

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

802 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 29, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1 – No New Environmental Documents Are Required – Applicant: Feyez Sedrak - Engineer/Rep: Mark Rabb – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Commercial Retail (CR) - Location: Northeasterly corner of Cajalco Expressway and Brown Street – 1.41 Gross Acres – Zoning: Scenic Highway Commercial – REQUEST: Notice of Decision of the Planning Commission decision to approve Conditional Use Permit No. 3620, Revised Permit No. 1.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission August 20, 2014.

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:

(Continued on next page)

Juan C Perez
TLMA Agency Director/ Interim
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone and Benoit
Nays: None
Absent: Tavaglione and Ashley
Date: October 21, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

1-2

Departmental Concurrence

A-30

Positions Added
Change Order
4/5 Vote

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

FORM 11: Conditional Use Permit No. 3620, Revised Permit No. 1

DATE: September 29, 2014

PAGE: Page 2 of 2

FOUND that the project is exempt from CEQA pursuant to California Code of Regulations, Section No. 15301, in that permit will only add the sale of beer and wine within a gas station/convenience market currently under construction in accordance with Conditional Use Permit No. 3620, and will not result in the expansion of building; and,

APPROVED CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the Planning Commission staff report and as modified at the public hearing.

BACKGROUND:

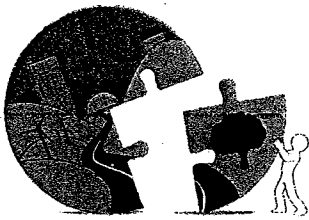
The Revised Permit to the approved Conditional Use Permit proposes to add the sale of beer and wine for off-site consumption (Type 20 ABC License) to a previously approved 24-hour gas station/convenience market with 29 parking spaces on a 1.41 gross acre site. This Conditional Use Permit is only for alcohol sales, and does not cover any other uses.

The Revised Permit, as originally proposed, was for the sale of beer, wine and distilled spirits. However, that proposal was determined to be inconsistent with the development standards set forth in the Ord. No. 348, Section 18.48. C. 5. a. That subsection applies to projects proposing the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption and states that only beer and wine may be sold. Staff discussed this issue with the applicant who agreed to drop the proposal to sell distilled spirits, and staff has conditioned the Revised Permit to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale of distilled spirits.

Additionally, because this Revised Permit only proposes to allow the sale of alcoholic beverages, the construction and operation of the gas station/convenience market will be entitled through the original Conditional Use Permit, and to avoid contradicting conditions of approval it is necessary to the modify the original Use Permit's conditions by deleting Condition 10. Planning. 37 (No Alcoholic Beverages) and modifying Condition 10. Every. 1 (Project Description) by removing the last sentence that states "The project does not propose the sale of beer, wine, or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption."

ATTACHMENTS:

- A. AUGUST 20, 2014 PLANNING COMMISSION MINUTES**
- B. STAFF MEMORANDUM INTRODUCED AT AUGUST 20, 2014 PC HEARING**
- C. AUGUST 20, 2014 PLANNING COMMISSION STAFF REPORT PACKAGE**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

10/29/14
Date

CS
Initial

NOTICE OF EXEMPTION

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

Project Title/Case No.: Conditional Use Permit No. 3620, Revised Permit No. 1 (CUP03620R1)

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Cajalco Road, easterly of Brown Street and westerly of Haines Street

Project Description: The project proposes to add the sale of beer and wine for off-site consumption within a previously approved gas station/convenience store (CUP03620) on a 1.41 acre lot.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Fayez Sedrak

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))
- Categorical Exemption (15301)
- Statutory Exemption (_____)
- Other: _____

