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10. GENERAL CONDITIONS

10.E HEALTH. 2

CUP#3642 - COMMENTS (cont.)

RECOMMN

will be submitted to DEH upon building permit submittal for review and acceptance. The proposed wastewater disposal system shall consist of an Advanced Treatment Unit (ATU) which will provide service to the two existing buildings containing plumbing.

A grease interceptor shall be properly sized to accommodate for any proposal to sell non-prepackaged foods. Moreover, the grease interceptor design shall be included on the required detailed contoured plot plan to be submitted to DEH for review upon building permit submittal.

The estimated building occupancies are as follows:

Building - Midway Jr Market

5310 square feet with 53 total occupants

Building "B" (two parts)

700 square feet with 46 occupants 1085 square feet with 5 occupants

10.E HEALTH. 3

EMWD POTABLE WATER SERVICE

RECOMMNI

Conditional Use Permit#3642 is proposing to receive Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI..1-

USE FLOOD HAZARD REPORT

RECOMMNE

Conditional Use Permit 03642 is a proposal to permit an existing market and a retail building on an approximately 2.67-acre site. The construction of additional improvements to the site is also proposed. The site is located in the Mead Valley area northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street, and westerly of Carroll Street.

The site is located on a slight ridge therefore, except for nuisance nature local runoff, the site is considered free



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMN

from ordinary storm flood hazard. Street improvements should protect the site from any offsite runoff. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction shall comply with all applicable ordinances.

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted which proposed BMP's that will mitigate the development's impact on water quality. The submitted WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area on the westerly portion of the site to provide an acceptable BMP. The size and location will be determined in the Final WQMP.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2

USE FINAL WOMP

RECOMMNI

The submitted preliminary WQMP is acceptable and meets the minimum requirements necessary for the District to issue the conditions of approval for this project. The proposed BMP (infiltration trench) may need to be increased in size due to other physical constraints (primarily a high ground water table) but there appears to be sufficient room in the undeveloped area in the westerly portion of the site to provide an acceptable BMP. The size and location of the BMP will be determined in the Final WQMP.

It is unknown how much 'new' impervious area is being proposed for this project and how much of the existing site is impervious. If the new impervious area proposed with this development is less than 50% of the existing impervious area, then mitigation is required for only this amount of new impervious area. If the new impervious area proposed with this development is 50% or greater of the existing impervious area, then mitigation is required for the entire site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FINAL WQMP (cont.)

RECOMMNI

If the applicant is considering expanding this development to include the undeveloped westerly portion of the site, the District suggests providing a BMP large enough to mitigate for the complete development of the site at this time.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY

RECOMMNI

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

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP>PRELIM

RECOMMNE

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.rcflood.org/npdes.

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



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10. GENERAL CONDITIONS

10.FLOOD RI. 7

USE SUBMIT FINAL WOMP>PRELIM (cont.)

RECOMMN

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

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

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMNI

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMN

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

RECOMMN

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO

RECOMMN

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

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10. GENERAL CONDITIONS

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

RECOMMN1

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

10.PLANNING. 6

USE - COMPLY WITH ORD./CODES

RECOMMNI

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

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

10.PLANNING. 7 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. 8 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.

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10. GENERAL CONDITIONS

10. PLANNING. 9 USE - COLORS & MATERIALS

RECOMMN

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

10.PLANNING. 10 USE - LAND DIVISION REQUIRED

RECOMMN

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

10.PLANNING. 11 USE - HOURS OF OPERATION

RECOMMNI

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 12 USE - BASIS FOR PARKING

RECOMMNI

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), and is calculated to provide 37 parking spaces, including 2 accessible parking spaces.

10.PLANNING. 13 USE - PERMIT SIGNS SEPARATELY

RECOMMNI

Signs identified in Exhibit C Amd No. 4, dated 05/23/13 are approved pursuant to this project approval. Prior to the installation of any additional on-site advertising or directional signs, all appropriate review and approval is required.

10.PLANNING. 14 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the maximum sign as allowed in the Article XIX Advertising Regulations. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10. PLANNING. 15 USE - NO OUTDOOR ADVERTISING

RECOMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 15

USE - NO OUTDOOR ADVERTISING (cont.)

RECOMMNI

to this approval.

10.PLANNING. 16

USE - PHASES ALLOWED

RECOMMNI

Construction of this project may be done in one (1) phases as shown on APPROVED EXHIBIT A. 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. 20

USE - RECLAIMED WATER

RECOMMNI

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. 21

USE - NO SECOND FLOOR

RECOMMNE

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

10.PLANNING. 22

USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property-approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23

USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

Riverside County LMS CONDITIONS OF APPROVAL



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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - MAINTAIN LICENSING (cont.)

RECOMMN

approval from all appropriate departments or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 24 USE - NO OFF-ROAD USES ALLOWED

RECOMMNI

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS

RECOMMNI

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. 31 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. 32 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. 33 USE - 90 DAYS TO PROTEST

RECOMMN]

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

10.PLANNING. 37 USE - NO USE PRPSED LIMIT

RECOMMNI

The balance (undeveloped) portion of the property (approximately 0.84 acres or 36,657 square feet) APN 315-172-010, -011, -012, and -013 are designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 38 USE - ORD 810 O S FEE (1)

RECOMMNE

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. 41 USE - BUSINESS LICENSING

RECOMMND

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO 3 (ORD 461)

RECOMMN]

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

RECOMMNI

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

10.TRANS. 3

USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 4

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water

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10. GENERAL CONDITIONS

10.TRANS. 4

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMN

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 USE - EXPIRATION DATE-CUP

RECOMMNE

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

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of



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20. PRIOR TO A CERTAIN DATE

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

RECOMMNI

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMNI

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMNE

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMN:

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

RECOMMNI

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

RECOMMNI

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.)

RECOMMN

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

RECOMMNI

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. 11 USE - APPROVED WOMP

RECOMMNI

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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

RECOMMNE

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.)

RECOMMNI

stabilization of the site and permit final.

60.BS GRADE, 14

USE - SWPPP REVIEW

RECOMMN

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMNE

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 SUBMIT FINAL WOMP

RECOMMND

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

60.FLOOD RI. 4

USE MITCHARGE

RECOMMND

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

Conditional Use Permit 03642 is located within the limits

Parcel: 315-172-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE MITCHARGE (cont.)

RECOMMN

of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMNI

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. -Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.)

RECOMMN

paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 3 USE - PARCEL MERGR REQD (1)

RECOMMNI

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 8

USE - BLOWSAND & DUST CONTROL

RECOMMNI

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION

RECOMMN

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 2.56 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. 14 USE - FEE BALANCE

RECOMMNI

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP No. 3642 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 15 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 936, and Change of Zone No. 7734 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMN.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 2 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. 3

USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMNI

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMNI

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

80.FLOOD RI. 4

USE MITCHARGE

RECOMMNE

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

Conditional Use Permit 03642 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.29-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2

USE - ALLOW UNDERGROUND UTIL.

RECOMMN

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within Conditional Use Permit No. 3642 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall obtain a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 4

USE - BLOWSAND & DUST CONTROL

RECOMMNI

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5

USE - LIGHTING PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS

RECOMMN

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

80. PLANNING. 7 USE - CONFORM TO FLOOR PLANS

RECOMMN!

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMNI

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

80.PLANNING. 17 USE - PLANS SHOWING BIKE RACKS

RECOMMNI

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. 18 USE - HEIGHT LIMITATIONS

RECOMMNE

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

80. PLANNING. 19 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 315-172-010, -011, -012, and -013. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - PARCEL MERGR REQD (2) (cont.)

RECOMMNI

Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 20 USE - REQD APPLICATIONS (2)

RECOMMNI

No building permits shall be issued until General Plan Amendment No. 936 and Change of Zone No. 7734 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. 24 USE - WASTE MGMT. CLEARANCE

RECOMMNI

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80. PLANNING. 28 USE - SCHOOL MITIGATION

RECOMMNE

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

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

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

TRANS DEPARTMENT

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

USE - R-O-W DEDICATION/SUR RECOMMND

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reducted right-of-way from 50' to 42'.)



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - MAP CORNER CUT-BACK/SUR

RECOMMN.

All corner cutbacks including at the intersection of Bonham Street and Carroll Street shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3

USE-LC LANDSCAPE SUBMITTAL

RECOMMNI

Prior to issuance of building permits, the developer/permit holder shall open an IP account by filing an Agreement for Payment of Costs Application Processing form along with the payment of the current fee to the Riverside County Transportation Department for review and approval of the landscape plan submittal.

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.
- 5) Use County standard title block and details.

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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE-LC LANDSCAPE SUBMITTAL (cont.)

RECOMMN!

- 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.

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 Transportation Department shall verify that 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 Transportation Department shall clear this condition.

80.TRANS. 4

USE - LC LANDSCAPE SECURITY

RECOMMNE

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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department, Landscape Section who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Transportation Department, Landscape Section for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section 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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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMN

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

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

RECOMMNI

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMNI

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

RECOMMNE

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

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

RECOMMND

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

1. Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMNI

- 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 treatment control BMPs

90.BS GRADE, 6

USE - PRECISE GRDG APPROVAL

RECOMMNI

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMN:

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMNI

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

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECMNI

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMNE

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

90.E HEALTH. 4

USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5

USE-FEE STATUS

RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE AS-BUILT BMP

RECOMMNI

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMNI

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.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 USE IMPLEMENT WOMP

RECOMMNE

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.

PLANNING DEPARTMENT

90.PLANNING. 2

USE - HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 35 feet in height, except as provided by Section No.

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 2 USE - HEIGHT LIMITATIONS (cont.)

