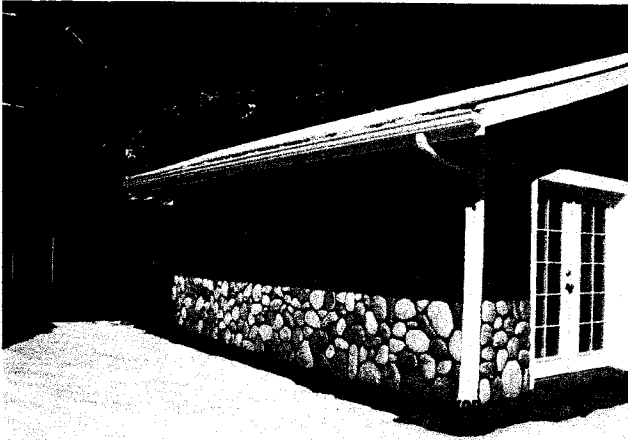


NORTH VIEW
USE: BATHROOM ENTRANCE



WEST VIEW
USE: NONE

BUILDING 3
VIDEO ARCADE HOBBY SHOP/STORAGE



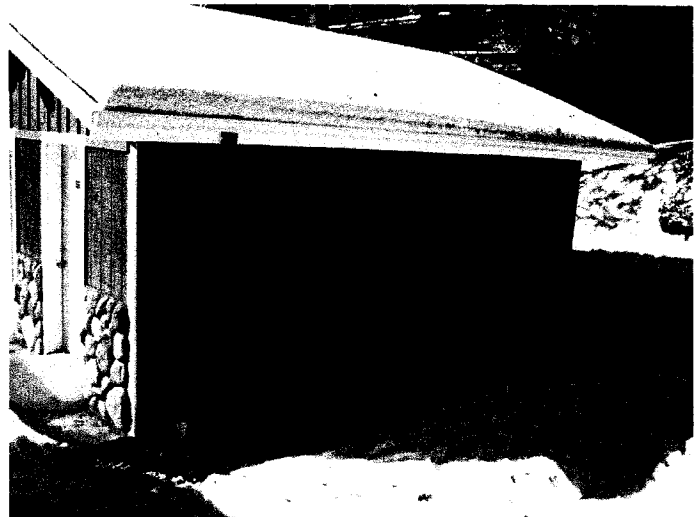
SOUTH VIEW
USE: NONE



EAST VIEW
USE: ENTRANCE

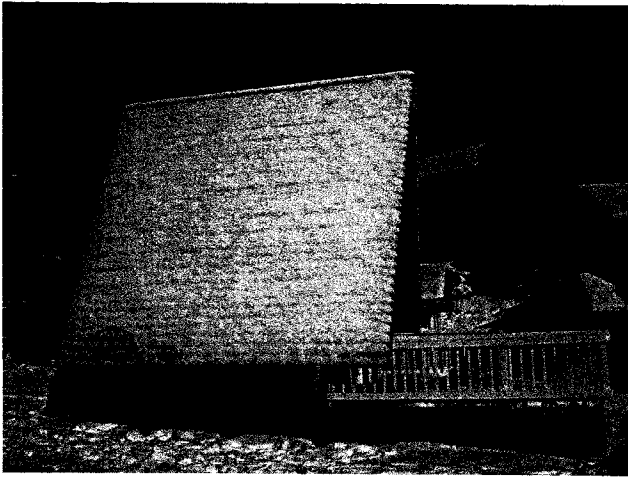


WEST VIEW
USE: NONE



NORTH VIEW
USE: NONE

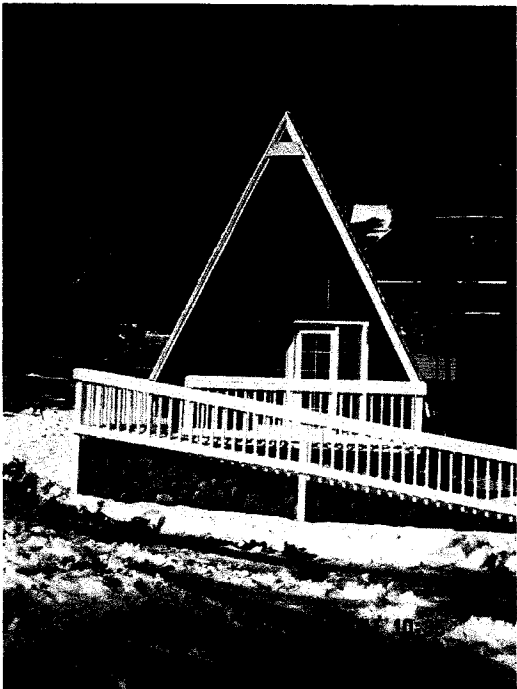
BUILDING 4
LAUNDRY FACILITY



SOUTH VIEW
USE: NONE



WEST VIEW
USE: NONE



EAST VIEW
USE: ENTRANCE



NORTH VIEW
USE: NONE

OVERVIEW PANORAMIC PHOTOS

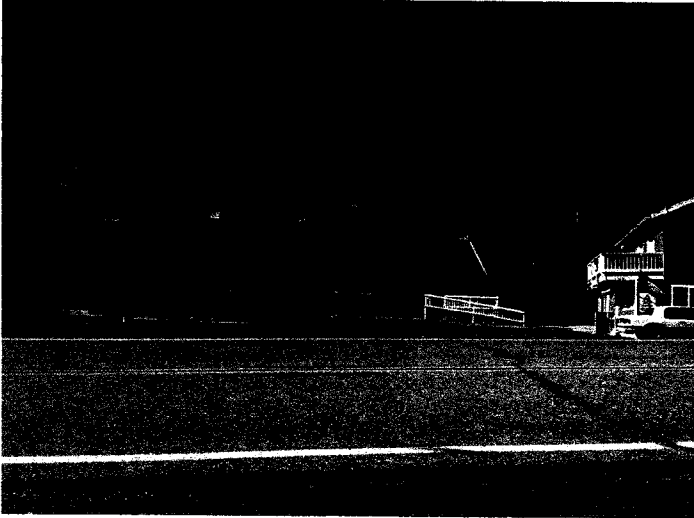


PHOTO 1

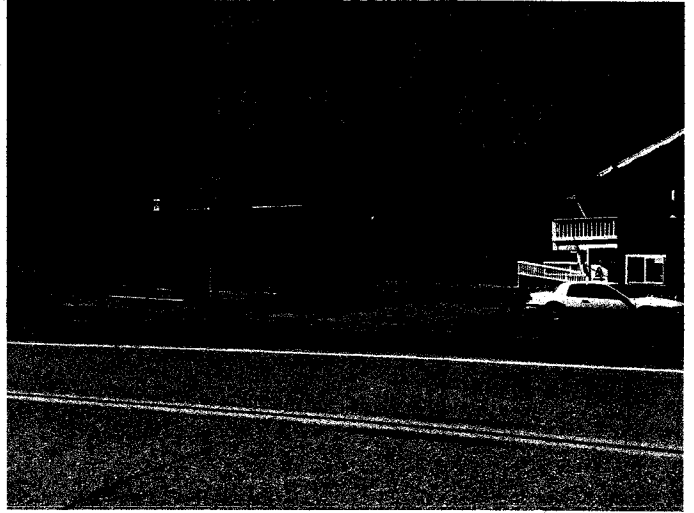


PHOTO 2

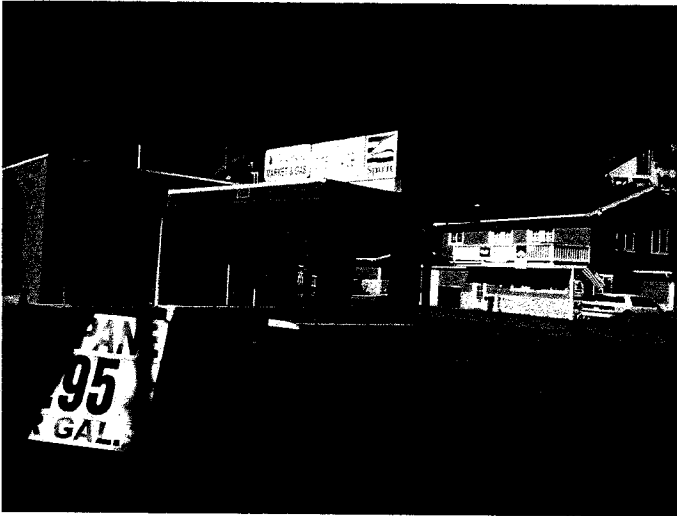


PHOTO 3

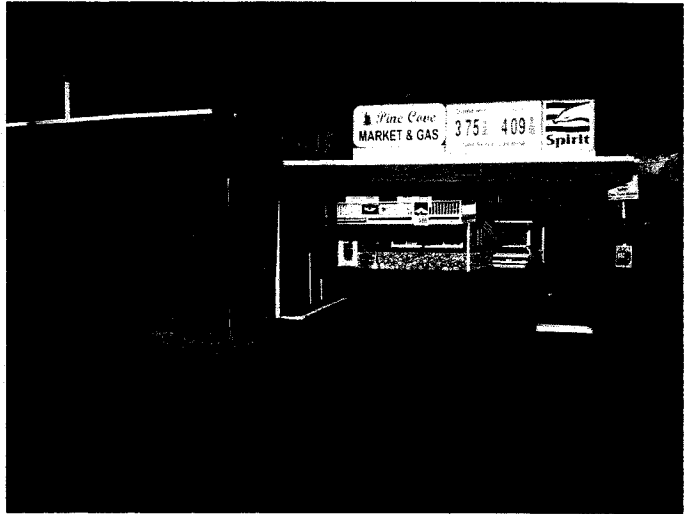
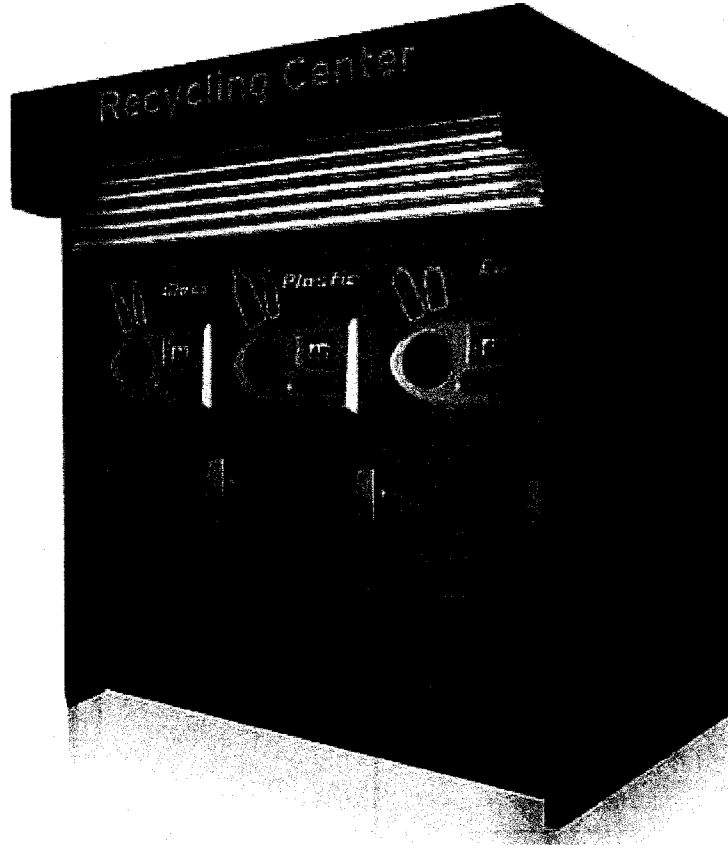
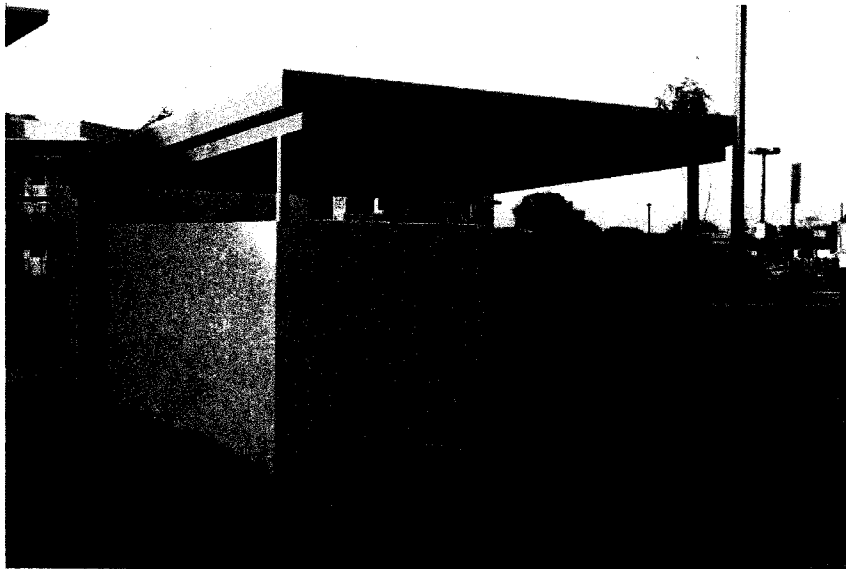


