	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Western Municipal Water Distrct/City of Riverside (Conditions of Approval 10. EHS.3), and is responsible to meet all their requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. In addition, due to the water availability, the businesses in the project shall only be allowed to sell pre-packaged food items while the holding tank is still active. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Western Municipal Water District/City of Riverside (Conditions of Approval 10. EHS.3), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. In addition, due to the water availability, the businesses in the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

project shall only be allowed to sell pre-packaged food items while the holding tank is still active. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒

Source:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact:

a) The project will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.

b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.

c) The project will use existing communications services provided by AT&T and Time Warner. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.

f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring required.

OTHER

50. Other:	☐	☐	☐	☐

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 7 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq.ft. on 6.4 gross acres.

10. EVERY. 8 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 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. GENERAL CONDITIONS

10. EVERY. 9 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3663 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3663,
Exhibit A, Amended No. 1, dated 11/28/12.
Exhibit B, Amended No. 1, dated 11/28/12.
Exhibit C, Amended No. 1, dated 11/28/12.
Exhibit D, dated 4/30/13.
Exhibit G, Amended No. 1, dated 11/28/12.
Exhibit G-P, Amended No. 1, dated 11/28/12.
Exhibit L, Amended No. 1, dated 11/28/12.
Exhibit L-P, Amended No. 1, dated 11/28/12.
Exhibit P, Amended No. 1, dated 11/28/12.
Exhibit S, Amended No. 1, dated 11/28/12.
Exhibit W, Amended No. 1, dated 11/28/12.

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

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 16 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

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

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

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES (cont.) RECOMMND

requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

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

Noise Study: "Washington Street at Van Buren Boulevard, Commercial Project, Noise Impact Analysis, County of Riverside, California" dated December 15, 2010
JN: 06993-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Planning Case No. CUP 3663 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated January 31, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 ENVH-TEMPORARY HOLDING TANK RECOMMND

The use of a temporary holding tank in the interim pending imminent sewer availability (i.e. within a two year time frame) shall comply with the provisions set forth in County Ordinance 650.5. This facility shall only be allowed to sell pre-packaged food items while on a holding tank.

10. GENERAL CONDITIONS

10.E HEALTH. 3 CTY OF RIVERSIDE WATER & SEWER RECOMMND

Conditional Use Permit 3663 is proposing to receiving potable water service and sanitary sewer service from the City of Riverside. It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with the City of Riverside as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.
A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department.All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities.
NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2125 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. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03663 is a proposal to develop approximately 5.2-acres for a commercial development which includes a Rite Aid Drug Store and two other buildings. The site is located in the Woodcrest area on the southeast corner of Van Buren Boulevard and Washington Street. The District has previously reviewed this site as Fast Track 2009 - 06.

The topography of the area is relatively flat with a slight gentle sloping terrain from the southeast to the northwest. There is minimal drainage infrastructure in this area except a double 15-inch corrugated metal pipe (CMP) culvert located on Washington Street just south of Van Buren Boulevard that collects and conveys the tributary runoff westerly under Washington Street. The culvert flows into an undersized existing 24 inch CMP, westerly along Van Buren Blvd., that connects to a 54 inch pipe at the

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Woodcrest Self Storage Facility.

The District and the Transportation Department have some concerns about the existing and future drainage conditions at the intersection of Washington Street and Van Buren Boulevard. Historically, ponded water at the inlet to these culverts has been a problem. The District has reviewed a preliminary Hydrology and Hydraulics Report that addresses the flooding conditions within this area. The project is required to not make the existing flooding conditions any worse within Van Buren Blvd and Washington Street. The site's 10 year runoff will free-flow through storm drains facilities without ponding water within the intersection. However, the 100 year storm event will still have some ponding, but will see some decrease due to the project's detention basin and infiltration trench. This is a temporary condition until the extension of the District's existing 51 inch pipe in Krameria Street can be extended to Washington Street.

If the extension of Krameria precedes this development, the applicant shall construct adequate catch basin and storm drain conveyance to convey the 10 and 100 year flows south on Washington Street to the 51 inch storm drain in lieu of other offsite improvements presented west of Washington Street. The drainage configuration of improvements west along Van Buren Blvd would no longer be required past the proposed onsite junction structure.

The report proposes to provide free flowing outlet of the 10 year flows. The project proposes to remove and replace the 24 inch CMP along Van Buren with a 36 inch RCP, connecting to an existing 54 inch RCP located within the Woodcrest Self Storage Facility, approximately 700 feet west of this development. This facility drains southerly where it connects to an undersized 36" CMP at Duckworth Ave. Thereafter, the CMP connects to the District's 51 inch RCP within Krameria Street. The proposed 36 inch RCP will allow a free-flow outlet from an underground retention basin being used to mitigate for Hydrologic Conditions of Concern (HCOC). The basin invert is located 4.5 feet below the proposed parking lot in the north-west side of the project. A requirement of this project is to provide a free-flow outlet with 6 inches of freeboard with the 10 year flow rate. The basin outlet location also junctions flows from the property to the east, flows from the

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

southern portion of the project and flows from roadway improvements along the eastern side of Washington Street. Due to the roadway widening of Washington Street, a sump and catch basin combination is being proposed. The 24 inch lateral connecting the catch basin is undersized due to the high backwater elevation and will need to be addressed during final design.

The projects geotechnical report indicates a low infiltration rate along the northern side and adequate infiltration along the south side of the project. An infiltration trench is located within the southern portion of the property, consistent with the infiltration rate used to size the infiltration trench. The southern end of the project will use BMP volume for the dual use of water quality and HCOC. The proposed 7.5 foot deep infiltration trench appears to provide enough volume within the voids to accommodate HCOC. The northern portion of the project is proposing the use of Bioretention Basins.

The site has been designed to prevent offsite runoff from entering the development. Approximately 11-acres are tributary along the easterly property line. A 3-foot wide V-ditch, located on the adjacent property, is proposed to collect the runoff from this drainage area and be conveyed through a 24 inch storm drain to the junction box, located at the north western corner of the project. A permission to grade letter has been provided by the current property owner, however, the offsite facility shall be located within a recorded drainage easement and an acceptable maintenance mechanism will be required for this facility. In addition, a right to enter and construct letter from the owner of Woodcrest Self Storage facility will be required, allowing for the reconstruction of the existing 24 inch CMP lateral with a 36 inch RCP. A recorded drainage easement and acceptable maintenance mechanism shall be processed prior to issuance of building permit.

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area, this will have a significant adverse impact on downstream properties. The project proposes an underground detention vault to mitigate the increased runoff resulting from this development.

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) (contRECOMMND

Calculations were provided for the pre and post 2 and 10 year - 24 hour storm events which appear to provide adequate mitigation.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

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

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

10. GENERAL CONDITIONS

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

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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

10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 it 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 ethic/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 fter 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.

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:

10. GENERAL CONDITIONS

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

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 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,

10. GENERAL CONDITIONS

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

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. 10 USE - GEO02241 RECOMMND

County Geologic Report (GEO) No. 2241 submitted for this project (CUP03663) was prepared by GeoRox Engineering and is entitled "Geotechnical Exploration Report, Proposed Commercial Development, Rite Aid Store & Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest, California", dated July 13, 2007. In addition, the following documents were submitted for this project:

Soil Exploration Company, Inc., "Acknowledgement for Geotechnical Consultant of Record, Response to Riverside County Review Sheet and Seismic Update, Proposed Commercial Development, Rite Aid Commercial Center, Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest Area, Riverside County, California", dated July 8, 2011.

Soil Exploration Company, Inc., "Double Ring Infiltrometer Test Results, Proposed Commercial Development, Rite Aid Commercial Center, Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest Area, Riverside County, California", dated July 13, 2011.

Soil Exploration Company, Inc., "Response to County Review Comments #2, Proposed Rite Aid Commercial Development, Woodcrest, California", dated October 18, 2011.

Soil Exploration Company, Inc., "Response to County Review Comments #3 Dated November 20, 2012, Proposed Rite Store/Retail Shops, SEC Van Buren Boulevard and Washington Street (parcel 274-040-029), Woodcrest Area, California", dated December 6, 2012.

GeoRox Engineering, "Geotechnical Exploration Report, Proposed Commercial Development, Rite Aid Store & Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest, California", dated July 13, 2007.

These documents are herein incorporated as a part of

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - GEO02241 (cont.) RECOMMND

GEO02241.

GEO02241 concluded:

1.Soil Exploration Company, Inc. is the geotechnical consultant of record for this project.

2.No active or potentially active faults are known to exist at the site.