RECOMMNI

18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE

RECOMMNI

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

90.PLANNING. 5 USE - COMPLY W/ ACOUSTIC STUDY

RECOMNI

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. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of forty-two (42) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90. PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMN

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. 9 USE - LOADING SPACES

RECOMMNE

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90. PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 12

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12

USE - ROOF EQUIPMENT SHIELDING (cont.)

RECOMMN

approval.

90.PLANNING. 14

USE - INSTALL BIKE RACKS

RECOMMN

A bicycle rack with a minimum of 2 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. 15

USE - UTILITIES UNDERGROUND

RECOMMNI

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. 16

USE - CURBS ALONG PLANTERS

RECOMMNI

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

90.PLANNING. 19 USF

USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block 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

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 19 USE - TRASH ENCLOSURES (cont.)

RECOMMN

with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 20 USE - EXISTING STRUCTURES

RECOMMN

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

90. PLANNING. 29 USE - SKR FEE CONDITION

RECOMMN

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 calculated on the approved development project which is anticipated to be 2.56 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. 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. 30 USE - ORD 810 O S FEE (2)

RECOMMNE

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

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMN.

the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3642 is calculated to be 2.56 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMNI

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

90.TRANS. 5

USE - EXISTING MAINTAINED

RECOMMNI

Markham Street along project boundary (from the westerly parcel line of APN: 315-172-010) to Carroll Street is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" AC dike, 32' half-width AC pavement, and match up asphalt concrete paving; as determined by the Transportation Department within the 42 foot half-width dedicated right-of-way in accordance with County Standard No. 94 and No. 212, Ordinance 461. (Modified for reduced right-of-way from 50' to 42', and no sidewalk, curb and gutter.)

NOTE: Construct a 35' wide AC driveway and AC dike return as approved by the Transportation Department.

Carroll Street along project boundary is designated as a Local Road and shall be improved with a 6" AC dike and 20' half-width AC pavement, and match up asphalt concrete paving as determined by the Transportation Department within the existing 30' half-width dedicated right-of-way in accordance with County Standard No. 105, Section C, and No. 212, Ordiance 461. (Modified for no sidewalk, curb and gutter.)

NOTE: Construct a 25' wide AC driveway and AC dike return as approved by the Transportation Department.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

USE - IMP PLANS

RECOMMNI

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.

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 - R-O-W DEDICATION/SUR

RECOMMNI

Sufficient public street right-of-way along Markham Street shall be conveyed for public use to provide for a 42' half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 50' to 42'.)

90.TRANS. 12

USE - RELOCATE SIGNAGE

RECOMMNI

The signage shown at the intersection of Markham Street and Carroll Street shall be relocated outside the ultimate road right-of-way.

90.TRANS. 13

USE-LC LNDSCP INSPECT DEPOSIT

RECOMMNE

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 the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 14

USE - LNDSCPE INSPECTION RQMTS

RECOMMND

The permit holder's landscape architect is responsible for preparing the landscaping and irrigation plans (or on-site representative) and shall arrange for a INSTALLATION



CONDITIONAL USE PERMIT Case #: CUP03642

Parcel: 315-172-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

USE - LNDSCPE INSPECTION RQMTS (cont.)

RECOMMN

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an sixth month INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's 80. TRANS.4 condition of approval entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.13 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." successful completion of the INSTALLATION INSPECTION, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 15

USE-LC COMPLY W/LNDSCP/IRRIGA

RECOMMNI

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. Transportation 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-Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE

CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: May 23, 2013

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 4 — EA42302 — Applicant: Raminu, Inc. — Engineer/Representative: PA Design Associates, Inc. — First Supervisorial District — Mead Valley Zoning District — Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) — Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street — 2.56 Gross Acres — Zoning: Rural Residential — ½ Acre Minimum (R-R-½) — REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. — APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 — Concurrent Cases: GPA00936 and CZ07734

The attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

Should you have any questions regarding this item, please do not hesitate to contact H. P. Kang, (951) 955-1888, Project Planner, or e-mail at hpkang@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE		

LAND DEVELOPMENT COMMITTEE

CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: November 22, 2011

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Riv. Co. 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

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 — EA42302 — Applicant: Raminu, Inc. — Engineer/Representative: PA Design Associates, Inc. — First Supervisorial District — Mead Valley Zoning District — Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) — Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street — 2.56 Gross Acres — Zoning: Rural Residential — ½ Acre Minimum (R-R-½) — REQUEST: The Conditional Use Permit is to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. — APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 — Concurrent Cases: GPA00936 and CZ07734

The attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project are for your reference only.

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

COMMENTS:



DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

LAND DEVELOPMENT COMMITTEE 4th CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: August 3, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Dept. of Public Health – Ind. Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. 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. EDA- Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 3 — EA42302 — Applicant: Raminu, Inc. — Engineer/Representative: PA Design Associates, Inc. — First Supervisorial District — Mead Valley Zoning District — Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) — Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street — 2.56 Gross Acres — Zoning: Rural Residential — ½ Acre Minimum (R-R-½) — REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market (Midway Jr. Market) with the sale of beer and wine (ABC License Type 20) for off premises consumption and a 1,785 square foot undesignated retail building with 42 parking spaces, 1 loading dock and a 1,000 gallon above-ground propane tank. — APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 — Concurrent Cases: GPA00936 and CZ07734

Please review the attached <u>Amended</u> map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending <u>September 1, 2011 LDC Comment Agenda</u> deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, (951) 955-0972, Project Planner, or e-mail at chinojos@rctlma.org / MAILSTOP #:

COMMENTS:

PLEASE PRINT NAME AND TITLE:

ELEPHONE:

LAND L EVELOPMENT COMMITTEE 3rd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: April 14, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Dept. of Public Health - Ind. hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety - Grading

Riv. Co. Dept. of Building & Safety-Plan Check

Riv. Co. Parks & Open Space District Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P.D. Archaeologist-L. Mouriquand Riv. Co. EDA- Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 2 - EA42302 - Applicant: Raminu, Inc. -Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District -Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) -- Location: Northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street 2.67 Gross Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-½) - REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (ABC License Type 20) for off premises consumption, a 1,785 square foot undesignated retail building with a total of 31 parking spaces, 1 loading dock and a 1,000 gallon aboveground propane tank. - APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 - Concurrent Cases:

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending May 12, 2011 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, Project Planner, at (951) 955-0972, or e-mail at CHINOJOS@rctlma.org

COMMENTS:

DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

LAND DEVELOPMENT COMMITTEE 2nd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: November 8, 2010

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety - Grading

Riv. Co. Dept. of Building & Safety-Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D., Geology Section-D. Jones

P.D. Landscaping Section-R Dyo Riv. Co. EDA-Redevelopment

CONDITIONAL USE PERMIT NO. 3642, AMENDED NO. 1 – EA42302 – Applicant: Raminu, Inc. – Engineer/Representative: PA Design Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: northerly of Markham Street, southerly of Bonham Street, easterly of Clark Street and westerly of Carroll Street – 2.67 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R-½) – REQUEST: The Conditional Use Permit proposes to permit an existing retail development consisting of a 5,310 square foot convenience market, Midway Jr. Market, with the sale of beer and wine (type 20) for off premises consumption, a 2,250 square foot retail building, a 1,000 gallon propane tank, modify existing building elevations with related improvements and add 9,263 square feet of landscaping area with 31 parking spaces and 1 loading dock. – APN(s): 315-172-010, 315-172-011, 315-172-012 and 315-172-013 – Concurrent Cases: GPA00936 and CZ07734

Please review the attached <u>Amended</u> map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending <u>December 9</u>, package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Christian Hinojosa, Project Planner, at (951) 955-0972, or e-mail at chinojos@rctlma.org / MAILSTOP #: 1070

COMMENTS:



DATE:	SIGNATURE: _	
PLEASE PRINT NAME AND TITLE:		
ELEPHONE:		

LAND LEVELOPMENT CON JITTEE

INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: April 22, 2010

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Rendell K.

Riv. Co. Dept. of Bldg. & Safety - Grading Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept. P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.

County Service Area No. 152 c/o EDA Riv. Co. EDA - RDA (Erlan Gonzalez)

Riv. Co. ALUC - John Guerin March Air Reserve Base

Mead Valley MAC

1st District Supervisor

1st District Planning Commissioner

City of Perris

Val Verde Unified School Dist. Eastern Municipal Water Dist. Southern California Edison Southern California Gas Co.

Verizon

Time Warner Cable RWQCB - Santa Ana

Eastern Information Center (UCR)

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 --EA42302 - Applicant: Ramuni, Inc. - Engineer/Representative: PA Design Associates, Inc. - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) Location: Southerly Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street - 2.24 Net Acres - Zoning: Rural Residential - ½ Acre Minimum (R-R-½) REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community

Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit and provide improvements an existing neighborhood retail center consisting of a 5,310 sq. ft. Market and a 1,785 sq. ft. retail building. Development includes façade enchantments, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements -APNs: 315-172-010, 315-172-011, 315-172-012, 315-172-013.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on May 27, 2010. 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

Should you have any questions regarding this project, please do not hesitate to contact Jeff Horn, Project Planner, at (951) 955-4641 or email at JHORN@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	
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



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

May 19, 2010

1995 MARKET STREET RIVERSIDE, CA 92501 951.955.1200 FAX 951.788.9965 www.reflood.org 131327

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Jeff Horn

Re:

Change of Zone 07734

Area: Mead Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or flood proofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

MEKBIB DEGAGA

Engineering Project Manager

c: CUP 03642.

EWR:blj



Riverside County Sheriff's Department Perris Station

137 N. Perris Blvd. Suite A, Perris, CA 92570

STANLEY SNIFF, SHERIFF-CORONER

May 18, 2010

Riverside County Planning Department 4080 Lemon Street, 9th Floor P.O. BOX 1409 Riverside, Ca. 92502-1409

Attn: Jeff Horn, Project Planner 951-955-4641

Dear Sir:

The Midway Junior Market, Ramuni Incorporated, is proposing a commercial use development at 217700 Markham Street.