PHOTO 4

RECYCLING VENDING MACHINES

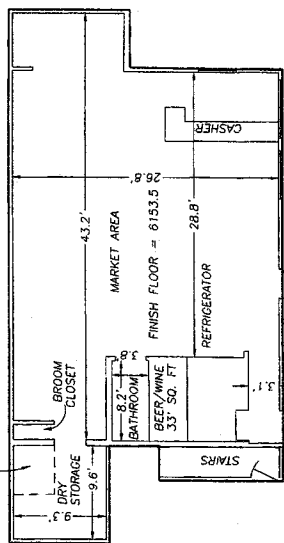


Trash Enclosure (approximate style)

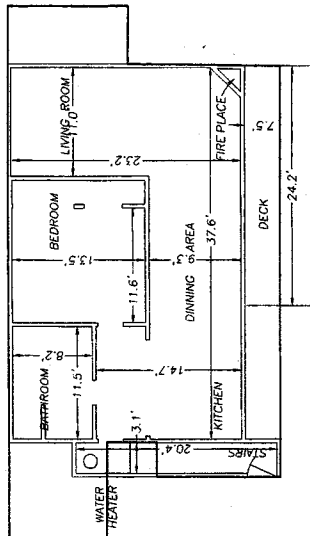


THE MARKET PLACE AT PINE COVE FLOOR PLANS / TRASH ENCLOSURE

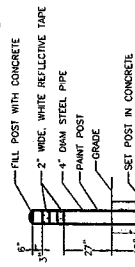
AREA OF FLOOR DISPLAY FOR BEER/WINE = 0 SQ. FT. (0.02%)
 AREA OF DRY STORAGE FOR BEER/WINE = 25 SQ. FT. (2.18%)
 AREA OF REFRIGERATED STORAGE FOR BEER/WINE = 33 SQ. FT. (2.88%)
 BEER/WINE TOTAL AREA FOR BEER/WINE = 58 SQ. FT. (4.98%)
 TOTAL AREA OF MARKET = 1,174 SQ. FT. (100%)



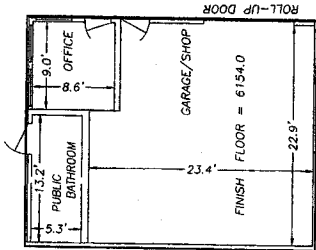
BUILDING 1. CONVENIENCE STORE / OPERATOR'S RESIDENCE
 SCALE 1"=8"
 FIRST FLOOR MARKET



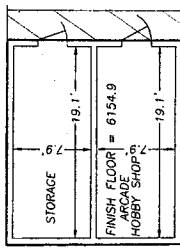
BUILDING 1. CONVENIENCE STORE / OPERATOR'S RESIDENCE
 SCALE 1"=8"
 SECOND FLOOR RESIDENT



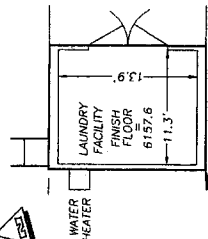
ENCLOSURE DETAIL
 CHILE SHOW LOAD ROOF
 SCALE 1"=10"
 PORTION OF CHILE SHEETED AS PART OF THE CHILE SHALL BE SUPPORTED BY PARALLEL BEAMS, SPACING OF BEAMS SHALL BE AS SHOWN. BEAMS TO BE SUPPORTED BY WALLS OR OTHER STRUCTURE. SEE SHEET FOR DETAILS.



BUILDING 2. GASOLINE SERVICE STATION/OFFICE
 SCALE 1"=8"
 OFFICE/PUBLIC RESTROOM
 AUTO REPAIR SHOP
 (MINOR REPAIRS) (BATTERY-OIL CHANGES-FILTER)



BUILDING 3. VIEDO ARCADE HOBBY SHOP/STORAGE
 SCALE 1"=8"



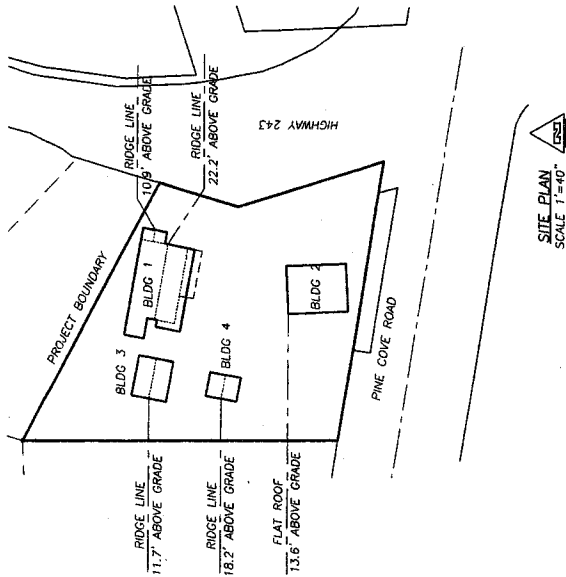
BUILDING 4. LAUNDRY FACILITY
 SCALE 1"=8"

EXHIBIT "C"

APPLICANT/PROJECT OWNER/LAND OWNER:

SQUARE REG ROUND HOLE, LLC.
 PO BOX 243
 IDYLLWILD, CA 92549
 951-659-9503

ASSESSOR'S PARCEL NUMBER: 559-163-003 AND 559-163-004



SITE PLAN
 SCALE 1"=40"

THE MARKET PLACE AT PINE COVE	
For the exclusive use of SQUARE REG ROUND HOLE, LLC. PO BOX 243 IDYLLWILD, CA 92549	
IDYLLWILD LAND SURVEYING 54821 South Circle Drive, Idyllwild, California 92544 10109 Corkwood Avenue, Santee, California 92071 Phone: (951) 698-9827 Fax (919) 449-7687	
Date: JULY 30, 2011	Revised: 11/04/2011
Scale: 1"=8"	Drawn by: W.P.T.
DRAWING: DRAINING	Sheet 1 of 1 Sheet
A.P.N. 559-163-003, 004	



WILLIAM P. TIPPLE, P.L.S. 8197

CONTOUR OF THE ROW MINUS 100% ADJACENT TO THE SURVEY

CASE#: CUP03676, AMD. #1
EXHIBIT: C
DATED: 1/17/12
PLANNER: C. HINOJOSA

CUP 03676

HOME GALLERY PRODUCTS INSTALLATION EDUCATION CONTACT

ELDORADO STONE

THE MOST BELIEVABLE ARCHITECTURAL STONE VENEER IN THE WORLD:

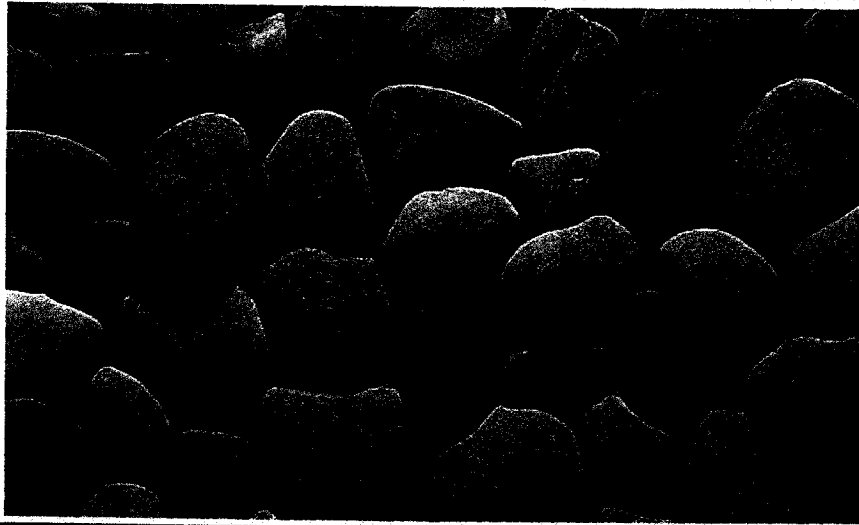
CREEK COBBLE®

Western region's Creek Cobble captures the essence of naturally tumbled river stones with their characteristic deep, rounded shapes. Creek Cobble has... read more

American Blend

Stones

Yosemite



BACK

COPYRIGHT 2004-2009 ELDORADO STONE LLC. ALL RIGHTS RESERVED

REQUEST BROCHURE



CUP 03676

W-B-500



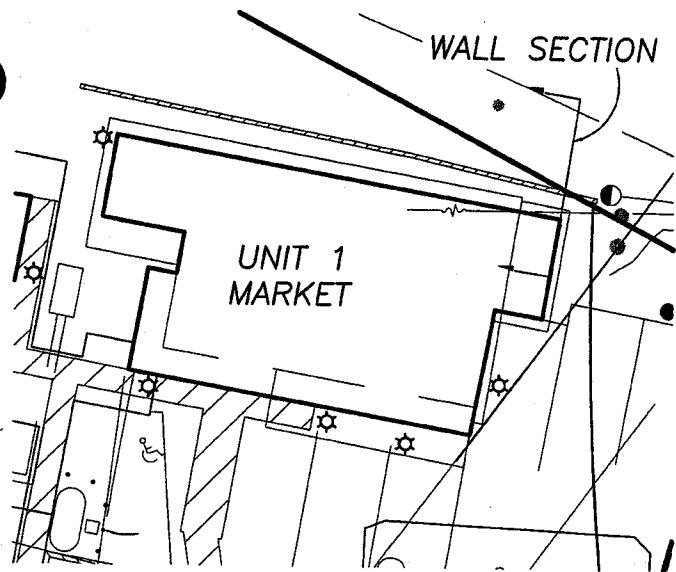
1850^U
Ultra Pure White

CASE#: CUP03676, AMD. #1
EXHIBIT: M
DATED: 1/17/12
PLANNER: C. HINOJOSA

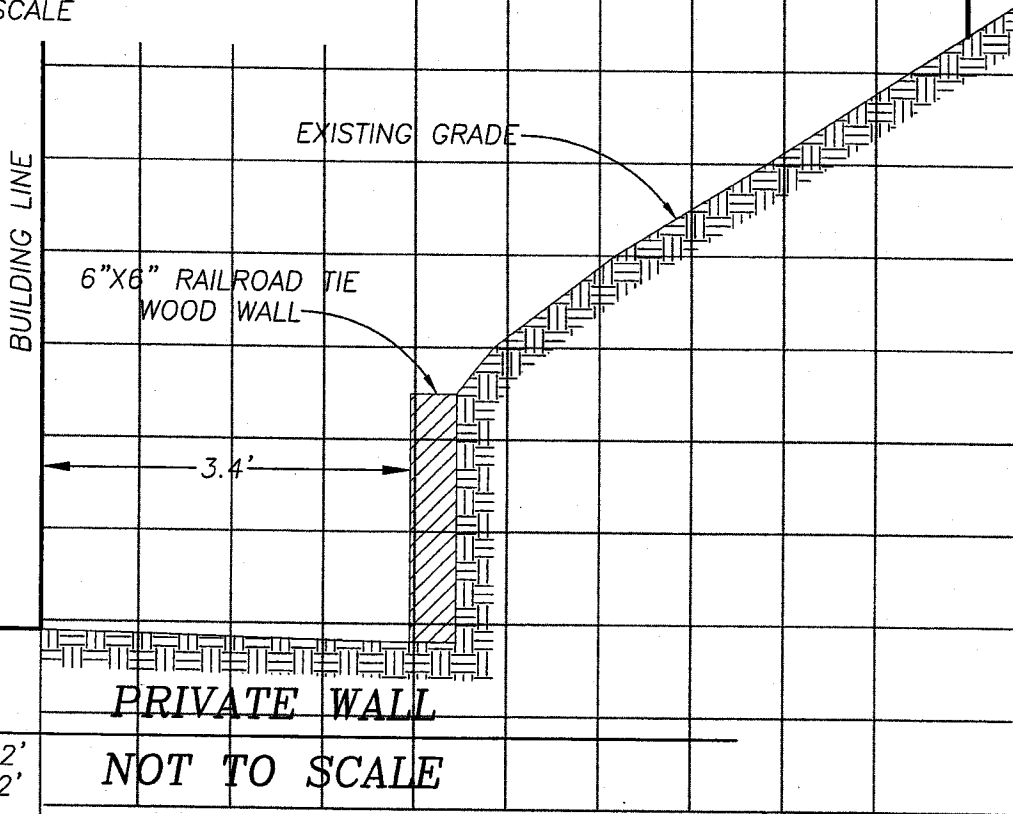
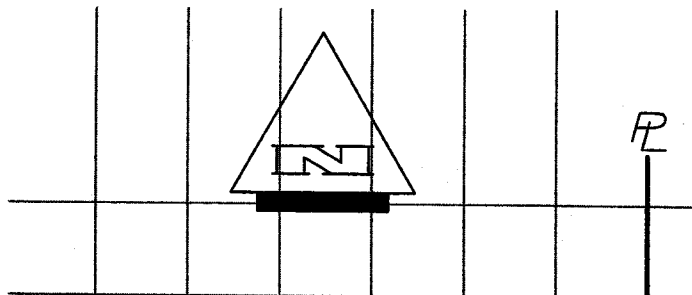
APPLICANT/PROJECT OWNER/LAND OWNER:

SQUARE PEG ROUND HOLE, LLC.
PO BOX 243
IDYLLWILD, CA 92549
951-659-9505

ASSESSOR'S PARCEL NUMBER: 559-163-003
559-163-004



WALL SECTION LOCATION
NOT TO SCALE



UNIT 1
MARKET

FF = 6153.9

H SCALE: 1"=2'
V SCALE: 1"=2'

PRIVATE WALL
NOT TO SCALE



WALL DETAIL

For the exclusive use of:
SQUARE PEG ROUND HOLE, LLC.
PO BOX 243
IDYLLWILD, CA 92459

Idyllwild Land Surveying
PO Box: 3066, 54621 S. Circle Dr., Idyllwild, CA 92549
Phone: (951) 659-

Scale: 1"=2' Date: 11/

Drawing: A.P.N. 559-

CASE#: CUP03676, AMD. #1
EXHIBIT: W
DATED: 1/17/12
PLANNER: C. HINOJOSA

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained.