3.The liquefaction potential at the site is considered low.

4.The potential for seismically induced settlement at the site is low.

5.The potential for landsliding , lateral spreading, and debris flow is low.

6.The inland elevation and inland location of this site and absence of upstream dams or other nearby large bodies of water precludes the hazards of tsunamis, seiches and flooding at this site.

7.The hydroconsolidation/collapse potential of the earth materials at the site is low.

GEO02241 recommended:

1.The soil disturbed by demolition activities should be over-excavated and recompacted as structural fill.

2.The building pads should have at least 2 feet of uniform structural fill.

3.The depth of overexcavation should be reviewed by the Geotechnical Consultant during the actual construction.

GEO No. 2241 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2241 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - GEO02241 (cont.) (cont.) RECOMMND

Department upon application for grading and/or building permits.

10.PLANNING. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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

10.PLANNING. 12 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.

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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. 13 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. 14 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 15 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 17 USE - HOURS OF OPERATION RECOMMND

Use of Building A (Rite Aid pharmacy) approved under this conditional use permit shall be limited to the hours of 8 a.m. to 10 p.m., seven days a week, in order to reduce conflict with adjacent residential zones and/or land uses. Truck deliveries shall be restricted to the hours of 7 a.m. to 10 p.m. Buildings B and C shall be limited to the hours of 6 a.m. to 10 p.m., seven days a week. Any change in operation hours must be approved by the Planning Department.

10.PLANNING. 18 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: 1 space/200 sq.ft of building area. Phase 1 of the project will provide 88 parking stalls for Building A. Phase 2 of the project will include

10. GENERAL CONDITIONS

10.PLANNING. 18 USE - BASIS FOR PARKING (cont.) RECOMMND

development of Building B and C and the provision of an additional 125 and 58 parking stalls repsectively, for a total of 271 parking stalls for the entire project.

All future businesses locating at this site must be consistent with the parking ratio of 1/200. Any other use that is more intensive with regards to parking must be approved by the Planning Department.

10.PLANNING. 19 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 20 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. 22 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 26 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 29 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use (Rite Aid pharmacy) the permittee shall maintain and keep in effect valid licensing approval from State Deprtment of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or

10. GENERAL CONDITIONS

10.PLANNING. 29 USE - MAINTAIN LICENSING (cont.) RECOMMND

lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 30 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 32 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP3663 shall become null and void upon final approval of CUP3663 by the County of Riverside.

10.PLANNING. 33 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 34 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.

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10. GENERAL CONDITIONS

10.PLANNING. 39 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 Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 40 USE - PERMIT SIGNS 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 only) of Ordinance No. 348.

10.PLANNING. 43 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 44 USE - OUTDOOR STORAGE LIMITS RECOMMND

Any use allowed to operate within the boundaries of this project shall be allowed only within enclosed building, and not more than 200 square feet of outside storage or display of materials appurtenant to such use.

Because this permit shows no proposal for any outside storage or display of materials, none is permitted. However, should a future use wish to propose such, an application for a Substantial Conformance to this permit may be filed, and if approved, (subject to a determination that such outdoor uses are consistent with the approved

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - OUTDOOR STORAGE LIMITS (cont.) RECOMMND

project, doesn't reduce the number of required parking spaces and is compatible with the surrounding neighborhood), such outdoor uses will be allowed.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This 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/CONDITIONS RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS (cont.) RECOMMND

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

Van Buren Boulevard (NS) at:
Mockingbird Canyon Road (EW)

Washington Street (NS) at:
Van Buren Boulevard (EW)
Driveway 1 (EW)
Krameria Avenue (EW)
Nandina Avenue (EW)
Markham Street (EW)

Driveway 2 (NS) at:
Van Buren Boulevard (EW)

Porter Avenue (NS) at:
Van Buren Boulevard (EW)

Chicago Avenue (NS) at:
Van Buren Boulevard (EW)

Wood Road (NS) at:
Van Buren Boulevard (EW)

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

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

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

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

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

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

PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 9 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3663 shall terminate on July 1, 2015. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 10 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 uses may be further restricted.

20.PLANNING. 11 USE - EXPIRATION DATE-CUP RECOMMND

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

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11 USE - EXPIRATION DATE-CUP (cont.) RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

60. PRIOR TO GRADING PRMT ISSUANCE

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

shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

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

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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

Prior to the issuance of a grading permit, the applicant shall obtain a recorded easement for the proposed off site drainage facilities. A copy of the recorded easement and maintenance agreement for the offsite trapezoidal channel located on APN 274-040-022, Parcel 22 of Woodcrest Acres No. 4 shall be provided for review and approval.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT PHASE II RECOMMND

Prior to the Issuance of a Grading Permit, the applicant shall submit an Environmental Site Assessment (ESA) Phase 2 study to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval.

60.E HEALTH. 2 CTY OF RIV/RIVCO TRANS CLEARNC RECOMMND

Offsite Sewer Improvement Plans must be prepared and submitted to the City of Riverside and must include the extension of the main line from the subject property and connect into existing City facilities in Washington Street near Highridge Street. The sewer improvement plan will be prepared to the satisfaction of the City of Riverside, Public Works Department and the County of Riverside, Transportation Department. THE APPLICANT SHALL SUBMIT WRITTEN PROOF THAT PLANS HAVE BEEN SUBMITTED TO THESE AFOREMENTIONED AGENCIES TO THE COUNTY OF RIVERSIDE, DEPARTMENT OF ENVIRONMENTAL HEALTH FOR REVIEW AND ACCEPTANCE.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to issuance any grading permit or removal of existing trees on the project site. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist conducts a nesting bird clearance survey. The results of the survey shall be submitted for review and approval to the Environmental Programs Division of the Planning Department (EPD). This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the nesting cycle is complete.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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

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

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

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

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 14 USE - COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Industrial Hygiene Department (1/31/13) and Western Municipal Water District (2/17/11) shall be provided to the Riverside County Planning Department verifying compliance with conditions stated in their letters.

60.PLANNING. 16 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.4 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 895 and Change of Zone No. 7755 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation and/or zone ultimately applied to the property.

60.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3663, 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. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP/USE - BURROWING OWL SURVEY RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 25 USE - REMOVAL OF EXISTING USES RECOMMND

Prior to grading permit issuance, all existing buildings, structures and business uses shall be removed.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

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

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.9.

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

60.TRANS. 4 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and bench marks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Industrial Hygiene Department (1/31/13) and Western Municipal Water District (2/17/11) shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

80. PRIOR TO BLDG PRMT ISSUANCE

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

construct from the Building and Safety Department.

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

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* BUILD & SAFETY PLNCK RECOMMND

The current proposal is to remove the existing structures from the property and construct three new commercial buildings.

Prior to the new construction, the applicant shall obtain demolision permits from the building department for each structure to be removed or demolished. A final

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* BUILD & SAFETY PLNCK (cont.) RECOMMND

approved demolition inspection for the demolished structures is required prior to obtaining construction permits for the new buildings.

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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 CITY OF RIV - CLEARANCE LETTER RECOMMND

Offsite Sewer Improvement Plans must be approved by the City of Riverside and must include the extension of the main line from the subject property and connect into existing City of Riverside facilities located in Washington Street near High Ridge Street. THE APPLICANT SHALL OBTAIN WRITTEN CLEARANCE FROM THE CITY OF RIVERSIDE STATING THAT THIS CONDITION HAS BEEN MET. AN ORIGINAL COPY OF THIS DOCUMENT SHALL BE SUBMITTED TO THE COUNTY OF RIVERSIDE, DEPARTMENT OF ENVIRONMENTAL HEALTH FOR REVIEW AND ACCEPTANCE.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 9 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:
1)Identification of all common/open space areas;

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

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

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

80.PLANNING. 10 USE - LC LANDSCAPE SECURITIES RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

80.PLANNING. 13 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. 14 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 15 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 18 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.14 is satisfied, this condition shall be considered MET.

80.PLANNING. 19 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. The walls and fences shall be consistent with the noise letter from Industrial Hygiene Department (1/31/13) in providing for noise barriers in the southeaster corner of the site and ontop of Buildings B and C.

80.PLANNING. 20 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Recreation and Park District to provide for the payment of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - REC & PARK DIST MITIG. (cont.) RECOMMND

park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 21 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. 23 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No.895 and Change of Zone No. 7755 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 25 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Industrial Hygiene Department (1/31/13) and Western Municipl Water District (2/17/11) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter.

80.PLANNING. 26 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 12/6/12.