The Riverside County Planning Department has requested a response from our agency regarding the project's impact upon law enforcement service.

The development does not appear to be substantial in scope, and does not appear to include factors that would impact law enforcement services.

- 1. The project site falls within the service area boundary of the Perris Sheriff Station.
- 2. The address for the Perris Sheriff Station is 137 N. Perris Blvd., Ste. A, Perris, CA 92570.
- 3. There are no established minimum standards for law enforcement response times. We anticipate that the following average response times for the project area will continue:
 - a. Emergency response times of nine (9) minutes, 25 seconds
 - b. Non-emergency response times of 17 minutes, seven (7) seconds

If there is any further information required, please do not hesitate to contact me at (951) 210-1026.

Very truly yours,

STAN SNIFF, SHERIFF

John Metroka, Lieutenant

Perris Station



Hans W. Kernkamp, General Manager-Chief Engineer

May 18, 2010

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

RE: Conditional Use Permit (CUP) No. 3642

Proposal: The CUP proposes to permit and provide improvements to an existing

neighborhood retail center

APNs: 315-172-010;-011;-012;-013

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Bonham Street, west of Carroll Street, north of Markham Street, and East of Clark Street, in the Mead Valley 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 grading permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. Within 12 months of project approval, 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 grading permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by 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. Arrangements can be made through the franchise hauler.

Jeff Horn, Project Planner CUP No. 3642 May 18, 2010 Page 2

- 4. Within 12 months of project approval, evidence (i.e., receipts or other type 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.
- 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.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- 7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,

Ryan Ross Planner IV

PD88468v5



May 10, 2011

TO: Christian Hinojosal, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3642, Amended No. 2

A noise study is not required based upon the submitted diagrams, surrounding zoning, existing roadways between sensitive receivers on the north, south and east of the existing market site. However, they still need to follow:

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

Please contact Steve Hinde if you have any questions.



"No Excuses"

BOARD OF EDUCATION:

Fredy R. De Leon, J.D. Stacey L. Guzman Marla D. Kirkland Wraymond Sawyerr D. Shelly Yarbrough

Alan Jensen, Ed.D.

Superintendent

Michael McCormick

Assistant Superintendent Education Services

David Bazan

Director, Information Technology

Deborah Bryant

Director, Assessment & Accountability

Vicki Butler

Director, Special Education

Patricia Raiphs

Administrator, Human Resources

John Simonson

Assistant Superintendent Student Services

Robert Block

Director, Child Welfare & Attendance

Mike Boyd

Deputy Superintendent Business Services

Michael Bazan

Director, Risk Managemeni

Sandee Hackett

Director, Facilities and Maintenance & Operations

Kristin Merritt

Director, Business Services

Robert Quanstrons

Director, Food Services

Stacy Strawderman

Director, Contracts and Purchasing Services

Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

April 30, 2010

Jeff Horn, Project Planner COUNTY OF RIVERSIDE, Planning Department 9th Floor, CAC – P.O. Box 1409 Riverside, CA 92502-1409

Re: Project Description:

General Plan Amendment amends from Rural to Community

Development, Low Density to Commercial Use

Location: Applicant:

S Bonham, W Carroll, N Markham, E Clark

Ramuni, Inc.

APN:

315 172 010, 011, 012, 013

Dear Mr. Horn:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

- The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
- The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
- Val Verde Unified School District has adopted State statutory industrial/commercial fees.
 Companies within your jurisdiction will need to satisfy the appropriate fees <u>prior</u> to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,

Sandee Hackett

Director, Facilities/Maintenance & Operations

SH/gic

cc: Alan Jensen, Ed.D., Superintendent

Michael Boyd, Deputy Superintendent, Business Services

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY **Planning Department**

Ron Goldman · Planning Director

cc00 5971

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:	
☐ PLOT PLAN ☐ CONDITION ☐ REVISED PERMIT ☐ PUBLIC U	ONAL USE PERMIT TEMPORARY USE PERMIT USE PERMIT VARIANCE
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	
CASE NUMBER: CUP 03642	DATE SUBMITTED: 4-5-2010
APPLICATION INFORMATION EAGS	2302 CFG U5664
Applicant's Name: RAMUNI, INC.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street	
Perris	Street 92392 92570
City	State ZIP
Daytime Phone No: (951) 943-3328	Fax No: (⁹⁵¹) 940-1200
Engineer/Representative's Name: PA Design A	
	ssociates, Inc. E-Mail: padesignassociates@ms
Mailing Address: 14450 Park Ave. Ste. 110 Victorville	Okari
	Street CA 92392
City	State ZIP
Daytime Phone No: (760) 245-9673	Fax No: (760) 245-9355
Property Owner's Name: Ramuni, Inc.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham St.	
Perris	Street CA 92570
City	State ZIP
Daytime Phone No: (951) 943-3328	Fax No: (951) 940-1200
f the property is owned by more than one personals number and lists the names, mailing additionals in the real property or properties in the	on, attach a separate page that reference the application dresses, and phone numbers of all persons having an

I 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

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 origin	nals ("wet-signed") Phot	Occanias of signatura		
<u>Onale</u>	Awad	Builds	s are not acceptabl	e.
	VAME OF APPLICANT		OF APPLICANT	
AUTHORITY FOR THIS AP				
I certify that I am/we are the correct to the best of my indicating authority to sign th	ne application on the own	er's behalf.	mit a letter from t	ne owner(s)
All signatures must be origin	als ("wet-signed"). Photo	CODies of signatures	are not accentable	
- Ohade Aula	à	Shelp)	are not acceptable	
PRINTED NAME OF PE	ROPERTY OWNER(S)		OF PROPERTY OWNER(S	
DOINTED MALE OF THE				,
PRINTED NAME OF PR		SIGNATURE O	F PROPERTY OWNER(S)
If the property is owned be application case number and the property.	y more than one person I lists the printed names	on, attach a separa and signatures of all	ite sheet that refe persons having a	rences the interest in
See attached sheet(s) for				
PROPERTY INFORMATION				
Assessor's Parcel Number(s)	315-172-010 ,315-172-01	11, 315-172-012 ,315-1	72-013 ,315-172-014	ļ
Section: 3	Township: 4 South	Range:	4 West	
Approximate Gross Acreage:	3.427 Gross Acres / 2.67 N	Vet Acres		elemente de la companie de la compan
General location (nearby or cr	oss streets): North of M	arkham St		0 - 11
Banham Ci	East of Clark St.	The second secon		_, South of
Thomas Brothers map, edition	year, page number, and	coordinates: ধু <u>প</u> ্রেন	16 GEDJI & T	G. 777 GM

APPLICATION FOR LAND USE AND DEVELOPMENT

APPLICATION FOR LAND USE AND DEVELOPMENT What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? How many anticipated truckloads? N /A What is the square footage of usable pad area? (area excluding all slopes) 8,500 Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ✓ No ☐ If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \(\subseteq\) No \(\begin{align*}\) Does the development project area exceed more than one acre in area? Yes \overline{V} No $\overline{\Box}$ Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed Santa Ana River Santa Margarita River San Jacinto River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement. I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (2)

Owner/Representative (1)

______ Date 1 3 10

CCUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

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.

SOUTH LETE AFFEIGATIONS WILL NOT BE ACCEPTED.		
CASE NUMBER: GPA No. 0093(Q	DATE SUBMITTED: 2/13/08
I. GENERAL INFORMATION		
APPLICATION INFORMATION		
Applicant's Name: Ramuni, Inc.		E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Street CA	92570
City	State	ZIP
Daytime Phone No: (_ ⁹⁵¹ _) <u>943-3328</u>		Fax No: (_951_) 940-1200
Engineer/Representative's Name: Shade Awad		E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Street CA	92570
•	State	ZIP
Daytime Phone No: (909) 534-5522	F	Fax No: (_951_) _940-1200
Property Owner's Name: Ramuni, Inc.		E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street		
Perris,	Street CA	92570
City	State	ZIP
Daytime Phone No: (_951_) 943-3328	F	ax No: (⁹⁵¹) ⁹⁴⁰⁻¹²⁰⁰
If the property is owned by more than one person case number and lists the names, mailing addressinterest in the real property or properties involved in	, attach	a separate page that reference the application

rside Office · 4080 Lemon Street, 9th Floor Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1019 (08/27/07)

INCOMPLETE ADDLIGATIONS

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

Murrieta Office · 39493 Los Alamos Road Murrieta, California 92563 · Fax (951) 600-6145



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.
Shade Awad Shade Awad
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Shade Awad
PRINTED NAME OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME 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): 315-172-010, 315-172-011, 315-172-012, & 315-172-013
Section: 3 Township: 4 South Range: 4 West
Approximate Gross Acreage: 2.85 Gross Acres / 2.12 Net Acres (ownership)
General location (nearby or cross streets): North of Markham Street
Bonham Street, South of, South of

Thomas Brothers map, edition year, page number, and coordinates: 2007: Pg. 776-J1 & Pg. 777-A1 Existing Zoning Classification(s): R-R-1/2 Existing Land Use Designation(s): Low Density Residential – Rural Community (LDR-RC) Proposal (describe the details of the proposed general plan amendment): FOUNDATION GPA: AMEND THE MEAD VALLEY AREA PLAN FROM LOW DENSITY RESIDENTIAL. RURAL COMMUNITY TO COMMERCIAL RETAIL - COMMUNITY DEVELOPMENT ON 2.85 GROSS ACRES. Related cases filed in conjunction with this request: EA and CFG Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on Case Nos. CUP1647-C E.A. Nos. (if known) EA1136 E.I.R. Nos. (if applicable): N/A Name of Company or District serving the area the project site is located Are facilities/services available at (if none, write "none.") the project site? Electric Company Yes SOUTHERN CALIFORNIA EDISON Gas Company SOUTHERN CALIFORNIA GAS 1 Telephone Company 1 **VERIZON** Water Company/District V **EMWD** Sewer District SEPTIC 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) Unknown (septic) 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 🗀