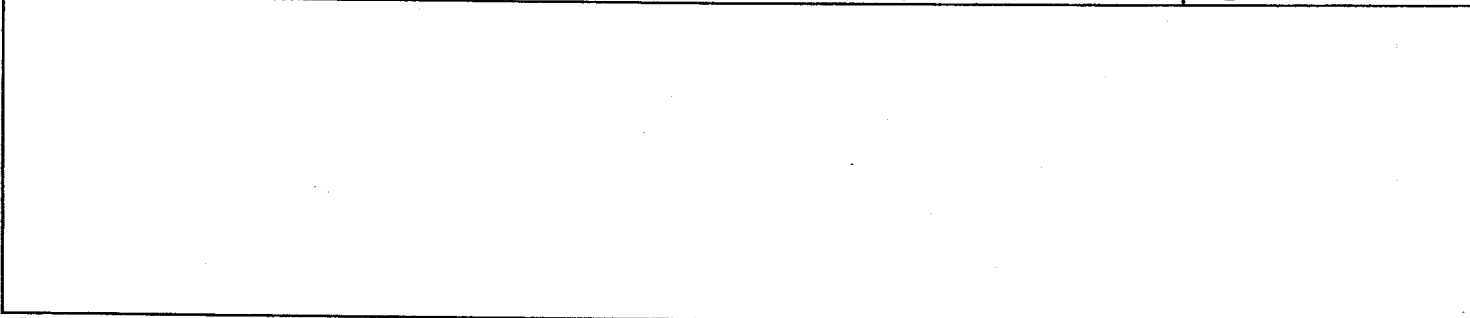
Reasons why project is exempt: In accordance with State CEQA Guidelines, the project is categorically exempt pursuant to Article 19, Section 15301, Class 1 which states that existing facilities are exempt from CEQA.

Lisa Edwards (951) 955-1888
County Contact Person Phone Number

David Mares For L. Edwards Project Planner 10/21/14
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG No. 06009 - County Clerk Posting Fee 50.00
FOR COUNTY CLERK'S USE ONLY OCT 21 2014 1-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1310164

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

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

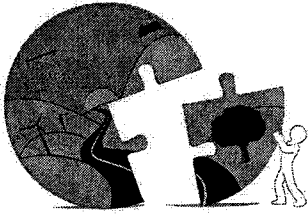
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FAYEZ SEDRAK
paid by: CK 2209 EA42632 \$50.00
paid towards: CFG06009 CALIF FISH & GAME: DOC FEE
at parcel: 19470 BROWN ST PERR
appl type: CFG3

By _____ Oct 23, 2013 11:07
MGARDNER posting date Oct 23, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

802 B

DATE: September 29, 2014

TO: Clerk of the Board of Supervisors *D.A.*

FROM: Planning Department - Riverside Office *p.m.*

SUBJECT: Conditional Use Permit No. 3620, Revised Permit No. 1
(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing: NA

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

Notice of Exemption
California Department of Fish & Wildlife Receipt (CFG06009)

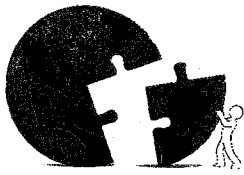
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
AUGUST 20, 2014**

I. AGENDA ITEM 3.9

CONDITIONAL USE PERMIT NO. 3620R1 – Applicant: Fayez Sedrak, LLC – Engineer/Representative: Mark Raab – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Haines Street – 0.9 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The project proposes to add the sale of off-site alcohol beverage (Type 21) license only at a previously approved (under construction) commercial retail building.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org.

Spoke in favor of the proposed project:

- Fayez Sedrak, Applicant, 2337 Norco Dr., Norco 92860 (951) 265-7354

Spoke in opposition to the proposed project:

- Singh Parmjit, Neighbor, 21110 Dajalco Rd., Perris 92570 (951) 500-9739
- Surinder Pal Singh, Interested Party, 7201 Mirale Mile, Riverside 92506 (909) 261-1615

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

PUBLIC HEARING IS **CLOSED**

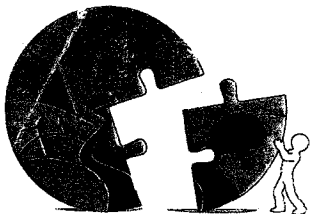
Motion by Commissioner Leach, 2nd by Commissioner Valdivia

A vote of 5-0

FOUND NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED; and,

APPROVED CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1, subject to modifications to the Conditions of Approval and the Findings and Conclusions.