80.PLANNING. 27 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 28 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LIGHTING PLANS (cont.) RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 29 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3663, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 31 USE - NOISE BARRIERS RECOMMND

Prior to building permit issuance, the developer/permit holder shall construct noise barriers as specified in Industrial Hyigene recommendation letter dated 1/31/13. A 9-foot high barrier shall be constructed on the southeast corner of the property (as illustrated by the exhibit in the noise letter). In addition, enclose the roof-top mechanical ventilation equipment or provide a 3-foot high parapet wall around all rooftop equipment for Building B and C (as illustrated by the exhibit in the noise letter).

80.PLANNING. 32 USE - FENCING OFF PHASE 2 RECOMMND

Prior to building permit issuance, the perimeter of phase 2 shall be fenced and screened. No activity should occur on this site until phase 2 is ready to be developed as indicated in CUP3663.

80.PLANNING. 33 USE - LOT LINE ADJUSTMENT RECOMMND

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 274-040-028, 274-040-029, and 274-040-003, as indicated on approved Exhibit D. The proposed parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 34 USE - RECIPROCAL ACCESS/PRKING RECOMMND

Prior to building permit issuance, a reciprocal access and parking agreement shall be recorded that shall allow cross access and parking between the three parcels as part of this project.

TRANS DEPARTMENT

80.TRANS. 1 USE - STORM DRAIN/CASH-IN-LIEU RECOMMND

The applicant/owner shall make a fair share contribution of the cash in lieu for construction of the Washington Avenue and Van Buren Boulevard future storm drain facilities as determined by the Director of Transportation.

80.TRANS. 2 USE - TS/DESIGN RECOMMND

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

Signals not eligible for fee credit:
Washington Street (NS) at Van Buren Boulevard (EW)
(modification for geometric improvements)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 3 USE - TS/GEOMETRICS RECOMMND

Refer to the "Conceptual Street Sign and Striping Plan, Rite Aid Pharmacy" prepared by Adkan Engineers dated 10/19/2011 for detailed geometric and transition information.

The intersection of Washington Street (NS) at Van Buren Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: two left turn lanes, two through lanes, one

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TS/GEOMETRICS (cont.) RECOMMND

right turn lane
Southbound: two left turn lanes, one through lane, one shared through/ right turn lane
Eastbound: one left-turn lane, one through lane, one shared through/right turn lane
Westbound: one left-turn lane, two through lanes, one right turn lane
NOTE: The signal modification will include the installation of a CCTV camera. The installation with be coordinated with the City and County of Riverside.

The intersection of Washington Street (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

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

The intersection of Driveway 2 (NS) at Van Buren Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one right turn lane
Southbound: N/A
Eastbound: through lanes, one right turn lane
Westbound: two through lanes
NOTE: Driveway 2 shall be restricted to right-in/right-out access only.

or as approved by the Transportation Department.

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

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

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way from construction

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

centerline per County Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Washington Street shall be conveyed for public use to provide for a 59'-76 foot half-width right-of-way per County Standard No. 93, Ordinance 461 (page 1 of 2 and 2 of 2).

80.TRANS. 5 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Landscaping along Van Buren Boulevard and Washington Street.

(2) Streetlights.

(3) Traffic signals located on Van Buren Boulevard at intersection of Washington Street.

(4) Street sweeping.

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 8 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Van Buren Boulevard and Washington Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - TUMF CREDIT AGREEMENT RECOMMND

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

80.TRANS. 10 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - UTILITY PLAN (cont.) RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving
b.Precise Grade Inspection
c.Inspection of completed onsite storm drain facilities
d.Inspection of the WQMP/LID treatment control BMPs (PLEASE NOTE: Multiple inspections may be required based on BMP device including but not limited to Excavation depth, connections, drain rock/subdrain, soil mix, irrigation, and planting).

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was

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90. PRIOR TO BLDG FINAL INSPECTION

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

completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 CITY OF RIV-FINAL CLR LETTER RECOMMND

Offsite Sewer Improvement Plans must be constructed and maintained by the City of Riverside. This includes the extension of the main line from the subject property and its connection into existing City facilities located on Washington Street near High Ridge Street. THE APPLICANT SHALL OBTAIN WRITTEN CLEARANCE FROM THE CITY OF RIVERSIDE STATING THAT THIS CONDITION HAS BEEN MET. AN ORIGINAL COPY OF THIS DOCUMENT SHALL BE SUBMITTED TO THE COUNTY OF RIVERSIDE, DEPARTMENT OF ENVIRONMENTAL HEALTH FOR REVIEW AND ACCEPTANCE.

FIRE DEPARTMENT

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

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

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

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

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

excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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

nstall 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

The developer must provide to the District's PLAN CHECK

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 10 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 13 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 14 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred sixty five (265) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. In

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

phase I, eighty eight (88) parking spaces shall be provied as shown in APPROVED EXHIBIT P. 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. 15 USE - ACCESSIBLE PARKING RECOMMND

A minimum of twelve (12) accessible parking spaces for persons with disabilities shall be provided as shown in APPROVED EXHIBIT A. In Phase I, four (4) accessible parking spaces shall be provided as shown in APPROVED EXHIBIT P. 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 at ___ or by telephoning ___."

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

90.PLANNING. 17 USE - LOADING SPACES RECOMMND

A minimum of three (3) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. In Phase I, one (1) loading space shall be provided to serve Building A, as shown in APPROVED EXHIBIT P. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - LOADING SPACES (cont.) RECOMMND

base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 18 USE - COMPACT PARKING SPACES RECOMMND

A maximum of twenty six (26) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 19 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval. As stated in Industrial Hygiene letter dated 3/31/13, enclose the roof-top mechanical ventilation equipmnt or provide a 3-foot high parapet wall around all rooftop equipment for Building B and C. This wall should block the line-of-sight from the backyard of the nerby homes to the exposed roof and ventilation systems.

90.PLANNING. 21 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 8 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. 22 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. 23 USE - CURBS ALONG PLANTERS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

required sidewalks, planters, or landscaped areas.

90.PLANNING. 24 USE - WALL/BERM REQUIRED RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the eastern and southern property line as illustrated in APPROVED EXHIBIT A and W. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Note that a 9-foot high sound barrier is required by Industrial Hygiene as indicated in their letter dated 1/31/13. This wall will be approximately located in the southeastern corner of the site as illustrated in the exhibit in the letter. The letter also indicates enclosing the roof-top mechanical ventilation equipment or provide a 3-foot high parapet wall around the roof-top equipment for Building B and C.

90.PLANNING. 26 USE - TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of six (6) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Recreation and Parks District.

90.PLANNING. 29 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 30 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 31 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 33 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Industrial Hygiene (1/13/13) and Western Municipal Water District (2/17/11) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter.

90.PLANNING. 34 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - SKR FEE CONDITION (cont.) RECOMMND

calculated on the approved development project which is anticipated to be 6.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 35 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. 36 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITED" shall be located at the entrance to the commercial property and at loading zones as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to the center shall not be less than twenty four inches square.

90.PLANNING. 38 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior 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. 3663 is calculatecd to be 4.5 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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 38 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 39 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 cummulative 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. 3663 has been calculated to be 4.5 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 - TS/INSTALLATION RECOMMND

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

Signals not eligible for fee credit:
Washington Street (NS) at Van Buren Boulevard (EW)
(modification for geometric improvements)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - TS/INSTALLATION (cont.) RECOMMND

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Washington Street (NS) at Van Buren Boulevard (EW) to the adjacent signal to the east on Van Buren Boulevard (EW). The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between said signals.

or as approved by the Transportation Department.

90.TRANS. 3 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with County Capital Improvement Project No. B5-0657.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7 USE - STREETLIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 8 USE - UTILITY INSTALL RECOMMND

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

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

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

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a

CONDITIONAL USE PERMIT Case #: CUP03663 Parcel: 274-040-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Van Buren Boulevard and Washington Street.

(2) Streetlights.

(3) Traffic signals located on Van Buren Boulevard at intersection of Washington Street.

(4) Street sweeping.

90.TRANS. 10 USE - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 11 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Van Buren Boulevard and Washington Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 12 USE - CONSTRUCT RAMP RECOMMND

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

90.TRANS. 13 USE - EXISTING MAINTAINED RECOMMND

Van Buren Boulevard along project boundary is a paved County maintained road designated URBAN ARTERIAL and shall be improved with 8" concrete curb and gutter located 55 feet from construction centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/76')

NOTE: 1. A 5' meandering sidewalk and a bus turnout shall be constructed within the 21' parkway per Standard No. 404 and Standard No. 814.