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY	GENERAL PLAN	
Which one of the following watersheds is the project site located with watershed location)? (Check answer): ☑ Santa Ana River ☐ Santa Margarita River ☐ San Jacin	nin (refer to Riverside County GIS for	
HAZARDOUS WASTE SITE DISCLOSURE S	STATEMENT	
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local application shall be accepted as complete without this signed statement.		
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified My (Our) investigation has shown that:		
The project is not located on or near an identified hazardous wast	te site.	
The project is located on or near an identified hazardous waste hazardous waste site(s) on an attached sheet.	site. Please list the location of the	
Owner/Representative (1)	Date 2/13/08	
Owner/Representative (2)	Date	
NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.		
II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL	DI AM	
AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):	FLAN.	
MEAD VALLEY AREA PLAN		
EXISTING DESIGNATION(S): LOW DENSITY RESIDENTIAL - RURAL C	COMMUNITY (I DR-RC)	
PROPOSED DESIGNATION(S): COMMERCIAL RETAIL - COMMUNITY		

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY **Planning Department**

Ron Goldman · Planning Director

CC005971

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:	
Standard Change of Zone	
There are three different situations where a Plani	ning Review Only Change of Zone will be accepted:
Type 1: Used to legally define the boundarie	
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	e de la companya de l
0 000.	DATE SUBMITTED: 4-19-10 302 CFG 05664
APPLICATION INFORMATION EA42	102 CFG 05664
Applicant's Name: Ramuni, Inc.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street	
Perris	Street CA 92570
City	State ZIP
Daytime Phone No: (951) 943-3328	Fax No: (951,) 940-1200
Engineer/Representative's Name: PA Design Asso	ciates, Inc. Contact padesignassociates@mon.com
Mailing Address: 14450 Park Ave. Ste. 110	e Mazarcey of all:
Victorville	Street CA 92392
City	State ZIP
Daytime Phone No: (⁷⁶⁰) 245-9673	_ Fax No: (⁷⁶⁰) 245-9355
Property Owner's Name: Ramuni, Inc.	E-Mail: shade1979@hotmail.com
Mailing Address: 21700 Markham Street	
	Street CA 92570
0:1.	State ZIP
Daytime Phone No: (951) 943-3328	Fax No: (951) 940-1200
f the property is owned by more than one person, case number and lists the names, mailing address the names in the real property or properties in	attach a separate page that reference the application sses, and phone numbers of all persons having an

interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1071 (08/21/08)

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

	and application is
Shall Awad PRINTED NAME OF APPLICANT	SIGNATURE OF APPLICANT
AUTHORITY FOR THIS ADDITION	

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.

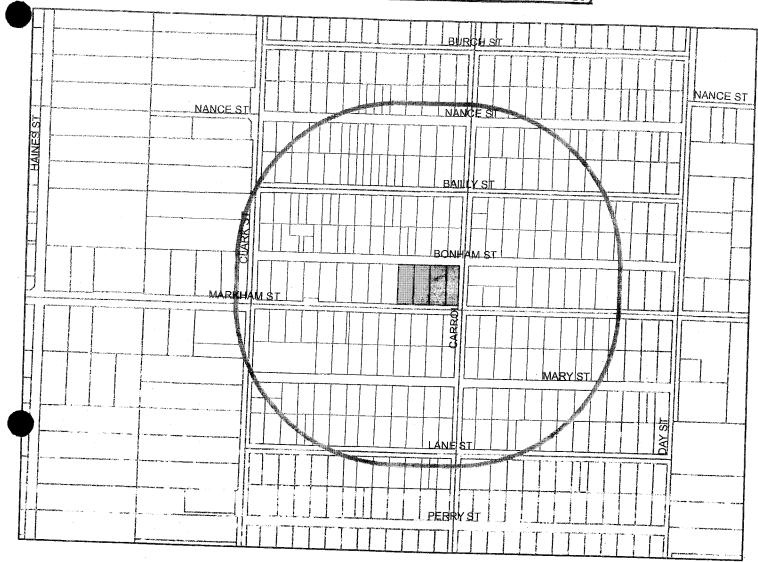
All signatures must be originals ("wet-signed"). Photocopies of s PRINTED NAME OF PROPERTY OWNER(S) SI	signatures are not acceptable. January Of PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) If the property is owned by more than one person, attach application case number and lists the printed names and signature the property.	GNATURE OF PROPERTY OWNER(S) a separate sheet that references the ures of all persons having an interest in
PROPERTY INFORMATION: Assessor's Parcel Number(s): 315-172-010, 315-172-011, 315-172-	The state of the s
Section: Township: 4 South Approximate Gross Acreage: 3.427 Gross Acres/ 2.67 Net Acres	Range: 4 West
General location (nearby or cross streets): North of Markham St. Bonham St. East of Clark St.	West of Carroll St.
Thomas Brothers map, edition year, page number, and coordinates	principal and the second secon

APPLICATION FOR CHANGE OF ZONE	
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. Specific Plan, indicate the affected Planning Areas):	If within a
RR 1 1/2 changed to C1-CP	
	· Six management of the second
Related cases filed in conjunction with this request:	and the Antonio Antonio (17 Antonio 18 Anton
Conditional Use Permit and EA-1136	
	Difference - The alternative of the control of the
	Office and the second second second

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 11/7/2013
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers $GPAO936/CZO7734/CUPO3642$ 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 as
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 area 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
GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

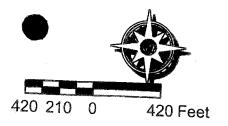
GPA0936/CZ07734/CUP03642 (1000 feet buffer)



Selected Parcels

315-20 ⁻ 019	1-008	315-191-026	315-171-004	315-201-009	315-171-020	315-202-014	315-152-026	315-171-019	315-191-024	315_201
023	2-017	315-172-004	315-172-003	315-172-009	315-182-001	315-201-022	315-201-021	315-162-024	315-162-028	315-171-
315-221 315-211 012	1-003 -007	315-162-013	315-102 027	315-211-011 315-191-008						315-162-022
315-162 015	2-033	315-171-022	315-171-017	315-162-030	315-171-001	315-191-006	315-152-031	315-161-017	315-162-000	
315-171 026	-016	315-161-019	315-192-007	315-182-005	315-191-027	315-191-021	315-162-002	315-192-023	315-201.010	245 400
315-192 014	-008	315-171-029	315-181-003	315-171-028	315-191-002	315-161-022	315-161-023	315-171-002	315-171-034	315-162-