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.

The obligations imposed by this condition include, but are

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

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

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. 3676 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3676, Amended No. 1, dated January 17, 2012.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-7) for Conditional Use Permit No. 3676, Amended No. 1, dated January 17, 2012.

APPROVED EXHIBIT C = Floor Plans for Conditional Use Permit No. 3676, Amended No. 1, dated January 17, 2012.

APPROVED EXHIBIT M = Project Colors and Materials for Conditional Use Permit No. 3676, Amended No. 1, dated January 17, 2012.

APPROVED EXHIBIT W = Wall Plan for Conditional Use Permit No. 3676, Amended No. 1, dated January 17, 2012.

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

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND

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-G1.4 NPDES/SWPPP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 PINE COVE WATER DISTRICT

RECOMMND

Conditional Use Permit#3676 is currently receiving potable water service from Pine Cove Water District. It shall be the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with Pine Cove Water District as well as all other applicable agencies.

10.E HEALTH. 2 LAUNDRY FACILITY RESTRICTIONS

RECOMMND

Conditional Use Permit#3676 is proposing a laundry facility in Building Unit#4. Based on limitations due to small lot size, limited septic system capacity, and restrictive soil conditions, this facility shall be limited to the following:

- a) No more than two commercial clothes washer units shall be utilized.
- b) A 750 gallon lint trap interceptor shall be required.
- c) The combine wastewater flow rates of these two commercial washer units shall not exceed the design capacity of the required 750 gallon lint trap interceptor as per Appendix "K" of the Uniform Plumbing Code.

10.E HEALTH. 3 PRE-PACKAGED FOODS ONLY

RECOMMND

Conditional Use Permit#3676 shall be restricted to the sale of only pre-packaged foods. This restriction is based on several factors which include limited septic system capacity, limited septic system expansion area due to overall small lot size, and restrictive soils conditions.

10.E HEALTH. 4 CUP#3676 - COMMENTS

RECOMMND

A C42 Certification performed on 7-7-11 c/o Performance Pumping showed that this property contains two existing septic systems:

(SYSTEM A)

1,500 gallon septic tank with two (2) leach lines each 30 feet in length.

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.E HEALTH. 4 CUP#3676 - COMMENTS (cont.)

RECOMMND

(SYSTEM B)

1,000 gallon septic tank with two (2) leach lines each 25 feet in length.

Based on information provided by the applicant, Shane Stewart, during a DEH site inspection conducted on 10/25/11, SYSTEM A is connected to approximately 7 fixture units whereas SYSTEM B is connected to approximately 20 fixture units. No additional plumbing fixtures shall be added to SYSTEM B.

FIRE DEPARTMENT

10.FIRE. 1 USE*-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 3 USE-#89-RAPID ENTRY KEY BOX

RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

ADDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03676 is a proposal to permit a commercial development on an approximately 0.4-acre site. Various uses are proposed including a convenience store, gas station, laundromat and video arcade. The site is located in the Idyllwild area on the northwest corner of State Highway 243 and Old Banning Idyllwild Road (Pine Cove Road).

The site receives minimal offsite storm runoff. All buildings/structures/improvements are existing and no additional improvements or grading is proposed. The existing drainage patterns of the site will be perpetuated and the project should be considered relatively free from ordinary storm flood hazard. However, a storm of unusual magnitude may cause some damage. This project, located within the Santa Ana watershed, does not create any additional impervious surfaces which would qualify as 'Significant Redevelopment'. Therefore, no project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site that results in a loss of pervious surface, a WQMP may be required.

The District does not object to this request.

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 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

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 RECOMMND

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 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.

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10. PLANNING. 3 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 4 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. 5 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 USE - 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.

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 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. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 9:00 p.m., Sunday through Thursday and 7:00 a.m. to 11:00 p.m., Friday and Saturday in order to reduce conflict with adjacent residential zones and/or land uses. The gasoline service station may operate 24 hours per day.

(Amended at Planning Commission on February 15, 2012)

10.PLANNING. 10 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, and Section 18.12. e.(2).d), Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

The project is proposing 2,056 square feet of net leasable floor area and four additional bicycle spaces that require 10 parking spaces. The project is providing a total of 10 parking spaces.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

only) of Ordinance No. 348.

10.PLANNING. 12 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. 20 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 except the operator's residence as shown on the APPROVED EXHIBIT A. No person, except the operator and members of the operator's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21 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, the sale of beer and wine (ABC License Type 20) for off premise consumption shall not be allowed under this permit.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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).

10.PLANNING. 25 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

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 26 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. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 31 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 - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ABC20 OFF SALE BEER/WINE RECOMMND

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

10.PLANNING. 37 USE - ROOF MOUNTED SIGN RECOMMND

The existing on-site advertising sign over the canopy of the gasoline service station is inconsistent with Riverside County Ordinance No. 348, Section 19.4. b. (1). The sign will be allowed to remain until either of the following occurs:

1. The County establishes a zoning overlay for the mountain communities that may permit on-site advertising signs over the roof of any building. If the overlay zone development standards differ from what is existing, the sign would need to meet those standards.

2. If the overlay zone does not get created within 10 years, the on-site advertising sign over the canopy of the gasoline service station shall be removed.

(Amended at Planning Commission on February 15, 2012)

10.PLANNING. 38 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the decision date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 39 USE - VIDEO ARCADES RECOMMND

Video arcades shall not be allowed inside the convenience store subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - VIDEO ARCADES (cont.) RECOMMND

(Added at Planning Commission on February 15, 2012)

10.PLANNING. 40 USE - PAY PHONES RECOMMND

Pay phones shall not be allowed within the property subject to this approval.

(Added at Planning Commission on February 15, 2012)

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 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 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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - STRUCTURE REMOVAL

RECOMMND

In the future, when Caltrans or the County decide to utilize the 55' irrevocable dedicated right-of-way of SH-243, at that time, upon the request of the Director of Transportation, and at the owner's expense, the owner shall demolish any and all encroachments and/or structures immediately.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE* B&S 180 DAY REQUIREMENT

RECOMMND

The current planning proposal is for the four existing structures consisting of:

1. Convenience store with living quarters above.
2. Gasoline service station and canopy.
3. Video arcade/hobby shop/storage building.
4. Laundromat building.

The records indicate the market building to now be 1012 square feet with a residence above. There are no records for additional second story deck(s).

Current Building & Safety and Assessors records indicate the gas station was constructed in apporoximately 1956. The main building was appraised at 720 square feet, with a 416 square foot canopy.

The assessors office recognizes the post office building (Future arcade/hobbyshop/storage) was constructed in 1965, no building permits have been found for the structure or the change of use. There are no records on file for building permits for the structure to be used as a laundromat.

Per section 105.1 of the 2010 California Building Code, "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change occupancy of a building, or structure, ...shall first make application to the building official and obtain the required permit." Building permits shall be obtained within 180 DAYS from the current CUP approval.

All building plan submittal requirements and fees shall apply. All building plans and supporting documents shall

CONDITIONAL USE PERMIT Case #: CUP03676

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE* B&S 180 DAY REQUIREMENT (cont.) RECOMMND

comply with current adopted California Building Codes and Riverside County Ordinances.

All current adopted accessibility requirements for buildings and site locations shall apply.

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 commercial center may be further restricted.

20.PLANNING. 4 USE - PARCEL MERGR REQD (1) RECOMMND

Within one hundred eighty (180) days of the effective date of this permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 559-163-003 and 559-163-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

TRANS DEPARTMENT

20.TRANS. 1 USE - PROPANE TANK RELOCATION RECOMMND

Within one hundred eighty (180) days of the effective date of this permit, the existing propane tank located along the road right-of-way shall be removed or relocated outside the road right-of-way. Failure to comply with the requirements of this condition shall cause a code violation to be filed on the project.

20.TRANS. 2 USE - STRUCTURE REMOVAL RECOMMND

In the future, when Caltrans or the County decide to utilize the 55' irrevocable dedicated right-of-way of SH-243, at that time, upon the request of the Director of

CONDITIONAL USE PERMIT Case #: CUP03676

Parcel: 559-163-004

20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - STRUCTURE REMOVAL (cont.) RECOMMND

Transportation, and at the owner's expense, the owner shall demolish any and all encroachments and/or structures immediately.

20.TRANS. 3 USE - VACATION RECOMMND

Prior to the Planning Commission public hearing, the project proponent shall submit an application to the County Surveyor for the conditional vacation of a portion of Pine Cove Road. The vacation application shall be submitted with legals and plats. The vacation request shall proceed through the review process and the Board of Supervisors shall render a decision.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3676, 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. 11 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.

60.PLANNING. 12 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.

80. PRIOR TO BLDG PRMT ISSUANCE

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.

80.E HEALTH. 2 LINT TRAP INTERCEPTOR PLANS RECOMMND

The applicant must submit at least three detailed contoured plot plans drawn to an appropriate scale showing the location of the required 750 gallon lint trap interceptor tank as well as all other required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual. A specifications sheet of the proposed 750 gallon lint trap interceptor must also be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 LINT TRAP INTERCEPTOR PLANS (cont.) RECOMMND

submitted to DEH to ensure compliance with the Uniform Plumbing Code.

PLANNING DEPARTMENT

80.PLANNING. 3 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. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Building plans shall be designed to ensure that all roof mounted equipment can 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. 11 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. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 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 Riverside County Ordinance No. 655 and the Riverside County General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3676, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

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

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

Sufficient irrevocable public street right-of-way along SH-243 shall be conveyed for public use to provide for a 55 foot half-width right-of-way per County Standard No. 95, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - RETAINING WALL PERMIT RECOMMND

Prior to building permit final, the applicant/owner shall remove the existing railroad tie retaining wall(s) and obtain required permit(s) to construct a retaining wall to code. The applicant is required to obtain all required inspections and permit final prior to release for building permit final.

90.BS GRADE. 2 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 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. 3 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. 4 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-#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.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of ten (10) 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. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space 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. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted screening, as required by Condition 80.Planning.05, shall have been installed and County Staff shall confirm that no roof mounted equipment is visible within a distance of 1,320 feet from the building(s). Staff shall confirm the screening materials conform to that

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND

approved in the above-mentioned condition.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT 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. 11 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. 12 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to building final inspection, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 559-163-003 and 559-163-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Scenic Highway Commercial (C-P-S) zone.

This condition shall be considered MET if Condition Of Approval No. 20.PLANNING.04 is satisfied.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of one (1) bin 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, above trellis and a solid gate which screens the bins from external view. Additional enclosed area for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.) RECOMMND

collection of recyclable materials shall be located within, near or adjacent to the trash and rubbish disposal area.

(Amended at Planning Commission on February 15, 2012)

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 24 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. 27 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. 3676 is calculated to be 0.40 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28

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 development. The Project Area for Conditional Use Permit No. 3676 has been calculated to be 0.40 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 - PROPANE TANK RELOCATION

RECOMMND

Prior to issuance of any building occupancy permit, the project proponent shall contact Kevin Tsang in the Transportation Planning Division at (951) 955-6828 or at ktsang@rctlma.org regarding the removal or relocation of the existing propane tank. See "20.TRANS.1 - Propane Tank Relocation" for requirements.

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

DATE: September 1, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept.-Haz Mat
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Idyllwild Fire Dist.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & 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
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 38 – c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Hemet Unified School Dist.
Pine Cove Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
South Coast Air Quality Mgmt. Dist.
U.S. Postal Service (San Bernardino)
CALTRANS Dist. #8

CONDITIONAL USE PERMIT NO. 3676 – EA42467 – Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Village Tourist Policy Area – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit proposes to permit a 2,678 square foot commercial center consisting of a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 797 square foot operator's residence within a single commercial building, a 726 square foot gasoline service station, a 363 square foot video arcade hobby shop and storage and a 313 square foot laundromat with a total of 7 parking spaces. All existing structures will be permitted and retained. – APN(s): 559-163-003 and 559-163-004 – Related Cases: HR02244 and CV1104971

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 13, 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@rctima.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.