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

To: Planning Commission

From: David Mares, Principal Planner *D.M.*

RE: Additional Information for Agenda Item No. 3.9 – Conditional Use Permit No. 3620, Revised Permit No. 1

Proposed Modifications (Redline-Strikeout) to the Staff Report:

In order to reflect various points of clarification, Planning Staff has prepared a Redline-Strikeout version of this staff report to highlight the proposed changes. They are as follows:

Remove the reference to "Type 21" Alcoholic Beverage Control Board license, and replace it with the term "Type 20" since the sale of distilled spirits concurrent with the sale of motor vehicle fuel is prohibited by Section 18.48 (Alcoholic Beverage Sales), subsection C. 5. a. This will help avoid any possible confusion as to what type of alcoholic beverages may be sold within this gas station/convenience market, and because a Type 20 license only allows the sale of beer and wine for off-premises consumption, it is most appropriate for this set of circumstances.

Remove recommendation regarding finding that no new environmental documents are required, and replace it with a recommendation that a finding be made that the proposal is exempt from CEQA pursuant to California Code of Regulations Section 15301.

Two additional findings (new #8 and new #15) are recommended to be added that provide further clarification that approval of this revised conditional use permit will only add the sale of beer and wine for off premises consumption within a gas station/convenience market and there will be no expansion of the use or the building.

Staff has performed additional research regarding other ABC licensed facilities in the project site's vicinity. Attached to this memo are printouts from the California Alcoholic Beverage Control's License Query System for the Census Tract the project site is located within and the abutting Census Tract to the south. Staff has also prepared a map plotting the locations of these 3 other facilities relative to the project site.

Staff has also received an email from a neighbor who has raised some concerns regarding this proposal. A copy is attached.

Y:\Planning Case Files-Riverside office\CUP03620R1\PC-BOS Hearings\PC\CUP03620R1 Memo to PC 8-20-14.docx

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Agenda Item No.: 3.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First/First
Project Planner: Lisa Edwards
Planning Commission: August 20, 2014

CONDITIONAL USE PERMIT NO. 3620,
REVISED PERMIT NO. 1
CEQA Exempt
Applicant: Fayez Sedrak
Engineer/Representative: Mark Raab

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to add the sale of beer and wine for off-site consumption alcohol sales (Type 2120) to a previously approved 24-hour gas station/convenience market with 29 parking spaces on a 1.41 gross acre site. This Conditional Use Permit is only for alcohol sales, and does not cover any other uses. The proposal, as proposed, is not consistent with the development standards set forth in the Section 18.48. C.5.a., which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, staff has discussed this issue with the applicant and has conditioned the use permit to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.

This Revised Permit will also necessitate the modification of the original Use Permit's conditions of approval by deleting condition 10. Planning. 37 (No Alcoholic Beverages) and modifying condition 10. Every. 1 (Project Description) to remove the last sentence that states "The project does not propose the sale of beer, wine, or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption."

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 420.09. Within this census tract, four (4) off-sale licenses are permitted without being considered over concentrated. Currently, there is only one (1) off-sale alcohol license issued. Therefore, the total permitted number of off-sale licenses will not be exceeded.

The project site is located in the Community of Mead Valley within the Mead Valley Area Plan of Western Riverside County; more specifically, northerly of Cajalco Road, easterly of Brown Street, westerly of Florence Street, and South of Dawes Street.