First 120 parcels shown



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

ASMT: 315120024, APN: 315120024

DOUGLAS FREY, ETAL 18477 HOLLOWTREE LN RIVERSIDE CA 92504

ASMT: 315120025, APN: 315120025

CLARENCE RHODES P O BOX 11871

SAN BERNARDINO CA 92423

ASMT: 315120026, APN: 315120026

ERIC NEGRETE 10995 DUCKBILL RD MORENO VALLEY CA 92557

ASMT: 315151026, APN: 315151026

NORMA GUERRERO, ETAL

21784 NANCE ST PERRIS, CA. 92570

ASMT: 315151027, APN: 315151027

AUGUSTO MARTIN 21768 NANCE ST PERRIS, CA. 92571

ASMT: 315151028, APN: 315151028

NICHOLAS SOLORIO 21752 NANCE ST PERRIS, CA. 92570

ASMT: 315152004, APN: 315152004

NADINE BRADLEY 927 E 93RD ST

LOS ANGELES CA 90002

ASMT: 315152006, APN: 315152006

LETICIA TOVAR, ETAL 1070 MILDRED ST LA VERNE CA 91750

ASMT: 315152007, APN: 315152007

CLYDE LEONARD 21877 NANCE ST PERRIS, CA. 92570

ASMT: 315152008, APN: 315152008

MEAD VALLEY IRREVOCABLE INV TRUST

21881 NANCE ST PERRIS, CA. 92570

ASMT: 315152021, APN: 315152021

EILEEN RIVAS, ETAL

P O BOX 1085

PERRIS CA 92572

ASMT: 315152022, APN: 315152022

RAUL SANTIAGO, ETAL

21882 BAILEY ST

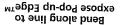
PERRIS, CA. 92570

ASMT: 315152023, APN: 315152023

MARIA CANALES, ETAL

22801 VOUGHT ST

MORENO VALLEY CA 92553



ASMT: 315152026, APN: 315152026

ALFRED HERNANDEZ 21796 BAILLY ST PERRIS, CA. 92570

ASMT: 315152027, APN: 315152027

LEONILA FRANCO, ETAL 21766 BAILLY ST PERRIS, CA. 92570

ASMT: 315152028, APN: 315152028

PATRICIA MONTALVO, ETAL

21756 BAILLY ST PERRIS, CA. 92570

ASMT: 315152029, APN: 315152029

ROSALBA CORTES 21924 BAILLY ST PERRIS, CA. 92570

ASMT: 315152031, APN: 315152031

DONALD RININGER 21755 NANCE ST PERRIS, CA. 92570

ASMT: 315152035, APN: 315152035

MARJORIE TRESVAN, ETAL

C/O CHERYL SHAW 5137 REYNIER AVE

LOS ANGELES CA 90056

ASMT: 315152036, APN: 315152036

JESUS MONTES, ETAL 21765 NANCE ST

PERRIS CA 92571

ASMT: 315152037, APN: 315152037

JOANNE THOMAS

814 E 105TH ST LOS ANGELES CA 90002

ASMT: 315161014, APN: 315161014

CATALINA GUERRERO, ETAL

22251 MARKHAM ST PERRIS CA 92570

ASMT: 315161015, APN: 315161015

ROLAND KILCHER 21730 NANCE ST

PERRIS, CA. 92570

ASMT: 315161016, APN: 315161016

BETTY J LOWE 2001 TRUST, ETAL

C/O JOHN L LOWE 14307 CAIRN AVE COMPTON CA 90220

ASMT: 315161017, APN: 315161017

DORA SMITH

24292 VIRGINIA LN

SUNNYMEAD CA 92553

ASMT: 315161018, APN: 315161018

IVARY GREEN

21654 NANCE ST

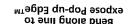
PERRIS, CA. 92570

ASMT: 315161019, APN: 315161019

LOIS WORTHY, ETAL

21640 NANCE ST

PERRIS, CA. 92570



ASMT: 315161020, APN: 315161020 MARIA MARTINEZ, ETAL C/O MARIA MARTINEZ 21630 NANCE ST PERRIS, CA. 92570

ASMT: 315161021, APN: 315161021 JOSE LOPEZ 21620 NANCE ST PERRIS, CA. 92570

ASMT: 315161022, APN: 315161022 CARMEN ESPARZA, ETAL 21610 NANCE PERRIS CA 92571

ASMT: 315161023, APN: 315161023 CARMEN ESPARZA, ETAL 21590 NANCE ST PERRIS, CA. 92570

ASMT: 315161024, APN: 315161024 LEONEL CISNEROS 21580 NANCE ST PERRIS, CA. 92570

ASMT: 315162002, APN: 315162002 JACQUELYN SIMMONS, ETAL 18300 CLARK ST PERRIS CA 92570

ASMT: 315162005, APN: 315162005 PATRICIA AGUILAR 191 DAYLILY DR PERRIS CA 92571 ASMT: 315162006, APN: 315162006 ZULMA PEREZ, ETAL 21565 NANCE ST PERRIS, CA. 92570

ASMT: 315162007, APN: 315162007 VICTORIA TOSTADO, ETAL 21581 NANCE ST PERRIS, CA. 92570

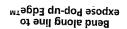
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ASMT: 315162009, APN: 315162009 DOROTHY BARLOW 21601 NANCE ST PERRIS, CA. 92570

ASMT: 315162010, APN: 315162010 BENITO REZA, ETAL 21619 NANCE ST PERRIS, CA. 92570

ASMT: 315162011, APN: 315162011 PACIFICA MORTGAGE FUND 11141 WASHINGTON BLV CULVER CITY CA 90232

ASMT: 315162012, APN: 315162012 JULIO VERGARA 21651 NANCE ST PERRIS, CA. 92570



ASMT: 315162013, APN: 315162013 LIBRADA RUIZ, ETAL 212 E WILLIAMS ST BARSTOW CA 92311

ASMT: 315162014, APN: 315162014 MICHAEL ORTIZ, ETAL 2402 W ST GERTRUDE SANTA ANA CA 92704

ASMT: 315162015, APN: 315162015 DOROTHY CARSON, ETAL P O BOX 70501 RIVERSIDE CA 92513

ASMT: 315162016, APN: 315162016 HILDA HERNANDEZ, ETAL 18295 CARROLL ST PERRIS, CA. 92570

ASMT: 315162017, APN: 315162017 WELLS FARGO BANK 3476 STATEVIEW BLV FT MILL SC 29715

ASMT: 315162018, APN: 315162018 FRANCISCO PENA 21720 BAILLY ST PERRIS, CA. 92570

ASMT: 315162019, APN: 315162019 MARIA HURTADO, ETAL 16130 REINER CT RIVERSIDE CA 92504 ASMT: 315162023, APN: 315162023 CAMILLE EVANS, ETAL C/O CLIFFORD L EVANS JR P O BOX 1571 PERRIS CA 92572

ASMT: 315162024, APN: 315162024 ANTONIO CORTES 1570 MARIGOLD DR PERRIS CA 92571

ASMT: 315162025, APN: 315162025 HERMELINDA GOMEZ, ETAL 21620 BAILLY ST PERRIS, CA. 92570

ASMT: 315162026, APN: 315162026 MARICELA VALLADOLID, ETAL 21600 BAILLY ST PERRIS, CA. 92570

ASMT: 315162027, APN: 315162027 LESLEY GILLUM, ETAL 21598 BAILLY ST PERRIS, CA. 92570

ASMT: 315162028, APN: 315162028 ANTONIO VERDIN C/O BEI GROUP 404 DALE ST PERRIS CA 92571

ASMT: 315162029, APN: 315162029 JESSE ANDERSON 21584 BAILLY ST PERRIS, CA. 92570 ASMT: 315162030, APN: 315162030

DANIEL BALDWIN 1824 LEXINGTON CORONA CA 92880

ASMT: 315162031, APN: 315162031 ELODIA LOPEZ, ETAL 21560 BAILLY ST PERRIS, CA. 92570

ASMT: 315162032, APN: 315162032

FLAVIO FLORES, ETAL 18340 CLARK ST PERRIS CA 92570

ASMT: 315162033, APN: 315162033

CUATRO GATOS 730 EL CAMINO WAY TUSTIN CA 92780

ASMT: 315171001, APN: 315171001

NICKA CUMPIAN, ETAL 21513 BAILLY ST PERRIS, CA. 92570

ASMT: 315171002, APN: 315171002

CLARA MUNOZ, ETAL 21660 OLEANDER AVE PERRIS CA 92570

ASMT: 315171003, APN: 315171003

GABRIELA PADILLA, ETAL

21543 BAILLY ST PERRIS, CA. 92570 ASMT: 315171004, APN: 315171004

ROSA ANDALON, ETAL 21557 BAILLY ST PERRIS, CA. 92570

ASMT: 315171005, APN: 315171005

ROSARIO RIVERA, ETAL 21569 BAILLY ST

PERRIS, CA. 92570

ASMT: 315171006, APN: 315171006

SALVADOR CHAVEZ 21581 BAILLY ST PERRIS, CA. 92570

ASMT: 315171007, APN: 315171007

LOIS SAMPLE, ETAL

735 4TH ST

NORCO CA 92860

ASMT: 315171008, APN: 315171008

EARL KAMAKEEAINA, ETAL

21595 BAILLY ST PERRIS, CA. 92570

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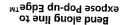
ROBERT SIEVERS 21651 BAILLY ST PERRIS, CA. 92570

ASMT: 315171011, APN: 315171011

SYDNEY HUSTON

3223 BROADWAY

LONG BEACH CA 90803



ASMT: 315171012, APN: 315171012 MARICELA MARTINEZ, ETAL 21600 BAILEY ST PERRIS CA 92570

ASMT: 315171013, APN: 315171013 JACK WRIGHT 21675 BAILLY ST PERRIS, CA. 92570

ASMT: 315171014, APN: 315171014 MARGARRITA CONTRERAS, ETAL 14103 CALAIS BALDWIN PARK CA 91706

ASMT: 315171016, APN: 315171016 SHEILA HALE, ETAL 18401 CARROLL ST PERRIS, CA. 92570

ASMT: 315171017, APN: 315171017 KELLY ODELL, ETAL 35098 HOGAN DR BEAUMONT CA 92223

ASMT: 315171018, APN: 315171018 LETICIA ESPIRITU, ETAL-5540 RUFFIN ROAD SAN DIEGO CA 92123

ASMT: 315171019, APN: 315171019 IRMA CORNEJO, ETAL 3590 RANCH ST PERRIS CA 92571 ASMT: 315171020, APN: 315171020 CENOVIO CUEVAS, ETAL 21676 BONHAM ST PERRIS, CA. 92570

ASMT: 315171021, APN: 315171021 MARTIN ALVARADO 21670 BONHAM ST PERRIS, CA. 92570

ASMT: 315171022, APN: 315171022 CYNTHIA GREGORY 634 ARLISS ST RIVERSIDE CA 92507

ASMT: 315171023, APN: 315171023 ARACELY PEREZ 21644 BONHAM ST PERRIS, CA. 92570

ASMT: 315171024, APN: 315171024 JACQUELINE JOHNSON 21601 BONHAM ST PERRIS, CA. 92570

ASMT: 315171025, APN: 315171025 TAYLOR SANDS CORP PROFIT SHARING TRUS C/O REID & HELLYER APC P O BOX 1300 RIVERSIDE CA 92502

ASMT: 315171026, APN: 315171026 GALE NEUMANN, ETAL 21586 BONHAM PERRIS CA 92570 ASMT: 315171027, APN: 315171027 GALE NEUMANN, ETAL

21586 BONHAM ST PERRIS, CA. 92570

ASMT: 315171028, APN: 315171028

ANGELICA SOTO, ETAL 4335 AMBER RIDGE LN HEMET CA 92545

ASMT: 315171029, APN: 315171029

EULOGIO RIVERA 21560 BENHAM ST PERRIS, CA. 92570

ASMT: 315171030, APN: 315171030

MILTON REYES 1883 SIERRA ESPADAN RD PERRIS CA 92571

ASMT: 315171033, APN: 315171033

KATHY WYATT, ETAL 21520 BONHAM ST PERRIS, CA. 92570

ASMT: 315171034, APN: 315171034

COROLIN NARANJO, ETAL

11742 2ND AVE

LYNWOOD CA 90262

ASMT: 315171035, APN: 315171035

MIGUEL GOMEZ

54015 KIMDALE DR

WHITE WATER CA 92282

ASMT: 315172001, APN: 315172001 ANGELICA MARTINEZ, ETAL

548 E LEHIGH DR

DELTONA FL 32738

ASMT: 315172004, APN: 315172004

ALLENE BROWNE

P O BOX 5073

RIVERSIDE CA 92517

ASMT: 315172005, APN: 315172005

THOMAS VIZTHUM

16241 HALLS GRADE RD

BANNING CA 92220

ASMT: 315172007, APN: 315172007

ROSAURA ANGULO, ETAL

17394 PARSON RD

RIVERSIDE CA 92508

ASMT: 315172008, APN: 315172008

MARIA AYALA, ETAL

1200 W BASTANCHURY PL

FULLERTON CA 92833

ASMT: 315172009, APN: 315172009

ANALEIBIA AWAD

21668 MARKHAM ST

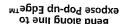
PERRIS, CA. 92570

ASMT: 315172010, APN: 315172010

RAMUNI INC

21680 MARKHAM ST

PERRIS, CA. 92570



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ASMT: 315172011, APN: 315172011 RAMUNI INC 21700 MARKHAM ST PERRIS, CA. 92570