2. Driveway shall be constructed per County Standard No. 207A.

Washington Street along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 38' to 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' to 76 foot half-width dedicated right-of-way in accordance with County Standard No. 93 (pages 1-2 of 2). (38' to 55'/59' to 76')

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway.

2. Driveway shall be constructed per County Standard No. 207A.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - RIV TRANSIT AUTHORITY RECOMMND

The land developer shall comply with the Riverside Transit Authority recommendations as outlined in their letter dated February 18, 2011.

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

DATE: February 9, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Dept. of Health – Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. GIS – Stella Spadafora
Riv. Co. Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
Riv. Co. EDA- Fast Track
1st District Supervisor
1st District Planning Commissioner
City of Riverside
Western Municipal Water Dist.
Southern California Gas
Southern California Edison
Verizon
California Council for the Blind
Riverside County Office on Aging

GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755 AND CONDITIONAL USE PERMIT NO. 3663 ([redacted]) – EA41688 – Applicant: Rite Aid Corporation – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Garden Avenue – 5.22 Gross Acres - Zoning: Residential Agriculture (R-A) and Scenic Highway Commercial (C-P-S) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Foundation Component of APN 274-040-003 from Rural Community (RC) to community Development (CD) and the amend the General Plan land use designation from Very Low Density Residential (VLDR) (1 Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio). The **Change of Zone** proposes to change the zoning classification of APN 274-040-003 from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The **Conditional Use Permit** proposes to remove the existing structures and construct three commercial retail structures totaling 53,672 square feet with 10 percent of site with landscaping. – APN(s): 274-040-028, 274-040-029, 274-040-003 **NOTE: GPA00895 was initiated by the BOS on 11/25/08. NOTE: Revised to correct parcel numbers.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a [redacted]. 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 **Raymond Juarez, Project Planner**, at **(951) 955-9541** or email at **RJUAREZ@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

Date: January 31, 2013

To: Michael Mistica, REHS, MBA
Environmental Health Specialist IV
Riverside County, Department of Environmental Health

From: Steven D. Hinde, REHS, CIH SH
Senior Industrial Hygienist
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE
INCORPORATED
CERTIFICATION
7479 CP
EXPIRES
6-1-2013
STEVEN D. HINDE, CIH

Project Reviewed: Conditional Use Permit #3663 (Retail Center)

SR Number: 0021808

Applicant: John Caglia
Rite Aid Corporation
320 Goddard Way, Suite 125
Irvine, CA 92618

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

Review Stage: First Review

Information Provided: "Washington Street at Van Buren Boulevard, Commercial Project, Noise Impact Analysis, County of Riverside, California" dated December 15, 2010 JN: 06993-02

Noise Standards:

For Stationary Noise Sources:

A. Standards:

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

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

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

i. Stationary sources are to be modeled as "point" sources.

ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.

iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

v. For modeling purposes, receivers are assumed to be positioned at the

property line boundary at an elevation of five feet off the ground.

vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

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

Recommendations:

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

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

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufactures' standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

5. A **nine foot high noise barrier** is to be constructed along the southeastern corner of the property project site. (see attached map & summary of recommendations)

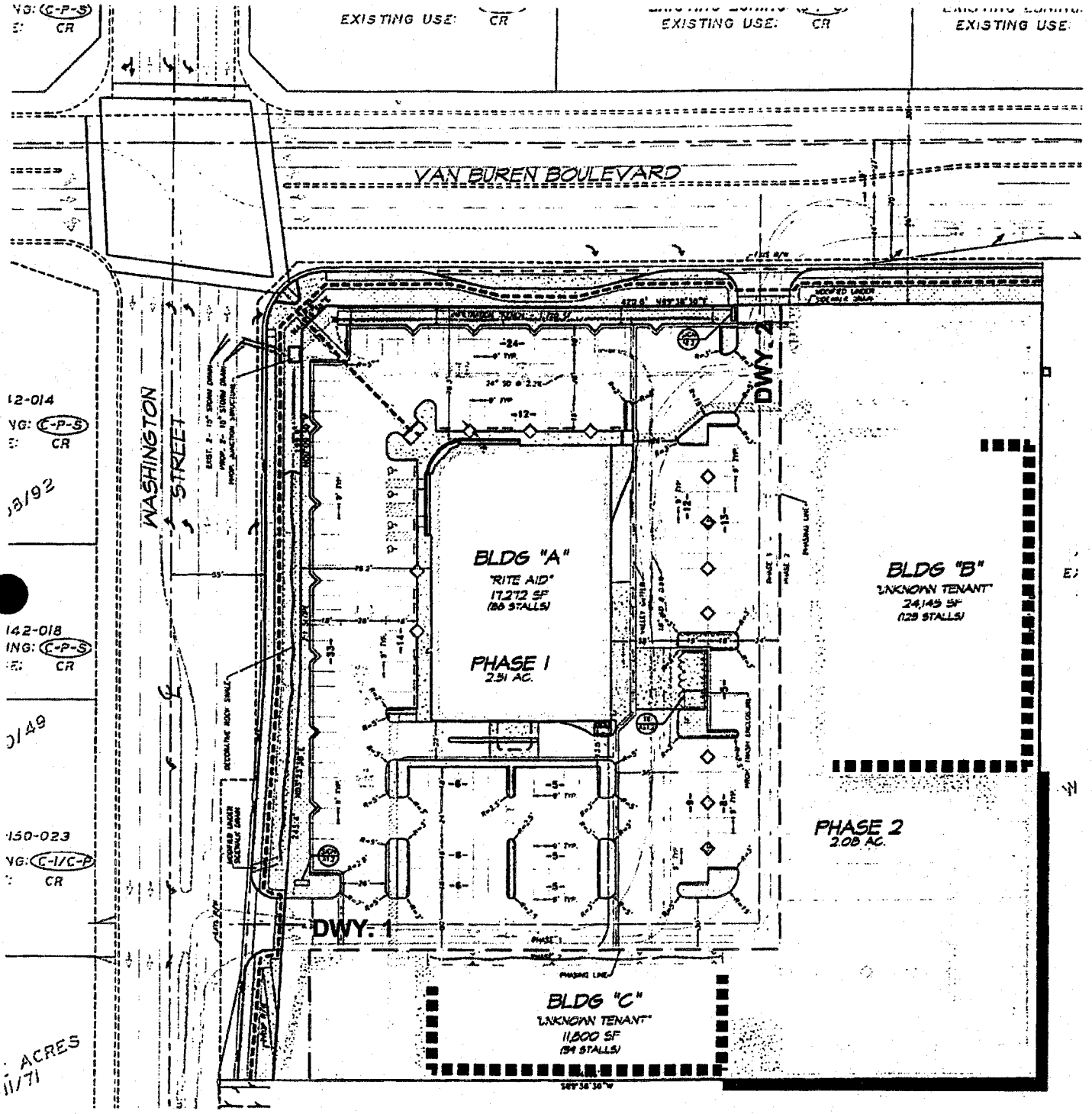
6. Enclose the roof-top mechanical ventilation equipment or provide a 3 foot high parapet wall around all rooftop air for building "B" and "C" units. This wall should

block the line-of-sight (view) from the backyard of the nearby homes to the exposed roof and ventilation systems.

7. Restrict truck deliveries to the daytime hours of 7 a.m. to 10 p.m.

EXHIBIT 1-A

SUMMARY OF RECOMMENDATIONS



LEGEND:

▮▮▮▮ = 3.0' - HIGH ROOFTOP NOISE WALL

▬▬ = 9.0' - HIGH PROPERTY LINE NOISE WALL

NOTE: LIMIT LOADING ACTIVITIES TO THE DAYTIME HOURS OF 7 A.M. TO 10 P.M.

CITY OF
RIVERSIDE

Community Development
Department
Planning Division

December 20, 2012

Paul Rull, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

SUBJECT: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755 AND CONDITIONAL USE PERMIT NO. 3663 – PROPOSED WOODCREST AREA COMMERCIAL SHOPPING CENTER WITH PHARMACY

Dear Mr. Rull:

Thank you for the opportunity to comment on the above-noted project, a proposed General Plan Amendment, Change of Zone and Conditional Use Permit (CUP) on approximately three parcels totaling 1.95 gross acres located on the southeasterly corner of Van Buren Boulevard and Washington Street. The proposal would amend the County General Plan foundation component of the project site from Rural Community (RC) to Community Development (CD) and the County General Plan designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), and change the zone from R-A-1 (Residential Agricultural) to C-P-S (Scenic Highway Commercial). Furthermore, a CUP is requested to remove several existing structures and construct three commercial retail buildings totaling 53,672 square feet, including a 17,272 square-foot Rite Aid pharmacy and 280 parking spaces. Although not in an active annexation area, the project area is located within the City's Sphere of Influence and is near the Riverside City limits.