January 24, 2012

Riverside County Planning Department
Attn: Christian Hinojosa
P. O. Box 1409
Riverside, CA 92502-1409

REF: Conditional Use Permit No. 3676 - Shane Stewart - Pine Cove (Idyllwild) California

Dear Christian,

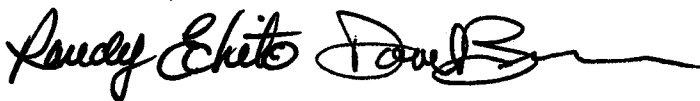
We would like to give written testimony in favor of the conditional use permit for the Pine Cove Market and Shane Stewart.

As part-time residents of Pine Cove (full time in about a year) we have been able to take advantage of the services offered by the Pine Cove Market for the past five years. It was a shame when the previous tenant could not continue with offering services, but it was a real blessing when Shane purchased the property, remodeled and cleaned it up, and opened again for the benefit of locals.

Mr. Stewart has put a great deal of time and money into this property to make it visually appealing, accessible to all and offering services and products that will benefit the local Pine Cove area. The benefit of having a market, gas station, post office and laundry will save local residents the time and gas to have to drive to Idyllwild to get these services.

We have never met Mr. Stewart, but we wholeheartedly support his efforts to revitalize the area and offer these services. We strongly support this CUP, and hope the Planning Commission will see their way clear to approve it.

Best Wishes,



Randy Echito
Daniel Bissler
52830 Cedar Crest Drive
Pine Cove
Idyllwild, California 92549
Parcel 559-152-012

303 Waipalani Rd.
Haiku, HI 96708
808-572-0016

January 26, 2012

RE: Conditional Use Permit NO. 3676 – CEQA Exempt

Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retain (CD: CR) (0.20 – 0.35 Floor Area Ratio) Village Tourist Policy Area - Location: Northerly of Pine Cove Road and Easterly of Hwy. 243 - .40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)- REQUEST: The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence. A 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained (Quasi-judicial)

We approve of the Use Permit being issued to Mr. Stewart for the above stated commercial purposes.

Since Mr. Stewart purchased the property (as stated above) there has been continued improvements including outside lighting.

We have been resident's of Pine Cove/Idyllwild for 25+ years, we have seen the property go through many owner's and uses, currently the improvements have added value to the community of Pine Cove. Mr. Stewart is often onsite and the employees working at the location are a credit to his operation.

We request you approve the Use Permit NO. 3676 without hesitation or conditions.

Sincerely,

Lenus A. & Linda L. Salgren	P.O. Box 2305, Pine Cove/Idyllwild
Patti E. Monroe	P.O. Box 2305, Pine Cove/Idyllwild
Lee Eric & Jolynn Salgren	P.O. Box 2186, Pine Cove/Idyllwild

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Mr. Christian Hinojosa
P.O. Box 1409
Riverside, CA 92502-1409

January 29, 2012

RE: Letter of Support and Endorsement,
Conditional Use Permit No. 3676
Applicant: Mr. Shane Stewart
The Market Place at Pine Cove

Dear Mr. Hinojosa,

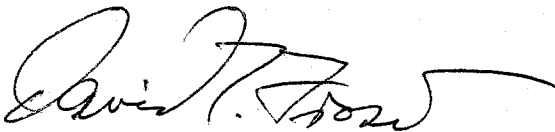
I am a 35 year resident of Pine Cove, California, now retired, and am writing to express my support and endorsement for the endeavors of Mr. Shane Stewart and his efforts to revive The Market Place at Pine Cove.

The Market Place at Pine Cove is crucial to the small community of Pine Cove. The 24-hour available gasoline station and the extended-hour convenience store serves the needs of our mountain population extremely well. Mr. Stewart has developed a well-kept, clean and presentable facility. He has developed a compliment to the area.

My wife and I regularly purchase gasoline and propane at the marketplace. We encourage the development of the available office space, video arcade hobby shop, storage area and recycling collection facility. In years past, I have purchased beer and basic market essentials at the convenience store and I intend to continue using Mr. Stewart's facility.

The community of Pine Cove is greatly enhanced by Mr. Stewart's endeavors. I have observed that many off-the-hill visitors to the greater Idyllwild area frequent both the convenience store and gasoline station. Mr. Stewart has strove to benefit the community. I endorse his efforts and encourage the approval of the Conditional Use Permit of Mr. Stewart's commercial center in it's entirety.

Sincerely,



DAVID L. FRASER

Mailing Address: P.O. Box 2134
Idyllwild, CA 92549-2134
Resident Address: 52862 Cedar Drive
Pine Cove, CA
Telephone: 951-659-3165

Hinojosa, Christian

From: A C Toering (n6tez) [n6tez@yahoo.com]
Sent: Tuesday, February 14, 2012 3:12 PM
To: Hinojosa, Christian
Subject: Conditional Use Permit 3676

Dear Mr. Hinojoso,

Thank you for the opportunity to comment about CUP 3676.

While we think highly of Mr. Stewart and appreciate the effort he has put in to clean up the site of the Pine Cove Market, I have reservations about some of the requests on his CUP.

This market and gas station are located smack in the middle of residential use, without any buffer area as do the alcohol sales in the business area of Idyllwild. We see the people hanging around in front of the liquor store and market there. I feel that liquor sales and a video arcade would negatively impact our neighborhood and would very soon become an attractive nuisance.

Regarding the residence on site, this may be an asset to maintain the safety of the site.

As far as the laundry and recycling use, there may be issues with the noise and the close proximity of residences.

Supervisors, please do not approve liquor sales and a video arcade at this location !

Sincerely A C Toering, Pine Cove resident

We the people of the community of Pine Cove and surrounding areas hereby request the County of Riverside to grant the necessary entitlement(s) which will allow ABC to issue a Beer & Wine License to the Pine Cove Market immediately.

	Name First & Last	Address / P.O. Box	Contact #
1	STAN HARDING	PO BOX 3250	
2	RICHARD ARLEN	P.O. Box 3160	2509
3	ED PYNCOMB	P.O. Box 3411	
4	RAY BARMORE	PO 350730	
5	Jim Haney	P.O. 1190	
6	Wayne Jahn	PO 3635	
7	FRANK HEINZ	PO 2127	
8	Sunny Lang	PO 2127	
9	Andra L. Ogawa	PO Box 3585	0252
10	Jenna Hunt	PO Box 334	NA
11	T. George Mull	#0 1107	440-0114
12	Rick Conway	P.O. Box 1643	659-8111
13	Galen Miller	P.O. BOX 308	
14	Charles Johnston	P.O. Box 3466	
15	Peter Johnson	PO BOX 2124	(951) 836-2023
16	Charles Clayton	PO Box 696	2803
17	Jack Deibel	P.O. Box 1886 Idyllwild	
18	Lance Swanson	PO Box 1249 Idyllwild	951-926-8927
19		PO Box 1249 Idyllwild	951-468-4157
20	Julie Phillips	PO BOX 986 Idyllwild	951-858-2091
21	TARA Strunk	PO BOX 986 Idyllwild	951-858-2201
22	Paula Rich	PO BOX 2283 Idyllwild	951-663-7220
23	A. Twinn	PO Box 2177 Idyllwild	951-659-0465
24	David Clark	P.O. Box 2167	951-282-4678
25	Caleb McAndrews	PO. Box 61	951-704-4172
26	Joe Meyer	PO Box 1197	951-442-1947
27	Steve Taylor	P.O. Box 3571	951-288-1945
28	Donna Byrd	P.O. Box 2192	951-640-1702
29	R. Duke	P.O. BOX 4207	760-219-1770
30	CRAG CARPENTERS	P.O. Box 3677 Idyllwild	951-659-5085
31	DAVID RINCAN	P.O. Box 2181 Idyllwild	951-294-4892
32	Shane Fender	PO Box 1532 Idyllwild	951-204-6384
33	Jim Dyer	PO 2111 Idyllwild	951-659-9619
34	Volker	P.O. Box 2305 Idyllwild	951-659-3206
35		653 G. P. Rd Idyllwild	951-6019-9722-922
36	ANNE E. SEVERANCE	P.O. BOX 3277	
37	W.R. WHITTAKER	52581 SUNSET DR. IDLW	951 648 4166

Name First & Last	Address / P.O. Box	Contact #
MARISSA PAOLA	P.O. Box 2283	951 463 7233
KEN MCKENNA	PO Box 3130	951 659 5102
Gerald Lewis	4155 Los Alamos Dr, JECU	760 586 1563
MARIANO DENEVARIS	1610 - ELROY DR LEMOYNE CA	619-889-1381
Jason McLean	52511 Chickadee	951 764 7369
Pat Bundam	52660 PINE COVE	659-9063
MICHAEL BERRYMAN	PO Box 3452	
Holly Freedy	P.O. Box 1724	330-6967
Julia Warwick	P.O. Box 2173	8288
J. J.	4334 Rolando Blvd San Diego CA 92115	
DAVE FRASER	Box 2134 PINE COVE	X 3105
JIM LILLIE	PO BOX 912	(310) 212-5720
MIKE FRANICH	52475 PINE KING ROAD PINE COVE	(310) 245-1945
John Lehart	P.O. Box 276	
JUAN BORNTRAGER	P.O. Box 776	(951) 240-2143
Juan Rocha		
Burkhard Cutter	53201 Eagle Nest Pine Cove	760-808-3778
J.P. Selig	Box 2186 2nd Wild	659-3989
PETER GONZALEZ	BOX 3530 IDYLLWILD	
W.O. NIEDERWIK	13014 AVENIDA GR. 50 92189	1-619-708-1154
William C Beagle	23021 Oak Leaf Ln.	1951-313-4274
Brad Race	52890 Pine Cove Rd	951-330-9150
Debra Wood	PO BOX 625	9093
DANIEL BISSLER	303 WAIPALANI RD HAKUHI	808-512-0016
Geneal Poor	222	5625
Tom Boyer	P.O. Box 2413	(951) 318-8906
Martha Judy	P.O. Box 415	951 659-5444
PAUL BYRD	P.O. Box 2192	951 659-9063
Kyle Jackson		951-659-5900
Holly Max	PO Box 1951 Idy 92549	951 659-0381
Pamela Lowe	PO Box 3452 Idy 92549	951 231 4065
Rachel Torrey	PO Box 3328 92549	951 659-0704
INC P HEFINE	PO Box 3328 92549	951 692 5000
Stuck Clayton	PO Box 2127 92549	951-659-3531
WALTER NELSON	PO Box 844 92549	951-659-4243
Wendy Mitchell	PO Box 3154 92549	659 5847
CID CASTIKO	PO Box 4127 92549	951 257-4003
Edwin Kahman	P.O. Box 4431 92549	760 285-8515
Pat Kahman	Box 3551 92549	659-3994
Luis Padula	PO Box 3551 92549	659 3994
Lou Padula	PO Box 1575 92549	949 296 1135
Cheri Wellcor	PO Box 2262 92549	5128
Les Wellcor	P.O. Box 4126 92549	760-277-4151

Name First & Last	Address / P.O. Box	Contact #
Nancy Borchers	P.O. Box 2295 Idyllwild CA	
Michael Haskell	26980 Dome Lane	
Jessica Kermode	PO Box 987	
R. Muir	P.O. Box 1398	
Bob Baker	PO Box 3098	
Diane Damico	PO Box 439	
Christina Stewart	P.O. Box 1175	
Chebea Olson	PO BOX 3189	
Marjorie Salsa	PO Box 400 Idyllwild CA	
Colin Talma	900 N. Cleveland St 590 Idyllwild	
FLIP-DRIVER	24011 Highway 92050	
Jeffery Thummel	P.O. Box 3676 92549	
MARIA LETTMAN	PO B 3296 92549	663-6466
DOREEN PRUCHA	P.O. BOX 2196 IDYLLWILD CA	659-0150
LEE Sorenson	P.O. 2098 TC 92549	659-9639
Donna Bloom	41320 Shadow Lake Way	
Donna Williams (Casterline)	P.O. Box 2156 IDYLLWILD, CA	659-0150
Donna Williams	PO Box 2156 IDYLLWILD, CA	915 298 7318
ANKA KAY	P.O. Box 3204	657-6170
Justin Sheppard	PO Box 3176 IDYLLWILD, CA	714-930-6175
Suzanne Fulton	P.O. Box 3594 Idyllwild, CA	951-315-1653
Brica Murrie	P.O. BOX 2073 PINE COVE	659-3843
Scott Fulton	PO BOX 1530	659-3843
RIT CLARK	PO BOX 1530	659-3843
Ben Fegan	PO BOX 7264	9858
AMES THURIAULT	Box 2323	659-0150
KATHY MUIR	P.O. Box 1419 Idyllwild.	4140-0014
CHUCK PRIFOGLE	P.O. BOX 543 IDYLLWILD	249-6070
Lucky S. Schulke	1396 Santa Ysabel Desert Hwy	(760) 902-1375
Karen Dasher	25350 Franklin Dr. Idyllwild	951-659-0790
Martin Clouse	1254 N. Creekside Dr. Chula Vista	619 216 8991
LUCKY, Dauter	1361 Pepper Lane	
Antonio Vilchez	1727 S. Ives St Arden	719 519 5027
LEE ARNOLD	P.O. 539 Idyllwild	951-659-4458
Margaret Mary Lusch	5316 Piravata Dr. PO Box 307	951 659 2436
John Lusch	53565 Tall Gate	951-202-7929
John Lusch	53175 Marion Road	760 832-5075
Ardis Jackson	52901 Pine Cone Rd	951-659-2937
Susan K. Foster	P.O. Box 1114 Idyllwild	909-260-3565
Dean Benjamin	24715 Main Rd	76-376 862
Nick Toppo	PO BOX 4217 ID 92549	659-3212
James H. Jensen	Box 2036 FDY	659 5837
Robert Zellen	52763 Cedar Dr.	