ASMT: 315181001, APN: 315181001 GILBERTO TINOCO

21771 BAILLY ST PERRIS, CA. 92570

ASMT: 315181002, APN: 315181002

LOYD RHODES 18400 CARROLL ST PERRIS, CA. 92570

ASMT: 315181003, APN: 315181003

FELIPE ARROYO 21785 BAILLY ST PERRIS, CA. 92570

ASMT: 315181004, APN: 315181004

JUDY PONCE, ETAL 21797 BAILLY ST PERRIS, CA. 92570

ASMT: 315181005, APN: 315181005

IRMA CADENAS, ETAL - 2 21801 BAILLY ST PERRIS, CA. 92570

ASMT: 315181006, APN: 315181006 ANNABELLE DAVIS SACARE, ETAL 21845 BAILLY ST

PERRIS, CA. 92570

ASMT: 315181007, APN: 315181007 CORINA MAGANA, ETAL

21875 BAILLY ST PERRIS, CA. 92570

ASMT: 315181008, APN: 315181008

EDITH STOBAUGH, ETAL

22024 MY WAY PERRIS CA 92570

ASMT: 315181009, APN: 315181009

JOAQUIN FLORES 21895 BAILLY ST PERRIS, CA. 92570

ASMT: 315181010, APN: 315181010

GERARDO SALDANA C/O ELIGIO SALDANA 21905 BAILLY ST PERRIS, CA. 92570

ASMT: 315181011, APN: 315181011

HENRY MAI 8441 BOLSA AVE

MIDWAY CITY CA 92655

ASMT: 315181019, APN: 315181019 CONSUELO AB LIV TRUST, ETAL C/O JUAN R MUNOZ 3695 ACACIA ST

3695 ACACIA ST SAN DIEGO CA 92113

ASMT: 315181021, APN: 315181021

LUIS MARTINEZ P O BOX 56553

RIVERSIDE CA 92517

ASMT: 315181022, APN: 315181022

MARTHA CONTRERAS 21870 BONHAM ST PERRIS, CA. 92570 ASMT: 315182005, APN: 315182005 EDUARDO MERCADO 23051 CAJALCO RD PERRIS CA 92570

ASMT: 315181024, APN: 315181024

GABRIEL CONTRERAS 21830 BONHAM ST PERRIS, CA. 92570 ASMT: 315182006, APN: 315182006 ROBERT MORENO 1247 S SHAWNEE DR SANTA ANA CA 92704

ASMT: 315181025, APN: 315181025

ARCELIA NEVAREZ, ETAL 21800 BONHAM ST PERRIS, CA. 92570 ASMT: 315182007, APN: 315182007 MARIA GONZALEZ 21876 MARKHAM ST

ASMT: 315181027, APN: 315181027 HOWARD KELLOGG

HOWARD KELLOGG 18815 ALEXANDER ST PERRIS CA 92570 ASMT: 315182008, APN: 315182008 SAMUEL ROMERO, ETAL 21888 MARKHAM ST PERRIS, CA. 92570

ASMT: 315182001, APN: 315182001

ANTONIA DIAZ 18440 CARROLL ST PERRIS, CA. 92570 ASMT: 315182009, APN: 315182009

ERMA MORRIS, ETAL 21896 MARKHAM ST PERRIS, CA. 92570

PERRIS, CA. 92570

ASMT: 315182003, APN: 315182003

IDANIA BAUTISTA, ETAL-21780 MARKHAM ST PERRIS, CA. 92570 ASMT: 315182010, APN: 315182010

IRENE RIVERA, ETAL 21740 SINORE RD PERRIS CA 92570

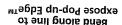
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SYMBOLIC FINANCE CORP P O BOX 5875

BALBOA ISLAND CA 92662

ASMT: 315191001, APN: 315191001

RAMIRO OCHOA 21759 MARKHAM ST PERRIS CA 92570



ASMT: 315191002, APN: 315191002 **FERNANDO MARTINEZ** 23631 SUNNYMEAD BLV MORENO VALLEY CA 92553

ASMT: 315191009, APN: 315191009 ELOISA PERALTA, ETAL 2552 E PEARSON AVE FULLERTON CA 92831

ASMT: 315191003, APN: 315191003 JOSE CONTRERAS 21680 LOPEZ RD PERRIS CA 92570

ASMT: 315191010, APN: 315191010 MARGARET YOUNG, ETAL 21909 MARKHAM ST PERRIS, CA. 92571

ASMT: 315191004, APN: 315191004 **GLORIA MARTINEZ** 21821 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191011, APN: 315191011 **GLORIA WILLIAMS** 21929 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191005, APN: 315191005 ARTURO VARGAS 19425 QUEBEC AVE CORONA CA 92881

ASMT: 315191018, APN: 315191018 ELIDA ZERMENO, ETAL 21930 MARY ST PERRIS, CA. 92570

ASMT: 315191006, APN: 315191006 **DINA GALDAMEZ** 1306 MAYWOOD AVE UPLAND CA 91786

ASMT: 315191019, APN: 315191019 LAURA OCHOA 21914 MARY ST PERRIS, CA. 92570

ASMT: 315191007, APN: 315191007 ANA CHAVEZ, ETAL C/O ALFREDO CHÁVEZ 21869 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191020, APN: 315191020 MARIA MARES 21896 MARY ST PERRIS, CA. 92570

ASMT: 315191008, APN: 315191008 **CARLOS RENTANO** 21887 MARKHAM ST PERRIS, CA. 92570

ASMT: 315191021, APN: 315191021 VIOLET WENCES, ETAL 21870 MARY ST PERRIS, CA. 92570

ASMT: 315191022, APN: 315191022

VIANEY ZEPEDA 2974 INDIAN AVE PERRIS CA 92571

ASMT: 315191024, APN: 315191024

ROSA VASQUEZ, ETAL 21820 MARY ST

PERRIS, CA. 92570

ASMT: 315191025, APN: 315191025

CECILIA CASTANEDA, ETAL 1731 W SUPERSTITION BLV APACHE JUNCTION AZ 85220

ASMT: 315191026, APN: 315191026

CAROLYN LAMM, ETAL

9256 DAISY AVE

FOUNTAIN VALLEY CA 92708

ASMT: 315191027, APN: 315191027

ELVA BRAVO, ETAL 21778 MARY ST PERRIS, CA. 92570

ASMT: 315192001, APN: 315192001

MONICA VALADEZ, ETAL

21761 MARY ST

PERRIS, CA. 92570

ASMT: 315192002, APN: 315192002

FRANCISCA SANCHEZ, ETAL

21769 MARY ST

PERRIS, CA. 92570

ASMT: 315192003, APN: 315192003 **BUNJONG HARNVICHITACHI**

1252 PASEO GRANDE CORONA CA 92878

ap suas

ASMT: 315192004, APN: 315192004 MONTEZUMA LTD PARTNERSHIP

1930 S BREA CANYON RD 160

DIAMOND BAR CA 91765

ASMT: 315192005, APN: 315192005

ROSA CABELLOS, ETAL

21585 MARY ST PERRIS, CA. 92570

ASMT: 315192006, APN: 315192006

TERESA MARQUEZ

2045 HASTER BLV N1 ANAHEIM CA 92802

ASMT: 315192007, APN: 315192007

EDDY SILVA

3132 GOSHAWK WAY

PERRIS CA 92571

ASMT: 315192008, APN: 315192008

EUGENA SOLIS

21897 MARY ST

PERRIS, CA. 92570

ASMT: 315192009, APN: 315192009

GUADALUPE DIAZ, ETAL

28409 CHAMPIONSHIP DR

MORENO VALLEY CA 92555

ASMT: 315192021, APN: 315192021 LILA JOHNSON, ETAL 21888 LANE ST PERRIS CA 92570

ASMT: 315192022, APN: 315192022 HELEN LOPEZ, ETAL 20730 COSTELLO ST PERRIS CA 92570

ASMT: 315192023, APN: 315192023 ELVIRA JACKSON 2503 W 79TH ST INGLEWOOD CA 90305

ASMT: 315192024, APN: 315192024 SOCORRO DEESTALA 21796 LANE ST PERRIS, CA. 92570

ASMT: 315192025, APN: 315192025 MAMIE HUNT 2808 BROAD ST NEWPORT BEACH CA 92663

ASMT: 315192026, APN: 315192026 MICHELLE PLOESCH, ETAL 21772 LANE ST PERRIS CA 92570

ASMT: 315192027, APN: 315192027 ARSENIO SALUMBIDES 21764 LANE ST PERRIS, CA. 92570 ASMT: 315201002, APN: 315201002 MARIA LOPEZ 25120 ANTELOPE RD MENIFEE CA 92585