On March 24, 2011, City of Riverside staff provided a comment letter to the Riverside County Planning Department in response to a case transmittal requesting comments on this project. On December 5, 2012, City staff received a second case transmittal for this project. After reviewing the latest transmittal and associated site plan and elevations, City staff stands by the following comment related to traffic:

- The Circulation and Community Mobility Element of the City's General Plan 2025 (Policy CCM-5.6), calls for the integration of signal systems with adjacent jurisdictions. Consistent with this policy, additional operational improvements need to be provided, such as Closed-Circuit Television Cameras (CCTV's) installed along Van Buren Boulevard at the intersections of Washington Street, Gamble Avenue and Chicago Avenue to further offset traffic impacts caused by the development. This is consistent with similar conditions applied to City and March JPA projects along Van Buren Boulevard.

City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Gus Gonzalez, Associate Planner, at (951) 826-5277 or ggonzalez@riversideca.gov.

Sincerely,

Steve Hayes, AICP
City Planner

cc: Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Kristi Smith, Supervising Deputy City Attorney
Al Zelinka, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Public Works Director/City Engineer
Steve Libring, Traffic Engineer
Carolyn Syms Luna, Planning Director, 4080 Lemon St, 9th Fl., Riverside, CA 92502-1409
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504

G:\Planning Special Projects\General Plan\Agency Comments\Riverside_County\Lake_Mathews-Woodcrest\PSP11-0026 Woodcrest Shopping Center

CITY OF
RIVERSIDE

Community Development
Department
Planning Division

March 24, 2011

Raymond Juarez, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

SUBJECT: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755 AND CONDITIONAL USE PERMIT NO. 3663 – PROPOSED WOODCREST AREA COMMERCIAL SHOPPING CENTER WITH PHARMACY

Dear Mr. Juarez:

Thank you for the opportunity to comment on the above-noted project, a proposed General Plan Amendment, Change of Zone and Conditional Use Permit (CUP) on approximately three parcels totaling 1.95 gross acres located on the southeasterly corner of Van Buren Boulevard and Washington Street. The proposal would amend the County General Plan foundation component of the project site from Rural Community (RC) to Community Development (CD) and the County General Plan designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), and change the zone from R-A-1 (Residential Agricultural) to C-P-S (Scenic Highway Commercial). Furthermore, a CUP is requested to remove several existing structures and construct three commercial retail buildings totaling 53,672 square feet, including a 17,272 square-foot Rite Aid pharmacy and 280 parking spaces. Although not in an active annexation area, the project area is located within the potential Woodcrest Annexation Area (Area E) and is near the Riverside City limits. As such, City staff offers the following comments:

Land Use

Given that the project site is located within the City's sphere of influence, the City's General Plan (General Plan 2025) land use designation for the project site is C – Commercial. The project applicant proposes an amendment to the County General Plan designation from Very Low Density Residential (VLDR) to Commercial Retail (CR) for the project site, consistent with the City's General Plan land use designation. Therefore, retail use at this location is consistent with the City's General Plan 2025 Land Use Map and City staff generally supports a commercial use at this location.

Aesthetics/Design

Per Item 4.1 of the Cities/County Memorandum of Understanding (MOU) adopted on March 12, 2002, the County was to adopt a policy setting forth development standards and implement such standards in city spheres of influence that provides for the County to have comparable development standards with cities. Prior to the adoption of the New County General Plan, the County was to establish agreeable development standards to apply in City spheres. Based on the intent of the MOU, the project site design, architecture and landscaping needs to be reviewed for consistency with the Riverside Zoning Code and the Citywide Design Guidelines and Sign Guidelines (CDGSG) to ensure development with a level of design comparable to development reviewed within the City. More specifically the following design related comment is provided:

- The proposed site plan shows approximately 10 feet of landscape setback along the Van Buren Boulevard and approximately 5 feet along Washington Street frontages. Landscape setbacks along Washington Street and Van Buren Boulevard need to be consistent with the City's Zoning Code landscape setback standard requiring a 15-foot wide landscape setback along all street frontages for developments with 21 or more parking spaces.

- In addition, Van Buren Boulevard is designated as a "Parkway" and "Scenic Boulevard" in the Master Plan of Roadways within the City's Circulation and Community Mobility Element of the General Plan 2025. As a Parkway and Scenic Boulevard, the landscaped setback area along Van Buren Boulevard needs to be consistent with General Plan 2025 Policy CCM-2.10 to "Emphasize the landscaping of Parkways and Boulevards." Consistency with this Policy can be ensured by providing the landscape setback area along Van Buren Boulevard per the City's Zoning Code requirement as mentioned above, along with the establishment of a high quality landscape design consistent with the Citywide Design and Sign Guidelines.

  Please refer to the City of Riverside Zoning Code and the Citywide Design and Sign Guidelines at:
  http://www.riversideca.gov/municode/pdf/19/article-8/19-580.pdf
  http://www.riversideca.gov/planning/20080909/DG/Citywide_Design_and_Sign_Guidelines-OK.pdf

Traffic

The Circulation and Community Mobility Element of the City's General Plan 2025 (Policy CCM-5.6), calls for the integration of signal systems with adjacent jurisdictions. Consistent with this policy, additional operational improvements need to be provided, such as Closed-Circuit Television Cameras (CCTV's) installed along Van Buren Boulevard at the intersections of Washington Street, Gamble Avenue and Chicago Avenue to further offset traffic impacts caused by the development. This is consistent with similar conditions applied to City and March JPA projects along Van Buren Boulevard.

City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Gus Gonzalez, Associate Planner, at (951) 826-5277 or ggonzalez@riversideca.gov.

Sincerely,

Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Scott Barber, Community Development Director
Siobhan Foster, Public Works Director
Tom Boyd, Deputy Public Works Director/City Engineer
Steve Libring, Traffic Engineer
Supervisor Buster, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Carolyn Syms Luna, Planning Director, 4080 Lemon St, 9th Fl., Riverside, CA 92502-1409
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504

G:\GENPLAN\Agency Comments\Riverside_County\Woodcrest\PSP11-0026 Woodcrest Shopping Center PSP11-0026 County of Riverside (Woodcrest) – Proposed Commercial Shopping Center with Pharmacy (Rite Aid)

Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 6, 2012 1 1 2012

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

RE: **Conditional Use Permit No. 3663, Amended No.1 (Fast Track 2009-06)**
Proposal: The revised CUP proposes to remove existing structures and construct three commercial retail structures
APNs: 274-040-028; -029; -003

Dear Mr. Rull:

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

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

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

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

14310 Frederick Street • Moreno Valley, CA 92553 • (951) 486-3200 • Fax (951) 486-3205 • Fax (951) 486-3230
www.rivcowm.org

printed on recycled paper

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

5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,

Ryan Ross
Principal Planner

PD88468v64

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano

S.R. "Al" Lopez

December 11, 2012

DEC 13 2012

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

GENERAL PLAN AMENDMENT NO. 895-CONDITIONAL USE PERMIT NO. 3663–EA 41688

In response to your letter dated November 28, 2012, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.

2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.

3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.

4. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.

5. Preliminary water plans shall show the following items:

    a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
    b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
    c. Delineate all easements within project boundaries.
    d. Delineate all proposed and existing lots, streets, and storm drains.

6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.

7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at wmwd.com/devservices/standardspec.htm.

8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.

9. Developer to pay all cost associated with preliminary review by Western at the time of review.

10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.

11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.

Tammy Martin

TAMMY MARTIN
ENGINEERING TECHNICIAN II

TM:sc

Enclosure(s): Transmittal (copy)

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

February 18, 2011

Mr. Raymond Juarez
Riverside County Planning Department – Riverside
P.O. Box 1409
Riverside, CA 92502-1409

RE: General Plan Amendment No. 895, Change of Zone No. 7755 and Conditional Use Permit No. 3663

Dear Mr. Juarez:

Thank you for the opportunity for Riverside Transit Agency (RTA) to review the proposed shopping center on the southeast corner of Van Buren Boulevard and Washington Street. RTA currently provides service along the north side of the proposed project site.

Considering the likelihood of this being a destination for many transit riders, it is recommended that the current site plans be remain. The site plans indicate that a turnout will be placed on the far side of the intersection (See Exhibit A for details on bus stop placement). Far side stops are usually preferred as they are less likely to encounter car traffic conflicts.

For more information on bus stop designation, please see RTA's *Design Guidelines for Bus Transit* document at http://www.riversidetransit.com/about/guidelines.htm.