BACKGROUND:

Conditional Use Permit No. 3620, Substantial Conformance No. 1 was administratively approved on July 31, 2014 for modifications to the previously approved permit (CUP03620). The approval was for a gasoline station with 9 gas dispensers and consolidation of the commercial spaces to construct a 4,841 square-foot convenience store with five (5) additional parking spaces. Modifications to the building entry and exterior elevations, relocation of the electrical room, and relocation of the restrooms were also approved.

Conditional Use Permit No. 3620 was approved by the Planning Commission on January 18, 2012 permitting construction of a 5,186 square foot gas station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing Land Use: | Gas Station/Convenience Market |
| 2. Surrounding Land Use: | Vacant land to the north, south and west and commercial to the east. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west. |
| 5. General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west. |
| 7. Project Data: | Total Gross Acreage: 1.41
Total Proposed Number of Buildings: 1
Total Proposed Building Square Footage: 9,941
Total Proposed Parking Spaces: 24 |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND that the project is exempt from CEQA pursuant to California Code of Regulations Section No. 15301 in that permit will only add the sale of beer and wine within the gas station/convenience market currently under construction in accordance with Conditional Use Permit No. 3620, and will not result in the expansion of building ~~NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED~~ because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for **ENVIRONMENTAL ASSESSMENT NO. 42150** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1**, for beer and wine sales, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Community Development: Commercial Retail land use designation allows for off-sale alcohol for commercial retail uses at a neighborhood, community and regional level, as well as for

professional office and tourist-oriented commercial uses. The gasoline station and convenience store are commercial land uses.

3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. In accordance with Section 9.50. b. (22), the proposed off-sale alcohol is permitted subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The proposal is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The proposal is not consistent with the development standards set forth in the Section 18.48. C.5.a. which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, the use permit has been conditioned to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.
- 7.8. The approval of this revision to Conditional Use Permit No. 3620 will only allow the sale of beer and wine within the approved, and currently under construction, gas station/convenience market, and will not result in an expansion of the permitted use within said building.
- 8.9. The project site is surrounded by properties which are zoned Rural Residential - 1/2 Acre Minimum (R-R-1/2) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west.
- 9.10. Within the vicinity of the proposed project there is vacant land to the north, south and west and commercial to the east.
- 10.11. There is one (1) Type 21 license existing within in Census Tract No. 420.09 that is active. Currently, there are approximately 1,756 persons per license and with the added license there will be 1,170 persons per license (total of two).
- 11.12. In accordance with Section 18.48. C. 4. the notice of hearing has been given to all owners of property within 1,000 feet of the subject facility.
- 12.13. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
- 13.14. The proposed project provides public necessity and convenience for the residents of the surrounding community.
15. The project is exempt from CEQA pursuant to Categorical Exemption Section No. 15301 in that issuance, renewal, or amendment of any lease, license or permit to use an existing structure or facility involving negligible or no expansion of use.
- 14.16. The approval of this revised permit, and recommended conditions of approval, are in addition to those conditions approved along with the original Conditional Use Permit.

CONCLUSIONS:

1. The proposed is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, including Section 18.48 (Alcoholic Beverage Sales).
3. The proposed project is compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area).
4. The proposed project is consistent with the provisions of the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