ASMT: 315201003, APN: 315201003 JOSE CISNEROS 2247 WILLOW BROOK LN PERRIS CA 92571

ASMT: 315201004, APN: 315201004 REGINALD LOWERY 1411 N PEARL AVE COMPTON CA 90221

ASMT: 315201007, APN: 315201007 ANGELICA MARTINEZ, ETAL 18766 RAVENWOOD DR PERRIS CA 92570

ASMT: 315201008, APN: 315201008 ABDEL AWAD 32900 TIZNOW CIR MENIFEE CA 92584

ASMT: 315201009, APN: 315201009 MOISES BARBA, ETAL 21661 MARKHAM ST PERRIS, CA. 92570

ASMT: 315201010, APN: 315201010 CARMEN OCHOA, ETAL 21671 MARKHAM ST PERRIS, CA. 92570 ASMT: 315201011, APN: 315201011 SANDRA RIVERA, ETAL 1270 HIGHRIDGE ST RIVERSIDE CA 92506

ASMT: 315201012, APN: 315201012 MARTIN GARCIA, ETAL 21728 MARKHAM ST

PERRIS, CA. 92570

ASMT: 315201013, APN: 315201013 SHADE AWAD 10120 VIA PESCADERO MORENO VALLEY CA 92557

ASMT: 315201014, APN: 315201014 TERESA LAMAS C/O TERESA RODRIGUEZ LAMAS 21744 MARY ST PERRIS, CA. 92570

ASMT: 315201015, APN: 315201015 LYDIA MCGOWAN 21728 MARY ST PERRIS, CA. 92570

ASMT: 315201016, APN: 315201016 SONIA HERNANDEZ - - - 101 S GLENDON ST ANAHEIM CA 92806

ASMT: 315201017, APN: 315201017 MARGARITA QUALLE 936 ANTONICK LN VIRGINIA BEACH VA 23464 ASMT: 315201018, APN: 315201018 EMMA VARGAS 21664 MARY ST PERRIS, CA. 92570

ASMT: 315201019, APN: 315201019 ALICA OROZCO 21640 MARY ST PERRIS, CA. 92570

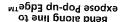
ASMT: 315201020, APN: 315201020 JAMES HARRIS 21626 MARY ST PERRIS, CA. 92570

ASMT: 315201022, APN: 315201022 MA DECASTANEDA, ETAL P O BOX 1292 PERRIS CA 92572

ASMT: 315201027, APN: 315201027 BARBARA TANN 6720 CHARLENE AVE SAN DIEGO CA 92114

ASMT: 315201028, APN: 315201028 GLORIA RIVAS, ETAL 21715 WOODWARD ST PERRIS CA 92570

ASMT: 315201029, APN: 315201029 MARIA RODRIGUEZ, ETAL 21585 MARKHAM ST PERRIS, CA. 92570



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ASMT: 315202003, APN: 315202003 YOLANDA QUIRARTE, ETAL 21565 MARY ST PERRIS, CA. 92570

ASMT: 315202004, APN: 315202004 MICHELLE HARMON, ETAL 21575 MARY ST PERRIS, CA. 92570

ASMT: 315202005, APN: 315202005 CRISTINA RIVAS, ETAL 10842 MITCHELL DR STANTON CA 90680

ASMT: 315202006, APN: 315202006 RENE HUISAR, ETAL 13568 DEVONSHIRE LN CHINO CA 91710

ASMT: 315202007, APN: 315202007 MARIA SANDOVAL, ETAL 18698 WARREN RD RIVERSIDE CA 92508

ASMT: 315202008, APN: 315202008 LUZ MARTINEZ, ETAL 11819 PEPPER ST BLOOMINGTON CA 92316

ASMT: 315202009, APN: 315202009 NORMA MARTINEZ, ETAL 21671 MARY ST PERRIS CA 92570 ASMT: 315202010, APN: 315202010 TRUST DEEDS TO GOLD INC 600 S PACIFIC AVE NO 105 SAN PEDRO CA 90731

ASMT: 315202011, APN: 315202011 NORMA TORRES, ETAL 21701 MARY ST PERRIS, CA. 92570

ASMT: 315202013, APN: 315202013 COMBONI MISSIONARIES OF HEART OF JESU! 1318 NAGEL RD CINCINNATI OH 45255

ASMT: 315202014, APN: 315202014 ALEJANDRO GONZALEZ 21746 LANE ST PERRIS, CA. 92570

ASMT: 315202015, APN: 315202015 THERESA MONTANO 21732 LANE ST PERRIS, CA. 92570

ASMT: 315202016, APN: 315202016 VICTOR LOPEZ 21712 LANE ST PERRIS, CA. 92570

ASMT: 315202017, APN: 315202017 LINDA HOLMES, ETAL 21706 LANE ST PERRIS CA 92570 ASMT: 315202018, APN: 315202018 MARIA FRANCO, ETAL 21680 LANE ST PERRIS, CA. 92570

ASMT: 315202019, APN: 315202019 PATRICIA COVEY, ETAL 1937 ADOBE CORONA CA 92882

ASMT: 315202020, APN: 315202020 MARIA MENCHACA, ETAL 990 HIGHLAND DR NO 310 SOLANO BEACH CA 92075

ASMT: 315202021, APN: 315202021 CESAR CASTRO 21620 LANE ST PERRIS, CA. 92570

ASMT: 315202022, APN: 315202022 JOE DINGLE 21600 LANE ST PERRIS, CA. 92570

ASMT: 315202023, APN: 315202023 ADELE DINGLE, EJAL 18221 SEATON AVE PERRIS CA 92570

ASMT: 315202024, APN: 315202024 VICTOR GONZALEZ 21560 LANE ST PERRIS, CA. 92570 ASMT: 315202025, APN: 315202025 SHIRLEY HIGH 19510 VAN BUREN BLV F3 RIVERSIDE CA 92508

ASMT: 315202026, APN: 315202026 KATHRYN SIMPSON 18650 CLARK ST PERRIS CA 92570

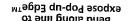
ASMT: 315202029, APN: 315202029 JOSE GUTIERREZ 11426 CHARLESWORTH SANTE FE SPRINGS CA 90670

ASMT: 315202032, APN: 315202032 ADELINE LOPEZ, ETAL 11571 LENMAR ST STANTON CA 90680

ASMT: 315211007, APN: 315211007 CLARITA G REV TRUST, ETAL 21625 LANE ST PERRIS, CA. 92570

ASMT: 315211008, APN: 315211008 ESTELA REYES, ETAL 21645 LANE ST PERRIS, CA. 92570

ASMT: 315211009, APN: 315211009 EMILIA SANTIAGO, ETAL 21665 LANE ST PERRIS, CA. 92570



ASMT: 315211010, APN: 315211010 PRISCILLA DURAN, ETAL 21683 LANE ST PERRIS, CA. 92570

ASMT: 315211011, APN: 315211011 SERGIO MONDRAGON, ETAL 21709 LANE ST PERRIS, CA. 92570

ASMT: 315211038, APN: 315211038 LUISA ENCISO, ETAL 21750 HAWTHORNE ST PERRIS CA 92570

ASMT: 315221003, APN: 315221003 ARMANDO HERNANDEZ 21779 LANE ST PERRIS, CA. 92570

ASMT: 315221028, APN: 315221028 VINCENT MEXIA, ETAL 18684 CARROLL ST PERRIS, CA. 92570

ASMT: 315250035, APN: 315250035 MA VASQUEZ, ETAL - -18410 AVENUE B PERRIS CA 92570

ASMT: 315250036, APN: 315250036 CLARA WALTERS 18525 CLARK ST PERRIS, CA. 92570

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1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Elizabeth Lovsted Eastern Municipal Water District 2270 Trumble Rd. P.O. Box 8300 Perris, CA 92570

ATTN: Robert Martin Morongo Band of Mission Indians 11581 Potrero Rd. Banning, CA 92220-6946

Val Verde Unified School District 975 W. Morgan St. Perris, CA 92571-3103 City of Perris 101 N. D St. Perris, CA 92570-1917

452nd MSG/CECC March Air Reserve Base Civil Engineering - BOS 610 Meyer Dr., Building 2403 March ARB, CA 92518-2166

ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Western Municipal Water District 14205 Meridian Parkway Riverside, CA 92518 Cultural Resources Committee, Pechanga Band of Luiseno M Indians P.O. Box 2183 Temecula, CA 92593

> ATTN: Garry Grant Meadowbrook Unincorporated Community 27068 Jarvis Ave. Perris, CA 92570

ATTN: Susan Pangell Morongo Tribal Council 11581 Potrero Rd. Banning, CA 92220

Applicant/Owner:
Shade Awad
Ramuni Inc.
21700 Markham Street
Perris, CA 92570

Applicant/Owner:
Shade Awad
Ramuni Inc.
21700 Markham Street
Perris, CA 92570

Engineer/Representative:
Bryan Lirley
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ASMT: 315161015, APN: 315161015 ROLAND KILCHER 21730 NANCE ST

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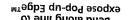
ASMT: 315161017, APN: 315161017 **DORA SMITH** 24292 VIRGINIA LN SUNNYMEAD CA 92553

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ASMT: 315162005, APN: 315162005 PATRICIA AGUILAR 191 DAYLILY DR PERRIS CA 92571 ASMT: 315162006, APN: 315162006 ZULMA PEREZ, ETAL 21565 NANCE ST PERRIS, CA. 92570

ASMT: 315162007, APN: 315162007 VICTORIA TOSTADO, ETAL 21581 NANCE ST PERRIS, CA. 92570

ASMT: 315162008, APN: 315162008 ROSA SANTIAGO, ETAL 21595 NANCE ST PERRIS, CA. 92570

ASMT: 315162009, APN: 315162009 DOROTHY BARLOW 21601 NANCE ST PERRIS, CA. 92570

ASMT: 315162010, APN: 315162010 BENITO REZA, ETAL 21619 NANCE ST PERRIS, CA. 92570

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ASMT: 315162018, APN: 315162018 FRANCISCO PENA 21720 BAILLY ST PERRIS, CA. 92570