Name First & Last	Address / P.O. Box	Contact #
Becky Clark	PO Box 1855	659-2435
MIKE NUOSAD	BOX 95	659-3251
Brian Callahan	P.O. Box 3291	659-8530
Sonya Callahan	P.O. Box 3291	659-8530
ROBIN P NELSON	5290 Pine Cone Lane SUGAR DOW	
LARRY K. CLAYTON	5025 ACORN LANE	659-9071
Jon Sinclair	P.O. BOX 662 Idyllwild CA	659-6393
Mike Schram	43155 JASON ST Hemet	
Gaston Reed	53479 Sherman dr. Idyllwild	775-3795
Robert Glenn Baker	5427 Via Carancho S.D. Ca	619 9942340
Kari Arneson	52650 Cedar Dr. Idyllwild	951-760-1558
MARIE SWANSON	25755 W. WENDELL AVE Hwy 94	951 655 2121
DAV LEHMAN	25265 MARIAN KIDNEY DR	951663-0695
Douglas Foss	52639 chickadee Ln	659 6012
Anthony White	PO BOX 2455	765-7867
Corey E. Bryan	2203	659-8304
LISA STREETER	2203	659-8304
Melinda Mason	PO. BOX 3739	US9-9489
MIKE FERRAZZANO	PO BOX 414 92549	659-9010
DONALD R. DASHIEL	PO. BOX 1176, Idyllwild 92549	659-0990
DENISE BRADLEY	PO BOX 3200 Idyllwild	659-1155
Ken Lee	P.O. Box 1715 Idyllwild	627-0242
Michele Atkins-Johnson	PO BOX 1318 Idyllwild	
BATIE JONES	PO. BOX 997 Idyllwild	533-9804
JACOB JONES	P.O. Box 2397 Idyllwild 92549	283-9375
MARCO SCORCELLETTI	P.O. BOX 272 Idyllwild	659-5625
TIM FAULKNER	P.O. BOX 2093 PINE COVE	659-2787
MARCOANO BREMSER	520 ANCHOR WAY CARLSBAD	760 434-6287
Daniel Miracle	P.O. BOX 3401	951-663-7570
Eric Fmsby		
Eric Fmsby	PO. Box 3737	659-6999
Chou MacSelles	PO 1772	951-775-1173
Sandra Overstreet	60180 Overstreet Pk 92262	760 416-4118
Brandi Selkirk	PO Box 2072	249-1845
Nicholas Selkirk	PO Box 2072	249-1846
Judy Selkirk	PO Box 703	468-4004
Debra Gooch	PO BOX 3193	951 659-3900
Carol Gaille	P.O. BOX 1487	652-8979
David Rudolph	PO BOX 307	659-2430
Carol Duhamel	PO BOX Hwy 243	858-531-3913
Joe Clark	52901 Pine Cone	951-658-5710
LISA STREETER	P.O. BOX 2203	659-8304
Brian Johnson	P.O. BOX 1318	659-5120

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Raul Carman	Box 983	723-810-8003
John King	Box 3025	951-659-3785
Mike York		760-3980219
Ron Kupperle	P.O. Box 2244	951-260-6666
Liz Hamby	PO Box 61	951-310-2993
Lindsay Speed	P.O. Box 4444	951-659-3292
Emily PEARSON	P.O. Box 301	951-659-3676
MIKE PEARSON	P.O. Box 301	951-659-3676
JOHN CHICARELLI	59190 GILMAN RD, ANZA	951-659-6300
MALIK Bernel	P.O. Box 4328	951-973-2351
JUSTIN Fen	P.O. Box 61	1760-625511
TACDER	PO Box 2263	951-659-7733
K Grandall	P.O. Box 851	951-659-9784
M. D. MILLER	P.O. Box 2304	951-659-8624
J. M. Inocencio	P.O. BOX 923 IDYLLWILD	951-260-9222
James M. Shaw	Box 3090 IDY	951-652-3986
Annie Clark	PO Box 1557 IDYLLWILD	951-659-8812
HARVEY HAWLEY	45990 ABBOTTA YEL VALM DESERT	760-902-8925
ERI SUE HAWLEY	P.O. BOX 1190 52675 CHICKADEE	951-659-4388
Steve Hawley	PO Box 994 Idyllwild CA	659 0146 951
Pat Clark	226A	659 9858
ROBERTA PARR	POB 524 IDYLLWILD	659 6042
Quintin Nichols	56865 Swanhoe Dr. Y.V. 92284	720-4254
Frankie Loman	52700 Overlook drive	951-659-9031
Kristina Lowers	PO BOX 490 IDYLLWILD	951-733-6115
DARREN LOWERS	PO BOX 490	951-733-1448
LYNN VOORHEIS	PO BOX 2310	951-659-3598
CAROLYN BYCROFT	#100 Box 926	760-774-4356
Bryce Phillip	117 Coulter Place	617 507 5482
Doreen DeWitt	24999 Marjion Ridge	958-659-6707
John White	PO 1950	951-659-6155
Lynn Jones	23090	951-659-2626
ROBERT HEWITT	PO BOX 4418	951-659-6385
MARY DE ANTONIO	P.O. Box 1787	714-398-5445
Jill Little	P.O. Box 3657	951-318-1150
Becky Romagosa	Box 979	951-303-4746
Crystal DeWitt	Box 3099	951-468-4070
James Gideon		951-719-4776
Ingrid Hedstrom	PO BOX 380	951-659-5658
Alexis Hill	24999 MARJION RIDGE	868-659-6707
TOM Bloom	PO BOX 2373	951-492-8986
Shawn Owen	PO BOX 1714	663-0283
Jan Quetzler	PO BOX 932	951-659-5688
Breann Pace	PO BOX 2214	951-588-4375

Name First & Last	Address / P.O. Box	Contact #
Roy Ducas	P.O. 2385	951-659-9066
Bah & af	P.O. 2064	951-659-3753
Arthur Corbin	P.O. Box 3318	951-659-2211
Emanuel Cabrera	54225 Pinedale Ave/Idy, Calif	
Karen Buss	PO BOX 4115 92549	
Rogelia Gonzalez		818 207 7250
Justin Flew	P.O. 61	760/625-5211
Jessica Coy	PO 30	951/805-0400
Robert Ramirez	PO BOX 695	(951) 203-1248
Mike Salome	PO BOX 671	(951) 834-1422
John W. Sullivan	BOX 1530	659 3843
Robert Deane	Box 1	659-3512
Bonnie Knoff	5501 W. Florida, Idyllwild	92545
Valerie Glen Cox	P.O. Box 2064	951-659-3753
David Helven	P.O. Box 1349, Idy 92549	951-659-2787
Carson Dinkel	P.O. Box 3295, Idy 92549	562-777-5047
Jessica	P.O. Box 4 Idy 92549	951 663-8500
Yumi See	PO BOX 1187 Idy CA	951-215-2424
MARK Simoniak	PO BOX 2404 Idy 92549	951-659-8506
Mark Gulow	Box 2071 Idy 92549	"-6597054
Elaine Gulow	Box 652, Idyllwild, CA 92549	951-468-4171
BRIAN WILSON	Box 652, Idyllwild, CA 92549	951-468-4171
Paul & Laura Keipp	Box 3338 Idyllwild CA 92549	951 323-3198
Denise Stark	Box 2215 Idyllwild 92549	951 659 2894
Mark Duffield	24580 Bluff Rd Idy 92549	951-659-2727
Barbara Fisher	24580 Bluff Rd Idy 92549	951-659-2727
Wally Gist	P.O. Box 2395 Pine Cove 92549	657-659-4024
Elaine Moore	P.O. Box 1186, Idyllwild 92549	951-659-2826
Laura Bohner	24441 Murray Park Dr, Idyllwild	805-377-1426
ERIGSON	26409 Saunders Indus. Rd.	951-659-2873
Ingrid Hedstrom	PO Box 430 Idy	760-533-4692
JOE LABAK	PO 3640	951-659-5732
Joanna Goff	PO BOX 2003	951-65-6000
	PO BOX 350	951 659 5658
	PO BOX 3535 Idy 92549	206-763-1104
	P.O. Box 2152 Idyllwild 92549	760-536-6030



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syme Luria
Director

DATE: ¹⁰ January 8, 2012

TO: FR: Alcoholic Beverage Control (Fax No. 951-781-0521)

FROM: TO Christian Hinojosa, Project Planner (Fax No. 951-855-3157)

RE: Census Tract ~~444.04~~ 444.01

Good Afternoon Kim,

SEE ATTACHED MAP

Please provide a copy of the information requested:

444.01

1) Number of Type 20 and Type 21 permits allowed within census tract number ~~444.04~~

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syme Luria, Planning Director

ALLOWED = 3
ACTIVE = 5

OVER CONCENTRATED

~~Christian Hinojosa, Project Planner~~

DO YOU HAVE AN ADDRESS TO VERIFY THE
CENSUS TRACT #? THERE IS NO INFO COMING
UP FOR 444.04.

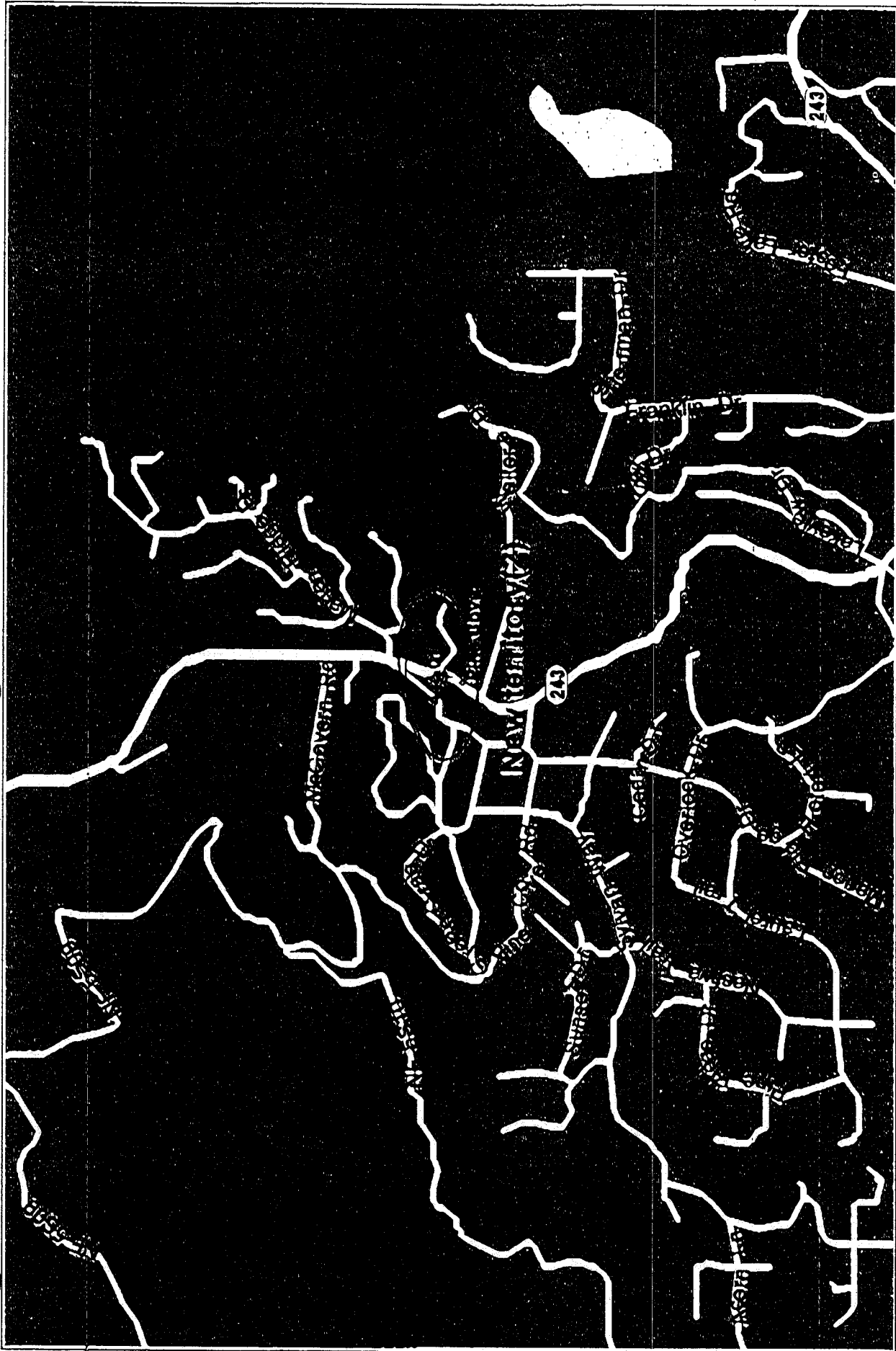
See Attached e-mail from Applicant.