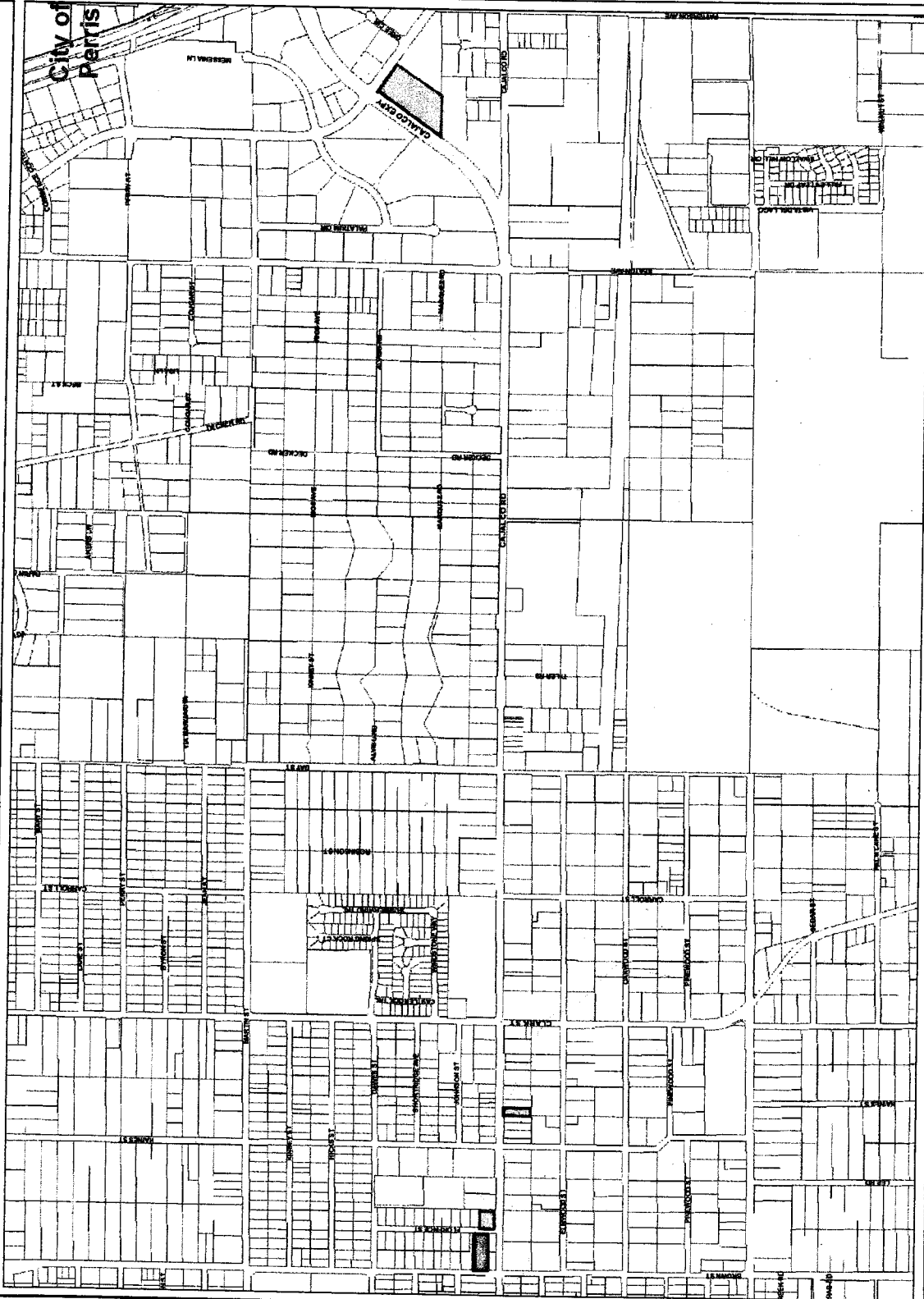
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. A Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell;
 - c. A High Fire area;
 - d. An Area of Liquefaction Potential;
 - e. An Area Susceptible to Subsidence;
 - f. A County Fault Zone; or,
 - g. A Dam Inundation Area.
3. The project site is located within:
 - a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - b. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - c. An Western Riverside County Multiple Species Habitat Conservation Plan Fee Area (Ordinance No. 810);
 - d. A Development Impact Fee Area (Ordinance No. 659);

- e. The City of Perris Sphere of Influence;
- f. The Eastern Municipal Water District;
- g. The March Air Reserve Base Airport Influence Area;
- i) A Circulation Element Right-Of-Way (Expressway 184' to 220' ROW & Secondary 100' ROW);
- h. A High Paleontological Potential (High A);
- i. A Flood Zone; and,
- j. The boundaries of the Val Verde Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 318-061-031.