ASMT: 315162019, APN: 315162019 MARIA HURTADO, ETAL 16130 REINER CT RIVERSIDE CA 92504

ASMT: 315162023, APN: 315162023 CAMILLE EVANS, ETÂL C/O CLIFFORD L EVANS JR P O BOX 1571 PERRIS CA 92572

ASMT: 315162024, APN: 315162024 ANTONIO CORTES 1570 MARIGOLD DR PERRIS CA 92571

ASMT: 315162025, APN: 315162025 HERMELINDA GOMEZ ETAL 21620 BAILLY ST PERRIS, CA 92570

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ASMT: 315162030, APN: 315162030 DANIEL BALDWIN 1824 LEXINGTON CORONA CA 92880

ASMT: 315162031, APN: 315162031 ELODIA LOPEZ, ETAL 21560 BAILLY ST PERRIS, CA. 92570

ASMT: 315162032, APN: 315162032 FLAVIO FLORES, ETAL 18340 CLARK ST PERRIS CA 92570

ASMT: 315162033, APN: 315162033 CUATRO GATOS 730 EL CAMINO WAY TUSTIN CA 92780

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ASMT: 315171023, APN: 315171023 ARACELY PEREZ 21644 BONHAM ST PERRIS, CA. 92570

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ASMT: 315171029, APN: 315171029 EULOGIO RIVERA 21560 BENHAM ST PERRIS, CA. 92570

ASMT: 315171030, APN: 315171030 MILTON REYES 1883 SIERRA ESPADAN RD PERRIS CA 92571

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ASMT: 315172010, APN: 315172010 RAMUNI INC 21680 MARKHAM ST PERRIS, CA. 92570 ASMT: 315172011, APN: 315172011

RAMUNI INC 21700 MARKHAM ST PERRÍS, CA. 92570

ASMT: 315181007, APN: 315181007 CORINA MAGANA, ETAL 21875 BAILLY ST PERRIS, CA. 92570

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ASMT: 315182003, APN: 315182003 IDANIA BAUTISTA, ETAL 21780 MARKHAM ST PERRIS, CA. 92570

ASMT: 315182004, APN: 315182004 SYMBOLIC FINANCE CORP P O BOX 5875 BALBOA ISLAND CA 92662 ASMT: 315182005, APN: 315182005 EDUARDO MERCADO 23051 CAJALCO RD PERRIS CA 92570

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ASMT: 315191019, APN: 315191019 LAURA OCHOA 21914 MARY ST PERRIS, CA. 92570

ASMT: 315191020, APN: 315191020 MARIA MARES 21896 MARY ST PERRIS, CA. 92570

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ASMT: 315201008, APN: 315201008 ABDEL AWAD 32900 TIZNOW CIR: MENIFEE CA 92584

ASMT: 315201009, APN: 315201009 MOISES BARBA, ETAL 21661 MARKHAM ST. PERRIS, CA. 92570

ASMT: 315201010, APN: 315201010 CARMEN OCHOA, ETAL 21671 MARKHAM ST PERRIS, CA. 92570 ASMT: 315201011, APN: 315201011 SANDRA RIVERA, ETAL 1270 HIGHRIDGE ST RIVERSIDE CA 92506

ASMT: 315201012, APN: 315201012 MARTIN GARCIA, ETAL 21728 MARKHAM ST PERRIS, CA. 92570

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ASMT: 315201019, APN: 315201019 ALICA OROZCO 21640 MARY ST PERRIS, CA. 92570

ASMT: 315201020, APN: 315201020 JAMES HARRIS 21626 MARY ST PERRIS, CA. 92570

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ASMT: 315201029, APN: 315201029 MARIA RODRIGUEZ, ETAL 21585 MARKHAM ST PERRIS, CA. 92570 ASMT: 315202003, APN: 315202003 YOLANDA QUIRARTE, ETAL 21565 MARY ST PERRIS, CA. 92570

ASMT: 315202004, APN: 315202004 MICHELLE HARMON, ETAL 21575 MARY ST PERRIS, CA. 92570

ASMT: 315202005, APN: 315202005 CRISTINA RIVAS, ETAL 10842 MITCHELL DR STANTON CA 90680

ASMT: 315202006, APN: 315202006 RENE HUISAR, ETAL 13568 DEVONSHIRE LN CHINO CA 91710

ASMT: 315202007, APN: 315202007 MARIA SANDOVAL, ETAL 18698 WARREN RD RIVERSIDE CA 92508

ASMT: 315202008, APN: 315202008 LUZ MARTINEZ, ETAL 11819 PEPPER ST BLOOMINGTON CA 92316

ASMT: 315202009, APN: 315202009 NORMA MARTINEZ, ETAL 21671 MARY ST PERRIS CA 92570 ASMT: 315202010, APN: 315202010 TRUST DEEDS TO GOLD INC 600 S PACIFIC AVE NO 105 SAN PEDRO CA 90731

ASMT: 315202011, APN: 315202011 NORMA TORRES, ETAL 21701 MARY ST PERRIS, CA. 92570

ASMT: 315202013, APN: 315202013 COMBONI MISSIONARIES OF HEART OF JESU! 1318 NAGEL RD CINCINNATI OH 45255

ASMT: 315202014, APN: 315202014 ALEJANDRO GONZALEZ 21746 LANE ST PERRIS, CA. 92570

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ASMT: 315202016, APN: 315202016 VICTOR LOPEZ 21712 LANE ST PERRIS, CA. 92570

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ASMT: 315202022, APN: 315202022 JOE DINGLE 21600 LANE ST PERRIS, CA. 92570

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ASMT: 315202024, APN: 315202024 VICTOR GONZALEZ 21560 LANE ST PERRIS, CA. 92570

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ASMT: 315211008, APN: 315211008 ESTELA REYES, ETAL 21645 LANE ST PERRIS, CA. 92570

ASMT: 315211009, APN: 315211009 EMILIA SANTIAGO, ETAL 21665 LANE ST PERRIS, CA. 92570 ASMT: 315211010, APN: 315211010 PRISCILLA DURAN, ETAL 21683 LANE ST PERRIS, CA. 92570

ASMT: 315211011, APN: 315211011 SERGIO MONDRAGON, ETAL 21709 LANE ST PERRIS, CA. 92570

ASMT: 315211038, APN: 315211038 LUISA ENCISO, ETAL 21750 HAWTHORNE ST PERRIS CA 92570

ASMT: 315221003, APN: 315221003 ARMANDO HERNANDEZ 21779 LANE ST PERRIS, CA. 92570

ASMT: 315221028, APN: 315221028 VINCENT MEXIA, ETAL 18684 CARROLL ST PERRIS, CA. 92570

ASMT: 315250035, APN: 315250035 MA VASQUEZ, ETAL 18410 AVENUE B PERRIS CA 92570

ASMT: 315250036, APN: 315250036 CLARA WALTERS 18525 CLARK ST PERRIS, CA. 92570

NOTICE OF PUBLIC HEARING

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

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 — CEQA Exempt — Applicant: Ramuni, Inc. — First/First Supervisorial District — Location: Southerly of Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street — 2.24 Acres — Zoning: Rural Residential — ½ Acre Minimum (R-R-½) REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential — ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of alcoholic beverages for off-premises consumption, and a 1,785 sq. ft. retail building. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements. Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

TIME OF HEARING:

9:00 am or as soon as possible thereafter.

DATE OF HEARING:

December 4, 2013

PLACE OF HEARING:

RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact H.P. Kang, Project Planner at 951-955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: H.P. Kang

P.O. Box 1409, Riverside, CA 92502-1409



Carolyn Syms Luna Director

PLANNING DEPARTMENT

NOTIC	CE OF EXEMPTION
	ROM: Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409 Riverside, CA 92502-1409
	No. 936/Change of Zone No.7734/Conditional Use Permit No. 3642
	erside County, more specifically located northwest corner of Carroll Street and
marking of our file area of Meat	u valley
Low Density Residential (RC:LDR) (1/2 Acre Minimum)	de improvements to an existing neighborhood retail center consisting of a 5,310 emises consumption, and a 1,785 sq. ft. retail building with a GPA change from to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) and CZ from Rura mercial (C-1/C-P) to be consistent with the use as appropriate.
Name of Public Agency Approving Project: Riversic Project Sponsor:	de County Planning Department
Exempt Status: (Check one) Ministerial (Sec. 21080(b)(1); 15268) Declared Emergency (Sec. 21080(b)(3); 15269(a)) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))	
The proposed project is not expanding beyond what is c	is fully developed with an existing commercial center with existing parking lot. currently existing. The applicant will make improvements to the facade, parking
lot and streets.	
H. P. Kang	951-955-1888
County Contact Person	Phone Number
Signature	Project Planner
Date Received for Filing and Posting at OPR:	Title Date
	I-PC-BOS Hearings\GPA936 CZ7734 CUP3642 NOE Form 102213.docx
5.00.000, 5.00.000, 5.00.000, 5.00.000, 5.00.000, 5.00.000, 5.0000	PI 0-003 Realings/GPA936 CZ/734 CUP3642 NOE Form 102213.docx
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COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * R1004063

4080 Lemon Street Second Floor Riverside, CA 92502

(951) 955-3200

39493 Los Alamos Road

Suite A

Murrieta, CA 92563 (951) 600-6100

38686 El Cerrito Road Palm Desert, CA 92211

(760) 863-8277

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Received from: RAMUNI INC

\$64.00

paid by: CK 7324

paid towards: CFG05664

CALIF FISH & GAME: DOC FEE

CA F&G FEE FOR GPA936, CZ7734, & CUP3642

at parcel #: 21680 MARKHAM ST PERR

appl type: CFG3

Apr 19, 2010 SBROSTRO posting date Apr 19, 2010

Account Code 558353120100208100

Description CF&G TRUST: RECORD FEES

Amount \$64.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

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