Riverside Office - 4080 Lemon Street, 12th Floor,
P.O. Box 1408, Riverside, California 92502-1408
(951) 855-2200 - Fax (951) 855-1811

Desert Office - 38888 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7556

Planning Our Future... Preserving Our Past

Pine Cove, California, United States



0 mi 0.2 0.4 0.6

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Hinojosa, Christian

From: Shane Stewart [shane@idyrealty.com]
Sent: Tuesday, August 23, 2011 1:55 PM
To: Hinojosa, Christian
Subject: Re: CUP03676

23235 & 23245 hwy 243 Idyllwild CA 92549

Thank you,
Shane Stewart
General Contractor
Ca Lic# 738468
Real Estate Broker
Dre Lic# 01367581
Idyllwild Realty
Hilltop Realty
Rustic Theatre
Red Kettle
The Lumber Mill Bar & Grill
www.ridgewayvision.com

On Aug 23, 2011, at 1:14 PM, "Hinojosa, Christian" <CHINOJOS@rctlma.org> wrote:

Hello Shane,

Can you provide me with the correct address of the project site. I want to verify we have the correct address in the system.

Thank you

<image001.jpg>

Christian Hinojosa, Project Planner

4080 Lemon Street, 12th Floor

Riverside, CA 92502-1409

(951) 955-0972



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 444.01**

Report as of 1/11/2012

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	121390	ACTIVE	20	5/20/1982	10/31/2012	FAIRWAY FOODS INC 54411 VILLAGE CTR DR IDYLLWILD, CA 92549 Census Tract: 0444.01	FAIRWAY FOODS 6	54411 VILLAGE CENTER DR, PO BOX 326 IDYLLWILD, CA 92549	3300
2)	375883	ACTIVE	21	9/4/2001	8/31/2012	MUSSA, ALEXANDRE M 26015 HWY 243 IDYLLWILD, CA 92549 Census Tract: 0444.01	MOUNTAIN TOP LIQUOR	PO BOX 1845 IDYLLWILD, CA 92549	3300
3)	413420	ACTIVE	20	6/15/2004	5/31/2012	MOOJOO INC 26128 HWY 243, # B IDYLLWILD, CA 92549 Census Tract: 0444.01	IDYLLWILD SHELL	PO BOX 3120 IDYLLWILD, CA 92549	3300
4)	501663	ACTIVE	20	9/7/2010 3:42:41 PM	8/31/2012	SHERWOOD FOREST LICENSING CORP 24400 CANYON TRAIL PINE COVE, CA 92549 Census Tract: 0444.01	IDYLLWILD PRESERVE	TWO N RIVERSIDE PLAZA 800 CHICAGO, IL 60606	3300
5)	512235	ACTIVE	21	9/13/2011 1:53:47 PM	8/31/2012	JOHNSON, JAMES STEVEN 26000 HIGHWAY 243 IDYLLWILD, CA 92549 Census Tract: 0444.01	VILLAGE MARKET	PO BOX 147 IDYLLWILD, CA 92549-1047	3300

--- End of Report ---

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



October 4, 2011

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3676

A noise study is not required based upon the submitted diagrams, existing property elevation and vegetation between sensitive receivers on the north and west of the existing market site. However, they still need to follow:

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).

Please contact Steve Hinde if you have any questions.

Square Peg Round Hole, LLC.

Post Office Box 243

Idyllwild CA 92549

(951) 659-9505 x10 (951) 659-2127 fax

(951) 500-6140 Mobile

shane@idyrealty.com

Business Plan For CUP# 03676

Monday, November 14, 2011

The business located on the two properties that we are currently obtaining the CUP for are as follows:

Pine Cove Market with self-serve reverse recycling vending machines, Pine Cove Spirit Gas, Pine Cove Laundry (Coin-Op), Pine Cove Arcade and Pine Cove Auto Repair.

The Entire complex is commonly known as "The Marketplace At Pine Cove". All of the businesses are owned and operated out of the Pine Cove Market under one sole owner and umbrella.

The Complex is open seven days a week from 7:00 a.m. to 9:00 p.m. Sunday through Thursday and 7:00 a.m. to 10:00 p.m. Friday & Saturday year round. We have one Fulltime Manager who lives on-site in the owner/managers apartment above the Market. We have one part time employee that relieves the manager two days a week. Once we open the auto repair we would only have one mechanic. Our Gas pumps are open 24 hours a day automated. Propane is sold during Market hours. The arcade and Laundry will be open until 7:00 p.m. daily. The auto repair shop will be open daily to 5:00 p.m. Recycling reverse vending machines will be available for use from 7:00 a.m to 7:00 p.m.

In the store we sell convince and market products including the sale of beer, wine, Lotto & Lottery. From the Market we also control the gas pumps and sales. The coin-op laundry will also be operated through the market. All auto repair sales will be handled through the market. We receive fuel deliveries between the hours of 5:00 a.m. and 7:00 a.m. on various days depending on when we need fuel. We receive market deliveries on Tuesdays and Fridays in the morning hours. We have a public single bathroom that is open daily during market hours. Our parking lot is shared amongst all of the operations and to date from 5/2011 we have never exceeded the maximum amount of parking we have.

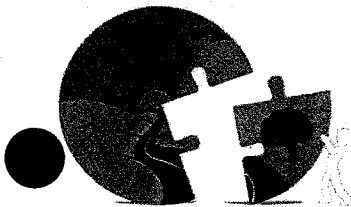
Our business is a business of convenience for the Pine Cove Community as we are the only commercial business located in the Pine Cove. The next retail location is located four miles away in Idyllwild or twenty six miles away in Banning.

Should you have any questions please feel free to contact me direct at (951) 500-6140

Thank you

Shane Stewart

RIVERSIDE COUNTY PLANNING DEPARTMENT



Carolyn Symms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PLOT PLAN
 REVISED PERMIT

CONDITIONAL USE PERMIT
 PUBLIC USE PERMIT

TEMPORARY USE PERMIT
 VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3676

DATE SUBMITTED: 8/15/11

APPLICATION INFORMATION

Applicant's Name: Shane Stewart

E-Mail: Shane@idyrealty.com

Mailing Address: Post Office Box 243

Idyllwild Street CA 92549-0243
City State ZIP

Daytime Phone No: (951) 659-9505 x10 Fax No: (951) 659-2127

Engineer/Representative's Name: Idyllwild Land Surveying E-Mail: wtipple@idy-ls.com

Mailing Address: 10109 Corkwood Avenue

Santee Street CA 92017
City State ZIP

Daytime Phone No: (951) 659-9827 Fax No: ()

Property Owner's Name: Square Peg Round Hole, LLC E-Mail: shane@idyrealty.com

Mailing Address: Post Office Box 243

Idyllwild Street Ca 92549
City State ZIP

Daytime Phone No: (951) 659-9505 x10 Fax No: (951) 659-2127

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.

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

"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.

SHANE STEWART [Signature]
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.

SQUARE PEG RAMP HOLE, LLC SHANE STEWART mgr [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 559-163-003 and 559-163-004

Section: 11 Township: 5 south Range: 2 east

Approximate Gross Acreage: 17,274 SQUARE FEET (0.40 ACRE)

General location (nearby or cross streets): North of Old Banning Idyllwild Road, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Manzanita Drive _____, East of Marion Ridge Drive _____, West of Hwy 243 _____

Thomas Brothers map, edition year, page number, and coordinates: Page 814, Grid A4 2009 ed.

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

NEED CUP TO OBTAIN BEER + WINE LICENSE

Related cases filed in conjunction with this request:

HR 00044 "SEE ATTACHED"

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

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

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

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

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

Is water service available at the project site: Yes No

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

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) N/A

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards NONE

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import N/A Export N/A Neither N/A

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) N/A sq. ft.

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

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

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

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 8/10/2011

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3676 – CEQA Exempt – Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Village Tourist Policy Area – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 15, 2012
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/9/2012,

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

APN (s) or case numbers CUPO3676 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

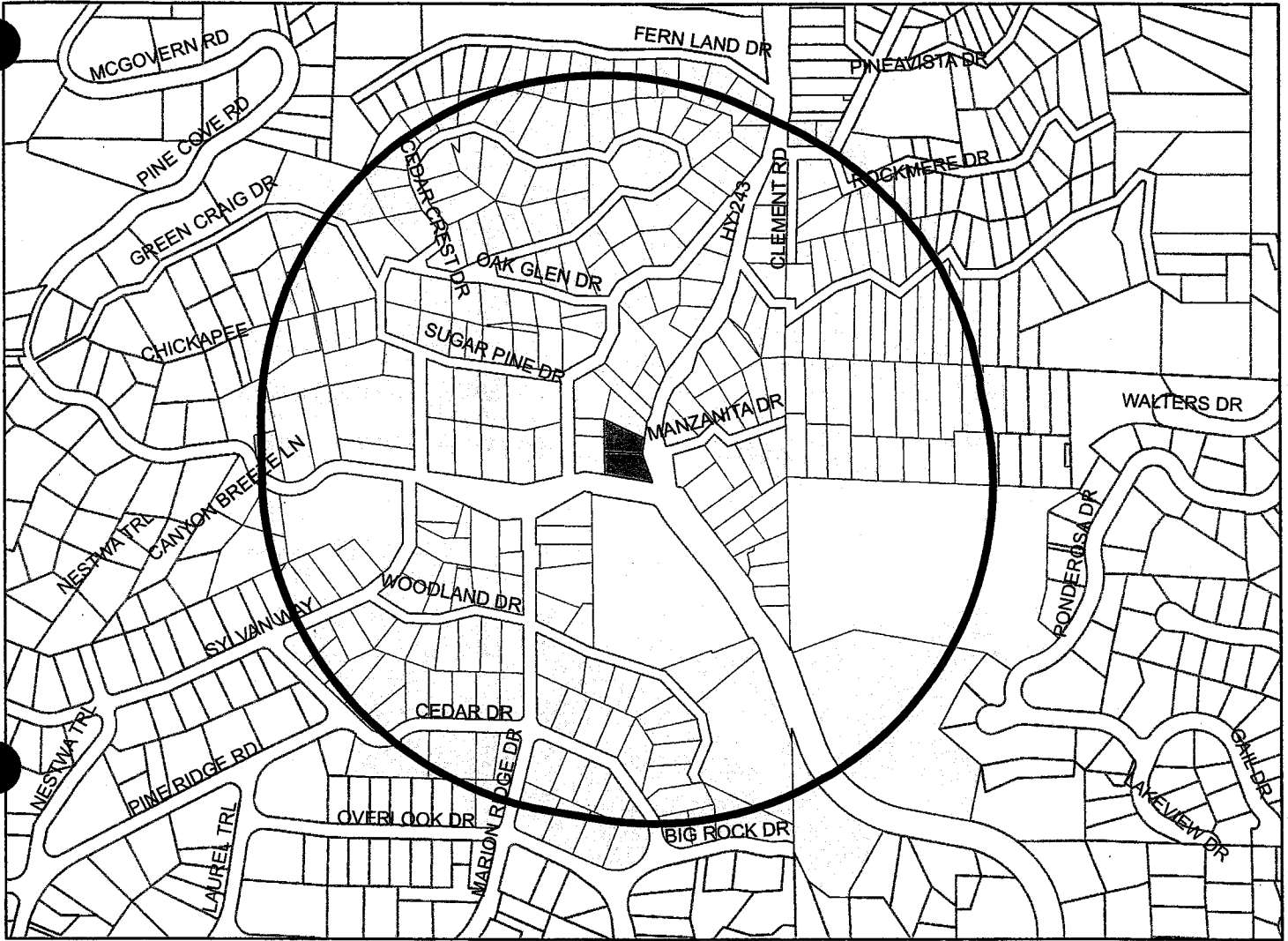
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/10/2012 *cm*
E-PKES: 1/9/2012

1000 feet buffer



Selected Parcels

560-031-006	560-031-007	559-154-002	559-174-005	559-120-041	559-201-001	559-172-009	559-201-009	559-201-010	559-202-002
559-202-019	560-031-001	559-061-045	559-154-004	559-153-011	559-120-025	559-181-009	559-165-004	559-165-005	559-165-006
559-157-003	560-031-057	559-171-006	559-174-006	559-061-018	559-120-026	559-120-030	559-120-037	559-153-004	559-164-009
559-174-003	559-153-002	559-153-003	559-162-004	559-162-005	559-162-006	559-161-008	559-165-001	559-157-005	559-164-003
559-073-013	560-180-001	559-162-022	559-152-018	559-156-006	559-171-004	559-152-014	559-152-015	559-153-005	559-204-001
559-204-002	559-204-003	559-205-002	559-120-048	559-120-049	559-120-050	559-151-001	559-165-002	559-120-035	559-165-010
559-156-029	559-156-030	559-154-001	559-153-001	559-164-007	560-031-008	559-172-014	559-120-022	559-171-005	559-152-016
559-173-005	559-152-005	559-171-011	559-164-008	559-181-012	559-153-012	560-031-009	559-061-026	559-201-007	559-173-002
559-173-003	559-173-004	559-156-009	559-156-010	559-156-011	560-031-016	560-031-017	559-172-011	560-031-014	559-172-004

rst 90 parcels shown



380 190 0 380 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: 559061012, APN: 559061012
SANDRA PAIZ, ETAL
P O BOX 134
THOUSAND PLMS CA 92276