CUP 3620R1

Location of existing Type 21 & 20 ABC Licenses



Legend

- RCLIS Parcels
- City Boundaries
- Cities
- roads
- highways
- HIWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



1,941

3,882 Feet



REPORT PRINTED ON... 8/20/2014 7:52:23 AM

© Riverside County TLMA GIS



**California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (By license type 21)
and Census Tract = 420.09**

Report as of 8/18/2014

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 477070	ACTIVE	21	6/11/2009	5/31/2015	JAAP INC 21110 CAJALCO RD PERRIS, CA 92570-9582 Census Tract: 0420.09	MEAD VALLEY MARKET	19414 ROBINSON ST PERRIS, CA 92570-6301	3300

--- End of Report ---

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



**California Department of Alcoholic Beverage Control
 For the County of RIVERSIDE - (By license type 21)
 and Census Tract: 0429.04**

Report as of 8/18/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	369577	ACTIVE	21	1/5/2001	12/31/2014	SUBTERA INVESTMENT INC 21381 CAJALCO RD PERRIS, CA 92570 Census Tract: 0429.04	BREEDS MARKET & LIQUOR		3300

--- End of Report ---

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



California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (By License Type 20)
and Census Tract - 0429.04

Report as of 8/18/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	448320	ACTIVE	20	1/24/2008	12/31/2014	RIVERSIDE COUNTY TRAVEL ZONE CENTER INC 23261 CAJALCO EXPY PERRIS, CA 92571 Census Tract: 0429.04	RIVERSIDE COUNTY TRAVEL ZONE CENTER		3300

--- End of Report ---

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

Mares, David

From: Edwards, Lisa
Sent: Monday, August 18, 2014 3:58 PM
To: Mares, David
Subject: CUP03620R1 - Public Comment

Importance: High

I met with a gentleman named Mr. Singh (Owner of Mead Valley & Breed's Market/Liquor) on 8/13/14. He had the following comments regarding the proposed alcohol CUP:

1. Mr. Singh attended the PC meeting on 1/18/2012 (CUP03620 hearing) and claims that Mr. Sedrak deceived the Commission by assuring them that he would not apply for off-sale alcohol.
2. Mr. Singh was restricted by Co PD to not sell "singles". If Mr. Sedrak will be allowed to sell "singles" he believes it is not fair.
3. Mr. Singh was restricted by ABC to limit his hours of operation to 2am. He does not feel it is fair that Mr. Sedrak will be allowed to be open 24 hours. He fears that robberies would be more likely if open 24 hours.
4. There are 2 liquor stores within 300 feet of the subject site. He feels that with the additional off-sale license that it would be overconcentration and attract undesirable patrons, crime, and loitering.
5. He states that he attended the Mead Valley MAC also understood that Mr. Sedrak was not intending to apply for off-sale of alcohol.
6. He believes that if Mr. Sedrak is permitted to sell off-sale alcohol, that on-site consumption will alcohol will continue and contribute to drunk driving/loitering.

Lisa Edwards
Project Planner
(951) 955-1888

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



Agenda Item No.: 3.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First/First
Project Planner: Lisa Edwards
Planning Commission: August 20, 2014

CONDITIONAL USE PERMIT NO. 3620,
REVISED PERMIT NO. 1
CEQA Exempt
Applicant: Fayez Sedrak
Engineer/Representative: Mark Raab

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to add off-site alcohol sales (Type 21) to a previously approved 24-hour gas station/convenience market with 29 parking spaces on a 1.41 gross acre site. This Conditional Use Permit is only for alcohol sales, and does not cover any other uses. The proposal, as proposed, is not consistent with the development standards set forth in the Section 18.48. C.5.a., which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, staff has discussed this issue with the applicant and has conditioned the use permit to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.