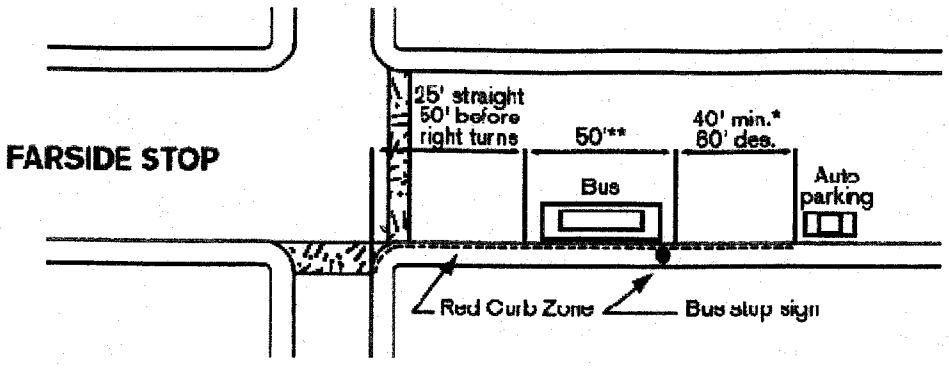
Please do not hesitate to contact me with any questions by phone at (951)565-5130 or email at mstanley@riversidetransit.com.

Sincerely,

Mark Stanley
Director of Planning

MS/ar

Attachment A:



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

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

COUNTY OF RIVERSIDE

~ use this one ~

TRANSPORTATION AND LAND MANAGEMENT AGENCY

updated signatures

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 00895 @ DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Donald and Elissa Fruciano Family Trust E-Mail: _____

Mailing Address: 9390 Conaty Place
Street

Riverside (City) Ca (State) 92504 (ZIP)

Daytime Phone No: (951) 689-5328 Fax No: ( ) _____

Engineer/Representative's Name: Adkan Engineers E-Mail: jbello@adkan.com

Mailing Address: 6820 Airport Drive
Street

Riverside (City) Ca (State) 92504 (ZIP)

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Donald and Elissa Fruciano Family Trust E-Mail: _____

Mailing Address: 9390 Conaty Place
Street

Riverside (City) Ca (State) 92504 (ZIP)

Daytime Phone No: (951) 689-5328 Fax No: ( ) _____

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

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

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.

DONALD FRUCIANO ELISSA M. FRUCIANO — *PRINTED NAME OF APPLICANT*

Donald Fruciano Elissa Fruciano — *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.

DON FRUCIANO — *PRINTED NAME OF PROPERTY OWNER(S)*

Donald Fruciano — *SIGNATURE OF PROPERTY OWNER(S)*

ELISSA FRUCIANO — *PRINTED NAME OF PROPERTY OWNER(S)*

Elissa M Fruciano — *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-040-003

Section: 25 Township: 3 South Range: 5 West

Approximate Gross Acreage: 1.95 +/- Acres

General location (nearby or cross streets): North of Krameria Avenue South of Van Buren Ave., East of Washington Street, West of Gardner Avenue.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 745, Grid J-4

Existing Zoning Classification(s): R-A

Existing Land Use Designation(s): Very Low Density Residential- RC

Proposal (describe the details of the proposed general plan amendment):

Amend APN: 247-040-003 of the Lake Mathews / Woodcrest Area Plan. From Very Low Density Residential- RC to Commercial Retail

Related cases filed in conjunction with this request:

Change of Zone

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☑

Case Nos. n/a

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site? Yes	No
Electric Company	Edison	✓	
Gas Company	Southern California Gas Company	✓	
Telephone Company	AT&T	✓	
Water Company/District	Western Municipal Water District	✓	
Sewer District	City of Riverside		✓

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

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

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

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 2000'+/-

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☑

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☑ No ☐

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☑ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rite Aid Corporation E-Mail: jcaglia@riteaid.com

Mailing Address: 320 Goddard Way Suite 125
Street

Irvine Ca 92618
City State ZIP

Daytime Phone No: (949) 753-0614 Fax No: (____) _____

Engineer/Representative's Name: Adkan Engineers E-Mail: madkison@adkan.com

Mailing Address: 6820 Airport Drive
Street

Riverside Ca 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Don Fruciano E-Mail: _____

Mailing Address: 9390 Conaty Place
Street

Riverside Ca 92504
City State ZIP

Daytime Phone No: (951) 689-5328 Fax No: (____) _____

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

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

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.

John Caglia

PRINTED NAME OF APPLICANT

John Caglia

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.

Don Fruciano

PRINTED NAME OF PROPERTY OWNER(S)

Don Fruciano

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-040-003

Section: 25 Township: 3 South Range: 5 West

Approximate Gross Acreage: 1.95 +/- Acres

General location (nearby or cross streets): North of Krameria Avenue, South of Van Buren Ave., East of Washington Street, West of Gardner Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 745 & Grid J-4

APPLICATION FOR CHANGE OF ZONE

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

The proposed Change of Zone Application is for APN: 274-040-003, 1.95 +/- AC. Located on Washington Street South of Van Buren Ave. This application proposes to change the existing zoning of R-A to C-P-S

Related cases filed in conjunction with this request:

General Plan Amendment — GPA 00895

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: RITE AID CORPORATION E-Mail: JCAGLIA@RITEAID.COM

Mailing Address: 320 GODDARD WAY SUITE 125
Street

IRVINE (*City*) CA (*State*) 92618 (*ZIP*)

Daytime Phone No: (949) 753-0614 Fax No: (_____) _____

Engineer/Representative's Name: ADKAN ENGINEERS-MITCH ADKISON E-Mail: MADKISON@ADKAN.COM

Mailing Address: 6820 AIRPORT DRIVE
Street

RIVERSIDE (*City*) CA (*State*) 92504 (*ZIP*)

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: DONALD AND ELISSA FRUCIANO FAMILY TRUST E-Mail: _____

Mailing Address: 9390 CONATY PLACE
Street

RIVERSIDE (*City*) CA (*State*) 92504 (*ZIP*)

Daytime Phone No: (951) 689-5328 Fax No: (_____) _____

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

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

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.

JOHN CAGLIA — *PRINTED NAME OF APPLICANT*

John Caglia — *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.

DON FRUCIANO — *PRINTED NAME OF PROPERTY OWNER(S)*

Don Fruciano — *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): 274-040-003, 028 & 029

Section: 25 Township: 3 South Range: 5 West

Approximate Gross Acreage: 5.22 +/- Acres

General location (nearby or cross streets): North of Krameria Avenue, South of Van Buren Blvd., East of Washington Street, West of Gardner Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 745, Grid J-4

APPLICATION FOR LAND USE AND DEVELOPMENT

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

DEVELOP THE EXISTING LAND INTO A COMMERCIAL RETAIL CENTER.

Related cases filed in conjunction with this request:

GPA00895, EA41688, CFG05036, CZ TO BE FILED CONCURENTLY

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) _____

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) 2000' +/-

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: 500

Estimated amount of fill = cubic yards 500

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

Import _____ Export _____ Neither _____

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

_____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/26/2013,

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

APN (s) or case numbers GUP03663/GPA0895/CZ07755 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on _____,

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

APN (s) or case numbers _____ For

Company or Individual's Name Planning Department,

Distance buffered _____.