ASMT: 559061022, APN: 559061022
BONNIE WALTERS, ETAL
1966 MILLER AVE
ESCONDIDO CA 92025

ASMT: 559061013, APN: 559061013
ULDA JIMENEZ
53049 ROCKMERE DR
IDYLLWILD, CA. 92549

ASMT: 559061024, APN: 559061024
SHARON LASKIN
121 CLEARWATER WAY
RANCHO MIRAGE CA 92270

ASMT: 559061014, APN: 559061014
JACOB JONES, ETAL
53201 ROCKMERE DR
IDYLLWILD CA 92549

ASMT: 559061025, APN: 559061025
CYNTHIA STACKPOLE, ETAL
P O BOX 1608
IDYLLWILD CA 92549

ASMT: 559061015, APN: 559061015
PATTI SHERWIN
53041 ROCKMERE DR
IDYLLWILD, CA. 92549

ASMT: 559061026, APN: 559061026
ANTONIO ITALIANO, ETAL
72860 WHITE DR
PALM DESERT CA 92260

ASMT: 559061018, APN: 559061018
MICHELLE JOHNSON, ETAL
P O BOX 1318
IDYLLWILD CA 92549

ASMT: 559061028, APN: 559061028
CYNTHIA HARDING, ETAL
P O BOX 3250
IDYLLWILD CA 92549

ASMT: 559061019, APN: 559061019
MARY MCCLOUD, ETAL
228 N SMOKETREE AVE
OAK PARK CA 91377

ASMT: 559061046, APN: 559061046
ROBERT DUNN
P O BOX 1
IDYLLWILD CA 92544

ASMT: 559061020, APN: 559061020
GINA RHODES, ETAL
51551 QUAIL MOUNTAIN DR
ANZA CA 92539

ASMT: 559062003, APN: 559062003
WILLIAM BAKER
P O BOX 1143
IDYLLWILD CA 92549

● ASMT: 559062005, APN: 559062005
KAREN SMITH, ETAL
6801 CLOUDCROFT LN
ANCHORAGE AK 99516

ASMT: 559073013, APN: 559073013
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 559062006, APN: 559062006
JUAN DELEON, ETAL
66895 THIRD ST
DSRT HOT SPGS CA 92240

ASMT: 559074002, APN: 559074002
PINE COVE WATER DIST
P O BOX 2296
IDYLLWILD CA 92549

ASMT: 559062007, APN: 559062007
EHSAN SHAKIBAIE, ETAL
815 E WALNUT AVE
BURBANK CA 91501

ASMT: 559120021, APN: 559120021
CYNTHIA POOL, ETAL
5025 IROQUOIS AVE
LAKEWOOD CA 90713

● ASMT: 559062008, APN: 559062008
DONALD GOODMAN, ETAL
P O BOX 721
CALIMESA CA 92320

ASMT: 559120022, APN: 559120022
EMERIC MAJOR
P O BOX 17186
SAN DIEGO CA 92177

ASMT: 559062009, APN: 559062009
RANDY MEDARIS
7601 CALIFORNIA AVE
WESTMINSTER CA 92683

ASMT: 559120023, APN: 559120023
CATHERINE JOHNS, ETAL
1380 CONEJO CT
EL CAJON CA 92021

ASMT: 559062011, APN: 559062011
LOUIS HANAVAN
P O BOX 17567
LOUISVILLE KY 40217

ASMT: 559120024, APN: 559120024
CARLA WOMACK, ETAL
P O BOX 2191
IDYLLWILD CA 92549

● ASMT: 559073012, APN: 559073012
PINE COVE CO WATER DIST
PINE COVE CO WATER DIST
UNKNOWN

ASMT: 559120025, APN: 559120025
FUMIYE TANOUYE, ETAL
9761 SOUTH EAST BIRCH ST
SOUTH BEACH OR 97366



ASMT: 559120026, APN: 559120026
IVONNE RAMIREZ, ETAL
2723 CAMBRIDGE AVE
HEMET CA 92545

ASMT: 559120038, APN: 559120038
MARCIA WALDORF, ETAL
P O BOX 771
IDYLLWILD CA 92549

ASMT: 559120028, APN: 559120028
ROBIN PELLEGRINI
53890 AVENIDA RAMIREZ
LA QUINTA CA 92253

ASMT: 559120039, APN: 559120039
SANDRA FRIEND, ETAL
P O BOX 223
HAINES OR 97833

ASMT: 559120029, APN: 559120029
ELOISE FOUNTAIN, ETAL
5237 CARLINGFORD AVE
RIVERSIDE CA 92504

ASMT: 559120040, APN: 559120040
DAVID HUNG, ETAL
C/O DAVID DAWEI HUNG
840 SONORA RD
COSTA MESA CA 92626

ASMT: 559120033, APN: 559120033
JAMES PIASKOWSKI
564 RAMONA AVE
LAGUNA BEACH CA 92651

ASMT: 559120041, APN: 559120041
MARY ROLLINS, ETAL
8155 E FAIRMOUNT DR UNIT 8
DENVER CO 80230

ASMT: 559120034, APN: 559120034
LAURIE MARTIN, ETAL
26501 SALAMANCA DR
MISSION VIEJO CA 92691

ASMT: 559120042, APN: 559120042
ROBERT TAYLOR, ETAL
10399 TIVOLI WAY
YUCAIPA CA 92399

ASMT: 559120036, APN: 559120036
NANCY SCIERSEN
P O BOX 1271
IDYLLWILD CA 92549

ASMT: 559120043, APN: 559120043
MARK JOHNSON
4425 ATLANTIC AVE BLDG C
LONG BEACH CA 90807

ASMT: 559120037, APN: 559120037
DAVID FADER, ETAL
445 W 6TH ST NO 401
LONG BEACH CA 90802

ASMT: 559120050, APN: 559120050
DEANNA CARNICK
P O BOX 149
LA QUINTA CA 92253

ASMT: 559120056, APN: 559120056
SHON HARTMAN
P O BOX 4218
IDYLLWILD CA 92549

ASMT: 559143014, APN: 559143014
WILLIAM HUBER, ETAL
1885 VOSBURG CT
SAN JACINTO CA 92583

ASMT: 559120057, APN: 559120057
HUMMINGBIRD HORIZON
120 RAINBOW TR
SADONA AZ 86351

ASMT: 559151001, APN: 559151001
CRYSTAL KAISER, ETAL
P O BOX 4279
IDYLLWILD CA 92549

ASMT: 559120058, APN: 559120058
ROBERTA VALDEZ, ETAL
26581 VIA MANOLETE
MISSION VIEJO CA 92691

ASMT: 559151002, APN: 559151002
LESLIE DORN, ETAL
P O BOX 2396
MIDLAND TX 79702

ASMT: 559142008, APN: 559142008
DEBORAH BARKHUIZEN, ETAL
26562 AVD DESEO
MISSION VIEJO CA 92691

ASMT: 559151003, APN: 559151003
KATHY WILLIAMS, ETAL
8292 HILLANDALE DR
SAN DIEGO CA 92120

ASMT: 559143009, APN: 559143009
JACK FULKERSON, ETAL
1512 WENDY WAY
MANHATTAN BEACH CA 90266

ASMT: 559151004, APN: 559151004
JEFFREY LO, ETAL
C/O LAURA CASTER
P O BOX 1310
IDYLLWILD CA 92549

ASMT: 559143010, APN: 559143010
CAROL FAGERGREN, ETAL
1781 SWALLOWTAIL RD
ENCINITAS CA 92024

ASMT: 559152001, APN: 559152001
TED LEMEROND
2414 FIVE FORKS TR
THE VILLAGES FL 32162

ASMT: 559143013, APN: 559143013
STEVEN ELLINGSON
119 W SANTA FE ST
FULLERTON CA 92832

ASMT: 559152003, APN: 559152003
PAMELA JENKINS, ETAL
1927 REDONDELA DR
RCH PALOS VERDES CA 90275



ASMT: 559152004, APN: 559152004
GRACE TEEPLE
11 E ORANGE GROVE AVE
SIERRA MADRE CA 91024

ASMT: 559152017, APN: 559152017
RAFAEL MARTINEZ, ETAL
62699 S STARCROSS DR
DSRT HOT SPGS CA 92240

ASMT: 559152005, APN: 559152005
FEDERAL NATL MORTGAGE ASSN
C/O JPMORGAN CHASE BANK
7301 BAYMEADOWS WAY
JACKSONVILLE FL 32256

ASMT: 559152018, APN: 559152018
MARY PROSIN, ETAL
P O BOX 850
IDYLLWILD CA 92549

ASMT: 559152006, APN: 559152006
SHARON REA, ETAL
27899 RUGGIE RD
SUN CITY CA 92585

ASMT: 559152020, APN: 559152020
INGRID FRICK, ETAL
2216 CURTIS AVE
REDONDO BEACH CA 90278

ASMT: 559152010, APN: 559152010
BETH THORNE, ETAL
C/O BETH THORNE
7338 KYLE ST
TUJUNGA CA 91042

ASMT: 559153001, APN: 559153001
DOROTHY POWELL
838 AVENIDA LOMA VISTA
SAN DIMAS CA 91773

ASMT: 559152013, APN: 559152013
DANIEL BISSLER, ETAL
303 WAIPALANI RD
HAIKU HI 96708

ASMT: 559153003, APN: 559153003
CHARLES MECKSTROTH
38811 CHARLESWORTH DR
CATHEDRAL CY CA 92234

ASMT: 559152015, APN: 559152015
TAHMIROO ANKENBRANDT, ETAL
24746 ROLLINGWOOD RD
LAKE FOREST CA 92630

ASMT: 559153004, APN: 559153004
CAROL BAKER
361 FERN GLEN
LA JOLLA CA 92037

ASMT: 559152016, APN: 559152016
ESPERANZA SMITH
P O BOX 474
IDYLLWILD CA 92549

ASMT: 559153008, APN: 559153008
WENDY FREED WILKERSON, ETAL
4471 LOWELL ST
LA MESA CA 91941



ASMT: 559153009, APN: 559153009
TIMOTHY HORNSEY
P O BOX 1083
IDYLLWILD CA 92549

ASMT: 559154003, APN: 559154003
ELIZABETH MOUNSEY, ETAL
42145 HUMBER DR
TEMECULA CA 92591

ASMT: 559153010, APN: 559153010
SARAH GARCIA, ETAL
43062 CORTE DEL ORO
LA QUINTA CA 92253

ASMT: 559154004, APN: 559154004
KIRSTEN TORREZ, ETAL
41890 STETSON AVE
HEMET CA 92544

ASMT: 559153011, APN: 559153011
BARRICK PROP
4336 E BECK LN
PHOENIX AZ 85032

ASMT: 559155001, APN: 559155001
ISABEL ROBLES
P O BOX 2335
IDYLLWILD CA 92549

ASMT: 559153012, APN: 559153012
TAMARA MOORE, ETAL
24981 MARION RIDGE DR
IDYLLWILD, CA. 92549

ASMT: 559155002, APN: 559155002
LAUREL CORBETT, ETAL
P O BOX 1591
IDYLLWILD CA 92549

ASMT: 559153013, APN: 559153013
MARCEDA FOSTER
52905 CEDAR CREST DR
IDYLLWILD, CA. 92549

ASMT: 559155003, APN: 559155003
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P O BOX 2142
IDYLLWILD CA 92549

ASMT: 559154001, APN: 559154001
KATHRYN HAMILTON, ETAL
38175 BECKS WAY
ANZA CA 92539

ASMT: 559156001, APN: 559156001
JANET DROVER
P O BOX 3759
IDYLLWILD CA 92549

ASMT: 559154002, APN: 559154002
CAROLE TOERING, ETAL
P O BOX 390383
ANZA CA 92539

ASMT: 559156005, APN: 559156005
RAMSEY AVERY, ETAL
C/O AVERY AULT
3949 OAKFIELD DR
SHERMAN OAKS CA 91423



ASMT: 559156006, APN: 559156006
ANA RUFF, ETAL
23021 SWEETBAY DR
WILDOMAR CA 92595

ASMT: 559156030, APN: 559156030
DOLORES FEND
1411 YOST DR
SAN DIEGO CA 92109

ASMT: 559156007, APN: 559156007
PAULA KROONEN, ETAL
73575 JUNIPER ST
PALM DESERT CA 92260

ASMT: 559156033, APN: 559156033
CHARLOTTE ANTHONY, ETAL
P O BOX 2400
IDYLLWILD CA 92549

ASMT: 559156008, APN: 559156008
FARAH FISHER, ETAL
2700 PANORAMA DR APT 205
SIGNAL HILL CA 90806

ASMT: 559157002, APN: 559157002
PRISCILLA HAMBLET
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PINE COVE CA 92549