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

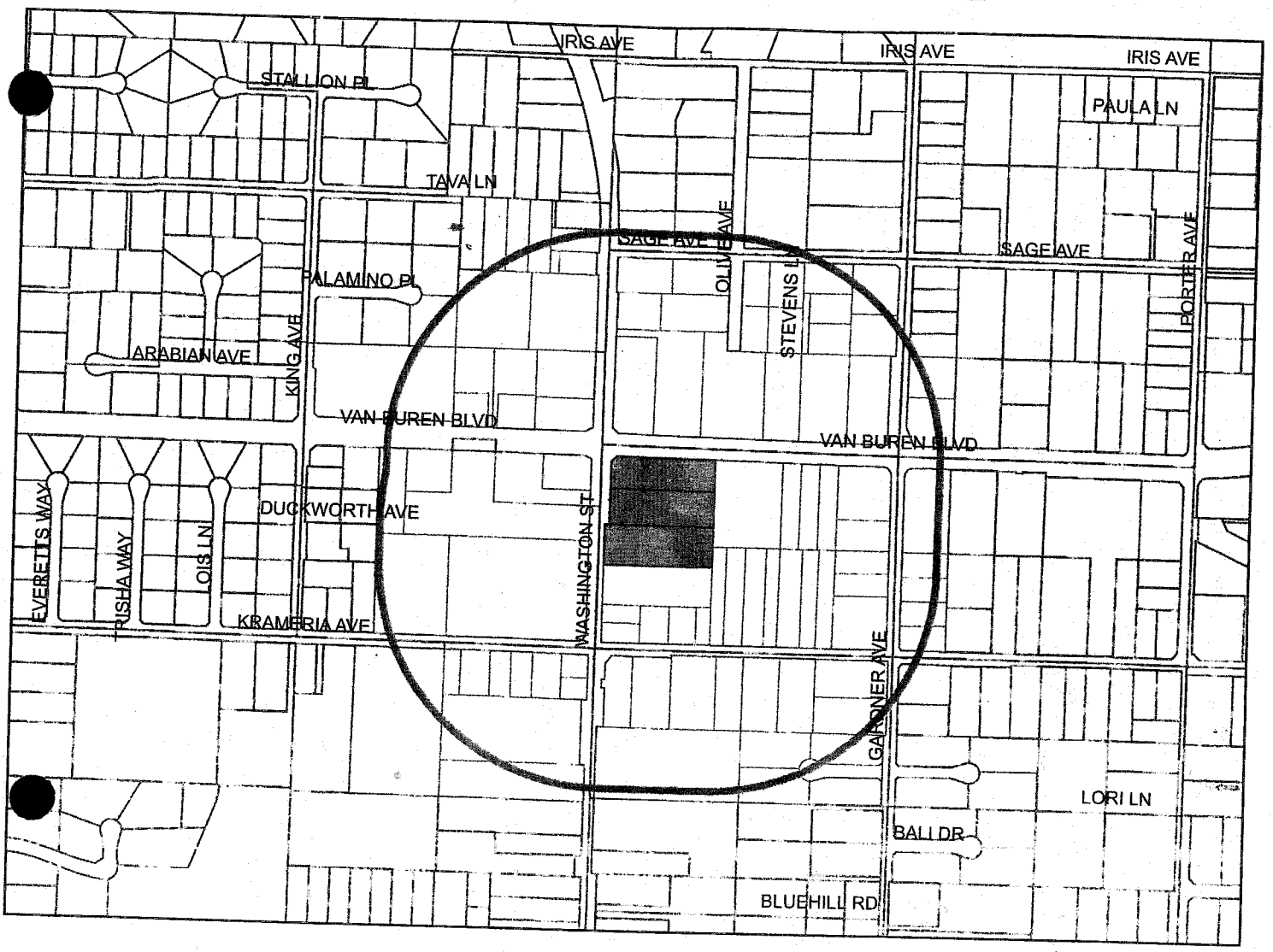
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

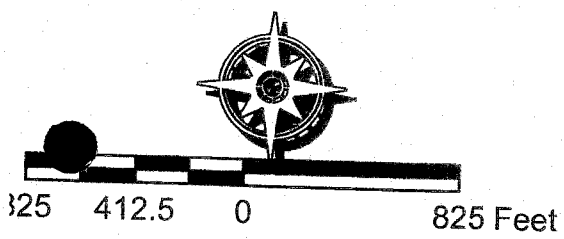
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

CUP03663/GPA0895/CZ07755 (1000 feet buffer)



Selected Parcels

274-030-004	274-030-013	274-030-003	274-040-012	274-040-017	273-190-007	274-040-010	274-040-014	273-190-006	273-130-004
274-030-005	274-030-001	274-160-010	274-160-002	274-160-011	274-030-016	274-040-003	274-160-006	274-160-005	273-190-009
274-060-021	274-040-008	273-130-003	273-190-005	273-180-006	274-070-018	274-060-022	273-141-005	273-141-006	273-141-007
273-130-019	273-141-004	273-190-003	274-160-014	273-130-010	273-130-030	274-022-010	274-040-027	274-030-008	274-030-006
274-030-007	274-160-012	274-160-013	274-160-016	274-040-016	274-040-026	274-040-023	274-060-004	274-040-024	274-030-019
274-030-020	274-160-003	273-130-027	274-040-004	274-021-006	273-130-014	274-040-011	273-142-016	274-190-029	273-142-014
273-130-005	274-030-011	273-130-031	274-030-014	274-070-019	273-150-017	273-150-018	274-021-005	274-070-020	274-030-010
274-030-009	274-040-006	274-030-015	274-030-017	274-030-018	274-040-021	274-040-022	274-030-002	274-040-018	274-040-009
273-190-001	273-190-002	274-160-007	273-141-003	274-030-012	274-040-015	274-040-028	274-040-029	274-040-019	274-040-020
274-160-009	274-070-017	273-141-008	274-160-004	274-040-005	273-190-004	273-142-011	273-142-018	273-150-023	273-190-022
274-070-001	274-040-013	273-141-009							



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ASMT: 273130003, APN: 273130003
PATRICIA PELLY, ETAL
16907 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273130004, APN: 273130004
ALMA FLORES, ETAL
16961 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273130005, APN: 273130005
SALLY JAMES, ETAL
16941 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273130019, APN: 273130019
BILLY BROWN, ETAL
PMB 68
7130 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273130027, APN: 273130027
LORRAINE KAZLAUSKAS
16851 PALAMINO PL
RIVERSIDE, CA. 92504

ASMT: 273130030, APN: 273130030
ELIZABETH BUNKER, ETAL
12657 CARNATION ST
CORONA CA 92880

ASMT: 273130031, APN: 273130031
MARIA SALAZAR, ETAL
16181 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 273141004, APN: 273141004
LOUIS TAVAGLIONE, ETAL
C/O J & L PROPERTIES
3405 ARLINGTON AVE
RIVERSIDE CA 92506

ASMT: 273141007, APN: 273141007
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

ASMT: 273141008, APN: 273141008
VALLEY BANK
P O BOX 188
MORENO VALLEY CA 92556

ASMT: 273141009, APN: 273141009
YAZEN
SUITE 200
16810 VAN BUREN BLVD
RIVERSIDE CA 92504

ASMT: 273142014, APN: 273142014
TELEGRAPH CO, ETAL
SUPERVISOR OF TAXES
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

ASMT: 273142016, APN: 273142016
MARTHA ARAGON
16801 VAN BUREN BLV
RIVERSIDE, CA. 92504

ASMT: 273150018, APN: 273150018
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

ASMT: 273150023, APN: 273150023
WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 273180006, APN: 273180006
GZF TRADING CO
P O BOX 75056 RPO MAIN ST
VANCOUVER BC CANADA V5X4V7

ASMT: 273190002, APN: 273190002
DOROTHY HUGHES, ETAL
17040 ARNOLD DR NO 21
RIVERSIDE CA 92518

ASMT: 273190003, APN: 273190003
CARYL GRIESINGER, ETAL
16947 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 273190004, APN: 273190004
BONNIE CLABAUGH, ETAL
16953 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 273190005, APN: 273190005
CATHLEEN CUSUMANO, ETAL
16967 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 273190006, APN: 273190006
CARLOS CASTANEDA
16981 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 273190007, APN: 273190007
APL SERVICES
C/O PETER LIN
1142 S DIAMOND BAR NO 229
DIAMOND BAR CA 91765

ASMT: 273190009, APN: 273190009
ELEANOR LAATSCH
P O BOX 5866
RIVERSIDE CA 92517

ASMT: 273190022, APN: 273190022
CHRISTINA PHAM, ETAL
SAM
9331 STANFORD AVE
GARDEN GROVE CA 92841

ASMT: 274021005, APN: 274021005
JOY BALLENGER, ETAL
16140 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274021006, APN: 274021006
MARIE STEWART
17060 SAGE AVE
RIVERSIDE, CA. 92504

ASMT: 274022010, APN: 274022010
JIE LIANG
4774 CREEKWAY LN
RIVERSIDE CA 92505

ASMT: 274030001, APN: 274030001
DEBRA LEADER, ETAL
16251 JACOBS CIR
RIVERSIDE CA 92504

ASMT: 274030002, APN: 274030002
DANIEL KOHN, ETAL
C/O DANIEL ALLEN KOHN
17070 SAGE AVE
RIVERSIDE, CA. 92504

ASMT: 274030003, APN: 274030003
ALBERTO GARCIA
16207 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030004, APN: 274030004
5119 NOBLE INV 1
C/O WAYNE KIRCHER
18310 TIMBERLANE DR
YORBA LINDA CA 92886

ASMT: 274030005, APN: 274030005
CYNTHIA SMITH, ETAL
16186 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030006, APN: 274030006
MARTHA AVILA, ETAL
17170 SAGE AVE
RIVERSIDE, CA. 92504