ASMT: 559156011, APN: 559156011
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IDYLLWILD CA 92549

ASMT: 559157003, APN: 559157003
BLACK DIAMOND INTERESTS
1448 ANDALUSIAN DR
NORCO CA 92860

ASMT: 559156012, APN: 559156012
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P O BOX 2362
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ASMT: 559157004, APN: 559157004
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C/O MARIA DUNSTAN
2950 LA PAZ AVE
HEMET CA 92545

ASMT: 559156018, APN: 559156018
MARY NELSON
82146 BLISS AVE
INDIO CA 92201

ASMT: 559157005, APN: 559157005
RITA CONNICK, ETAL
6249 ROUNDHILL DR
WHITTIER CA 90601

ASMT: 559156024, APN: 559156024
HELEN HARTIGAN, ETAL
81 HANCOCK ST # 1
BRAintree MA 2184

ASMT: 559157009, APN: 559157009
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41170 CROOKED STICK DR
TEMECULA CA 92591

ASMT: 559161002, APN: 559161002
JAY JOHNSON
P O BOX 322
IDYLLWILD CA 92549

ASMT: 559157014, APN: 559157014
MARIA MORGAN, ETAL
26548 DON JUAN CIR
HEMET CA 92544

ASMT: 559161005, APN: 559161005
ELAINE DEFELICE, ETAL
740 W CENTRAL AVE
HEMET CA 92543

ASMT: 559157015, APN: 559157015
SCOTT CRAWFORD
802 N DILLON ST
LOS ANGELES CA 90026

ASMT: 559161006, APN: 559161006
LINDA SKAUG
1327 JUANITA
SAN JACINTO CA 92583

ASMT: 559158001, APN: 559158001
SHARON LILLY
659 OLEANDER DR
LOS ANGELES CA 90042

ASMT: 559161007, APN: 559161007
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15306 KORNBLUM AVE
LAWNDALE CA 90260

ASMT: 559158006, APN: 559158006
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P O BOX 24
LANCASTER CA 93584

ASMT: 559161008, APN: 559161008
CHARLOTTE MYERS
29770 SANTA ROSA GLEN DR
MURRIETA CA 92562

ASMT: 559158008, APN: 559158008
MARGIE JOHNSON, ETAL
P O BOX 400
IDYLLWILD CA 92549

ASMT: 559162002, APN: 559162002
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P O BOX 3286
IDYLLWILD CA 92549

ASMT: 559158009, APN: 559158009
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227 MEADOWVIEW CT
SPRINGBORO OH 45066

ASMT: 559162003, APN: 559162003
PAULA FERNANDES
P O BOX 2273
FALLBROOK CA 92088

ASMT: 559162006, APN: 559162006
CHARLES WHEELS
25793 PLUM HOLLOW DR
SUN CITY CA 92586

ASMT: 559163005, APN: 559163005
SQUARE PEG ROUND HOLE
P O BOX 243
IDYLLWILD CA 92549

ASMT: 559162007, APN: 559162007
NANCY PAINE, ETAL
66120 14 ST
DSRT HOT SPG CA 92240

ASMT: 559163006, APN: 559163006
FRANCIS SCHLOSSER, ETAL
43155 JASON CT
HEMET CA 92544

ASMT: 559162016, APN: 559162016
BONNIE BAKER, ETAL
5383 VIA CARANCHO
SAN DIEGO CA 92111

ASMT: 559163007, APN: 559163007
VICKIE MAYFIELD
33114 TERRACE DR
TEMECULA CA 92592

ASMT: 559162017, APN: 559162017
ELIZABETH WILSON, ETAL
1027 CALLE JUCA DR
LA HABRA HEIGHTS CA 90631

ASMT: 559164002, APN: 559164002
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IDYLLWILD CA 92549

ASMT: 559162019, APN: 559162019
IRENE BRAHM, ETAL
530 DEWANE DR
EL CAJON CA 92020

ASMT: 559164003, APN: 559164003
COULTER PINES MOBILE HOME OWNERS ASE
38760 SKY CYN DR STE C
MURRIETA CA 92563

ASMT: 559162021, APN: 559162021
PATRICIA SULLIVAN, ETAL
24642 BRIGHTON DR NO B
VALENCIA CA 91355

ASMT: 559164004, APN: 559164004
MARIA DINKEL, ETAL
P O BOX 4
IDYLLWILD CA 92549

ASMT: 559162022, APN: 559162022
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P O BOX 724
IDYLLWILD CA 92549

ASMT: 559164005, APN: 559164005
U S BANK NATL ASSN
C/O SELECT PORTFOLIO SERVICING INC
3815 S WEST TEMPLE
SALT LAKE CITY UT 84115



ASMT: 559164007, APN: 559164007
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13054 LARKHAVEN DR
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JUDY HOLTE, ETAL
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HEMET CA 92546

ASMT: 559164008, APN: 559164008
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P O BOX 2245
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71675 CHOLLA WAY
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P O BOX 962
IDYLLWILD CA 92549

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BREA CA 92821

ASMT: 559171004, APN: 559171004
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ASMT: 559165001, APN: 559165001
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C/O DONALD G EDWARDS
52910 CEDAR DR
IDYLLWILD, CA. 92549

ASMT: 559171005, APN: 559171005
ERWIN JEANETTE MARIE FAMILY TRUST
C/O JEANETTE MARIE ERWIN
689 GARWOOD CT
RIVERSIDE CA 92506

ASMT: 559165003, APN: 559165003
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FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 559172001, APN: 559172001
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25125 MARION RIDGE DR
IDYLLWILD, CA. 92549

ASMT: 559172011, APN: 559172011
GERALD CUMINS
215 AMES CT
SILVERTON OR 97381

ASMT: 559172003, APN: 559172003
ANNABELLE SIMPSON, ETAL
P O BOX 2073
IDYLLWILD CA 92549

ASMT: 559172012, APN: 559172012
JANE CRISTE
78675 VIA SONATA
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ASMT: 559172005, APN: 559172005
GERALD ROWE
P O BOX 2265
IDYLLWILD CA 92549

ASMT: 559172013, APN: 559172013
VIVIAN PRANGER
P O BOX 2375
IDYLLWILD CA 92549

ASMT: 559172007, APN: 559172007
JOAN MENDIOLA
12180 MORRISON ST
MORENO VALLEY CA 92555

ASMT: 559172014, APN: 559172014
AURELIO SAINZ, ETAL
P O BOX 110
IDYLLWILD CA 92549

ASMT: 559172008, APN: 559172008
SHANA REED, ETAL
40792 PARADO DEL SOL
TEMECULA CA 92592

ASMT: 559172015, APN: 559172015
MARY MORSE
52845 PINE COVE RD
IDYLLWILD, CA. 92549

ASMT: 559172009, APN: 559172009
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P O BOX 2235
IDYLLWILD CA 92549

ASMT: 559173001, APN: 559173001
JOAN REISS, ETAL
C/O JOAN REISS
6023 ARBOR RD
LAKEWOOD CA 90713

ASMT: 559172010, APN: 559172010
ULTRA INV INC
C/O MICHAEL K MORRIS
1233 VIA PRESA
SAN CLEMENTE CA 92672

ASMT: 559173002, APN: 559173002
SANDRA BERRY, ETAL
2320 E JACKSON AVE
ORANGE CA 92867

ASMT: 559173005, APN: 559173005
FAST MARIE ESTATE OF
C/O THOMAS S JOHNSON
214 LEAFWOOD WAY
FOLSOM CA 95630

ASMT: 559174006, APN: 559174006
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LONG BEACH CA 90801

ASMT: 559173006, APN: 559173006
NAZIRA RAHHAL, ETAL
32048 MERLOT CREST
TEMECULA CA 92591

ASMT: 559175003, APN: 559175003
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16945 ENADIA WAY
VAN NUYS CA 91406

ASMT: 559173007, APN: 559173007
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PINE COVE CA 92549

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12541 OVERLOOK RD
APPLE VALLEY CA 92308

ASMT: 559173008, APN: 559173008
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P O BOX 1204
MARION MT 59925

ASMT: 559175005, APN: 559175005
MELVIN SANKEY
24252 NOBE ST
CORONA CA 92883

ASMT: 559174003, APN: 559174003
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5441 LUDLOW AVE
GARDEN GROVE CA 92845

ASMT: 559175007, APN: 559175007
HUMMINGBIRD MHP
C/O FOCUS MGMT
27531 BIG SPRINGS RANCH
HEMET CA 92544

ASMT: 559174004, APN: 559174004
PINE CREST LTD
1951 SANTIAGO DR
NEWPORT BEACH CA 92660

ASMT: 559181009, APN: 559181009
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ASMT: 559174005, APN: 559174005
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ASMT: 559181010, APN: 559181010
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2325 ETIWANDA ST
SAN DIEGO CA 92107

ASMT: 559181011, APN: 559181011
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C/O LARRY G WRAY
332 ANACAPA ISLAND DR
CAMARILLO CA 93012

ASMT: 559201001, APN: 559201001
ANDREW WEIMAN
C/O ANDREW WEIMAN
26613 CORNELL ST
HEMET CA 92544

ASMT: 559181012, APN: 559181012
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ASMT: 559201003, APN: 559201003
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PALM DESERT CA 92260

ASMT: 559181014, APN: 559181014
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ASMT: 559201004, APN: 559201004
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HEMET CA 92544

ASMT: 559181019, APN: 559181019
AMANDA MARSHALL, ETAL
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IDYLLWILD CA 92549

ASMT: 559201005, APN: 559201005
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307 LYNWOOD DR
SOLANA BEACH CA 92075

ASMT: 559182021, APN: 559182021
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P O BOX 1405
IDYLLWILD CA 92549

ASMT: 559201006, APN: 559201006
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MT CENTER CA 92561

ASMT: 559182022, APN: 559182022
CATHLEEN TULLY, ETAL
30393 STEIN WAY
HEMET CA 92543

ASMT: 559201007, APN: 559201007
BECKY SMITH, ETAL
52810 CEDAR DR
IDYLLWILD, CA. 92549

ASMT: 559182044, APN: 559182044
IDA CORLEY, ETAL
6655 TURNERGROVE DR
LAKEWOOD CA 90713

ASMT: 559201008, APN: 559201008
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9517 PINO DR
LAKESIDE CA 92040

ASMT: 559201010, APN: 559201010
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ASMT: 559204006, APN: 559204006
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ASMT: 559202015, APN: 559202015
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ASMT: 559202019, APN: 559202019
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IDYLLWILD CA 92549

ASMT: 559205001, APN: 559205001
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P O BOX 2277
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ASMT: 559204003, APN: 559204003
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IDYLLWILD CA 92549

ASMT: 559205002, APN: 559205002
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BARSTOW CA 92311

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TORRINGTON CT 6790

● ASMT: 560031001, APN: 560031001
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SAN CLEMENTE CA 92672

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SNF PROP
P O BOX 1630
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ASMT: 560031013, APN: 560031013
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P O BOX 4244
HEMET CA 92546

ASMT: 560031057, APN: 560031057
BLAINE CARTER
29227 PEBBLE BEACH DR
MURRIETA CA 92563

ASMT: 560031014, APN: 560031014
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ASMT: 560180001, APN: 560180001
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OCEANSIDE CA 92054

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12281 ROCKSTREAM RD
LAKESIDE CA 92040

ASMT: 560031017, APN: 560031017
SHERYL GRAF, ETAL
12281 ROCKSTREAMRD
LAKESIDE CA 92040

ASMT: 560031018, APN: 560031018
MURRAY WEILER
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BEVERLY HILLS CA 90210

ASMT: 560031040, APN: 560031040
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RANCHO MIRAGE CA 92270

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Pine Cove County Water District
24917 Marion Ridge Dr.
P.O. Box 2296
Idyllwild, CA 92549

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

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

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Applicant:
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Idyllwild, CA 92549

Engineer:
Idyllwild Land Surveying
10109 Corkwood Avenue
Santee, CA 92071-1134

Owner:
Square Peg Round Hole,LLC.
Post Office Box 243
Idyllwild Ca 92549

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3676 – CEQA Exempt – Applicant: Shane Stewart – Engineer/Representative: Idyllwild Land Surveying – Third Supervisorial District – Pine Cove Zoning District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Village Tourist Policy Area – Location: Northerly of Pine Cove Road and easterly of Highway 243 – 0.40 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit is to permit a 3,261 square foot commercial center (The Market Place At Pine Cove) consisting of a single commercial building containing a 1,157 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off premise consumption and a 702 square foot operator's residence, a 726 square foot gasoline service station with office space, a 363 square foot video arcade hobby shop with storage area, a 313 square foot laundry facility, two (2) 500 gallon each above-ground propane tanks and add a 20 square foot recycling collection facility for aluminum cans, glass and bottles, with 10 parking spaces on a 0.40 gross acre site. All existing structures will be permitted and retained. (Quasi-judicial)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	February 15, 2012
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

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

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

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

Please send all written correspondence to:
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