ASMT: 274030007, APN: 274030007
DIANE ROCHA, ETAL
16232 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030008, APN: 274030008
LAURIE SEARLE, ETAL
16215 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030009, APN: 274030009
RUSSELL ALLISON
16180 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030010, APN: 274030010
ROSEMARIE FRIESEN
16200 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030011, APN: 274030011
PRINCE MACON
85 MEADOWVIEW DR
POMONA CA 91766

ASMT: 274030012, APN: 274030012
JOAN MAGUIRE, ETAL
16220 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030013, APN: 274030013
SUSANNAH NUNEZ HERNANDEZ, ETAL
16195 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274030014, APN: 274030014
RANDAL HECHT
16231 GARDNER AVE
RIVERSIDE, CA. 92504

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4568 W 1ST ST NO 307
LOS ANGELES CA 90004

ASMT: 274040004, APN: 274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040005, APN: 274040005
CHERI WASHBURN, ETAL
16472 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040006, APN: 274040006
LIDIA VALLEJO, ETAL
16476 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040008, APN: 274040008
FEDERAL NATL MORTGAGE ASSN
C/O INTERNATL PLZ II
14221 DALLAS PKWY NO 1000
DALLAS TX 75254

ASMT: 274040009, APN: 274040009
DEBRA MCCANN, ETAL
15505 SILVER SPUR RD
RIVERSIDE CA 92504

ASMT: 274040010, APN: 274040010
ARLENE WATTS
17126 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040011, APN: 274040011
MARJORIE COOK
17136 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040012, APN: 274040012
ANDREA ALVAREZ
17146 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040013, APN: 274040013
WOODCREST COMMUNITY CLUB
8039 LA CROSSE WAY
RIVERSIDE CA 92508

ASMT: 274040014, APN: 274040014
SANDRA LLOYD, ETAL
17160 KRAMERIA AVE
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ASMT: 274040015, APN: 274040015
THOMAS MCCOY
17200 KRAMERIA AVE
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14400 METCALF AVE
OVERLAND PARK KS 66223

ASMT: 274040019, APN: 274040019
PATSY OLSON, ETAL
17157 VAN BUREN BLVD
RIVERSIDE CA 92504

ASMT: 274040020, APN: 274040020
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17157 VAN BUREN BLV
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ASMT: 274040022, APN: 274040022
S GREENE, ETAL
4434 3RD ST
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ASMT: 274040024, APN: 274040024
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17240 KRAMERIA AVE
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ASMT: 274040026, APN: 274040026
JUDY CHOV
17072 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040027, APN: 274040027
NICHOLE ELTON, ETAL
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C/O LEGAL DEPARTMENT
P O BOX 3165
HARRISBURG PA 17105

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OTIS FOX, ETAL
16230 GARDNER AVE
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ASMT: 274060021, APN: 274060021
ELIAS ALFATA
6626 WILDING PL
RIVERSIDE CA 92506

ASMT: 274060022, APN: 274060022
MARYAM FARZIN, ETAL
16790 TREETOP LN
RIVERSIDE CA 92503

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ASMT: 274070018, APN: 274070018
MURIEL JOHNSON, ETAL
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ASMT: 274070019, APN: 274070019
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ASMT: 274070020, APN: 274070020
BARBARA SCHNABEL, ETAL
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ASMT: 274160002, APN: 274160002
DELYNN HUMPHREY
17095 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160003, APN: 274160003
JOSEPHINE RAMERIZ, ETAL
17115 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160004, APN: 274160004
DANNELLY MAUDE E ESTATE OF, ETAL
17151 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160005, APN: 274160005
FRANK GERHARDT, ETAL
C/O FRANK M GERHARDT
17159 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160006, APN: 274160006
EDWARD RYAN
17249 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160007, APN: 274160007
LUPITA PISALYAPUT, ETAL
16551 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274160009, APN: 274160009
TJJ TRUST
19208 LURIN AVE
RIVERSIDE CA 92508

ASMT: 274160010, APN: 274160010
DANNY FITZGERALD
4850 LAKESHORE BLV
LAKEPORT CA 95453

ASMT: 274160011, APN: 274160011
DELYNN HUMPHREY
17460 IDALEONA RD
PERRIS CA 92570

ASMT: 274160014, APN: 274160014
CARRIE HUGHES, ETAL
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RIVERSIDE, CA. 92504

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RIVERSIDE CA 92504

ASMT: 274190029, APN: 274190029
LETICIA CARDENAS, ETAL
17291 KRAMERIA AVE
RIVERSIDE, CA. 92504

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March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

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

EDA
ATTN: Rob Moran
Mail Stop 1040

Woodcrest MAC
ATTN: Geoffrey Dooley
16780 Sendero Del Charro
Riverside, CA 92508

Los Coyotes Band of Mission Indians
Attn: Francine Kupsch
P.O Box 189
Warner CA 92086

Pechanga Band of Mission Indians
Attn: Mark Macarro
P.O. Box 1477
Temecula CA 92593

Soboba Band of Mission Indians
Attn: Scott Cozaet
P.O. Box 487
San Jacinto CA 92581

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Eastern Information Center (UCR)
Department of Anthropology
1334 Watkins Hall
Riverside CA 92521

Morongo Band of Mission Indians
Attn: Robert Martin
12700 Pumarra Road
Banning CA 92220

Ramona Band of Mission Indians
Attn: Joseph Hamilton
P.O. Box 391670
Anza CA 92539

Cahuilla Band of Indians
Attn: Luther Salgado Sr.
P.O. Box 391760
Anza CA 92539

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517

Riverside County Waste Dept.
Mail Stop # 5950

Industrial Hygiene, EHS
Attn: Steve Hinde
Mail Stop # 2372

Alcoholic Beverage Control
3737 Main St., Ste. 500
Riverside, CA 92501

City of Riverside
Planning Dept.
ATTN: Planning Director
3900 Main St., 3rd floor
Riverside, CA 92522

Pala Band of Mission Indians
Tribal Historic Preservation Office
35008 Pala Temecula Rd
Pala CA 92059

La Jolla Band of Mission Indians
Attn: Rob Roy
22000 Highway 76
Pauma Valley CA 92061

Santa Rosa Band of Mission Indians
Attn: Mayme Estrada
P.O. Box 609
Hemet CA 92546

Rite Aid Corporation
320 Goddard Way, Suite 125
Irvine CA 92618

Adkan Engineering
6820 Airport Drive
Riverside CA 92504

Donald Fruciano
9390 Conaty Pl
Riverside CA 92504

Rite Aid Corporation
320 Goddard Way, Suite 125
Irvine CA 92618

Adkan Engineering
6820 Airport Drive
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA 41688 GPA00895, CZ07755, CUP03663
Project Title/Case Numbers

Paul Rull
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rite Aid Corporation
Project Applicant

320 Goddard Way #125, Irvine, CA 92618
Address

Northerly of Krameria Avenue, easterly of Washington Street, southerly ov Van Buren Blvd. and westerly of Garden Avenue.
Project Location

General Plan Amendment proposes to amend the General Plan Foundation Component/Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq.ft. in two phases on 6.4 gross acres.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. [illegible]e project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,156.25 + $50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_____ *Signature* _____ *Title* _____ *Date*

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 4/17/2013
C:\Documents and Settings\dmares\Desktop\GPA895-CZ7755-CUP3663 NOD Form.docx

Please charge deposit fee case#: ZEA41688 ZCFG05036 .

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00895, CZ07755, CUP03663

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Rite Aid Corporation Date Submitted: February 1, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\CUP03663\BOS Hearings\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41988 ZCFG05036

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE M* REPRINTED * R1301165
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

****
****

Received from: DONALD & ELISSA FRUCIANO FAMILY $112.25
paid by: CK 1047
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By_____ Feb 06, 2013 16:38
MGARDNER posting date Feb 06, 2013

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST	$112.25

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *

COUNTY OF RIVERSIDE M* REPRINTED * R1300324
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

****
****

Received from: DONALD & ELISSA FRUCIANO FAMILY $2,044.00
paid by: CK 1040
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By_____ Jan 10, 2013 16:58
MGARDNER posting date Jan 10, 2013

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,044.00

Overpayments of less than $5.00 will not be refunded!

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COUNTY OF RIVERSIDE A* REPRINTED * R0800004
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271

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Received from: DONALD & ELISSA FRUCIANO FAMILY $64.00
paid by: CK 13682
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By_____ Jan 02, 2008 08:51
MBRASWEL posting date Jan 02, 2008

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

Overpayments of less than $5.00 will not be refunded!

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