This Revised Permit will also necessitate the modification of the original Use Permit's conditions of approval by deleting condition 10. Planning. 37 (No Alcoholic Beverages) and modifying condition 10. Every. 1 (Project Description) to remove the last sentence that states "The project does not propose the sale of beer, wine, or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption."

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 420.09. Within this census tract, four (4) off-sale licenses are permitted without being considered over concentrated. Currently, there is only one (1) off-sale alcohol license issued. Therefore, the total permitted number of off-sale licenses will not be exceeded.

The project site is located in the Community of Mead Valley within the Mead Valley Area Plan of Western Riverside County; more specifically, northerly of Cajalco Road, easterly of Brown Street, westerly of Florence Street, and South of Dawes Street.

BACKGROUND:

Conditional Use Permit No. 3620, Substantial Conformance No. 1 was administratively approved on July 31, 2014 for modifications to the previously approved permit (CUP03620). The approval was for a gasoline station with 9 gas dispensers and consolidation of the commercial spaces to construct a 4,841 square-foot convenience store with five (5) additional parking spaces. Modifications to the building entry and exterior elevations, relocation of the electrical room, and relocation of the restrooms were also approved.

Conditional Use Permit No. 3620 was approved by the Planning Commission on January 18, 2012 permitting construction of a 5,186 square foot gas station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing Land Use: | Gas Station/Convenience Market |
| 2. Surrounding Land Use: | Vacant land to the north, south and west and commercial to the east. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west. |
| 5. General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west. |
| 7. Project Data: | Total Gross Acreage: 1.41
Total Proposed Number of Buildings: 1
Total Proposed Building Square Footage: 9,941
Total Proposed Parking Spaces: 24 |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for **ENVIRONMENTAL ASSESSMENT NO. 42150** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1**, for beer and wine sales, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Community Development: Commercial Retail land use designation allows for off-sale alcohol for commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The gasoline station and convenience store are commercial land uses.

3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. In accordance with Section 9.50. b. (22), the proposed off-sale alcohol is permitted subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The proposal is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The proposal is not consistent with the development standards set forth in the Section 18.48. C.5.a. which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, the use permit has been conditioned to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.
8. The project site is surrounded by properties which are zoned Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west.
9. Within the vicinity of the proposed project there is vacant land to the north, south and west and commercial to the east.
10. There is one (1) Type 21 license existing within in Census Tract No. 420.09 that is active. Currently, there are approximately 1,756 persons per license and with the added license there will be 1,170 persons per license (total of two).
11. In accordance with Section 18.48. C. 4. The notice of hearing has been given to all owners of property within 1,000 feet of the subject facility.
12. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
13. The proposed project provides public necessity and convenience for the residents of the surrounding community.
14. The project is exempt from CEQA pursuant to Categorical Exemption Section No. 15301 in that issuance, renewal, or amendment of any lease, license or permit to use an existing structure or facility involving negligible or no expansion of use.

CONCLUSIONS:

1. The proposed is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, including Section 18.48 (Alcoholic Beverage Sales).
3. The proposed project is compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area).
4. The proposed project is consistent with the provisions of the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. A Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell;
 - c. A High Fire area;
 - d. An Area of Liquefaction Potential;
 - e. An Area Susceptible to Subsidence;
 - f. A County Fault Zone; or,
 - g. A Dam Inundation Area.
3. The project site is located within:
 - a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - b. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - c. An Western Riverside County Multiple Species Habitat Conservation Plan Fee Area (Ordinance No. 810);
 - d. A Development Impact Fee Area (Ordinance No. 659);
 - e. The City of Perris Sphere of Influence;
 - f. The Eastern Municipal Water District;
 - g. The March Air Reserve Base Airport Influence Area;
 - i) A Circulation Element Right-Of-Way (Expressway 184' to 220' ROW & Secondary 100' ROW);
 - h. A High Paleontological Potential (High A);
 - i. A Flood Zone; and,
 - j. The boundaries of the Val Verde Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 318-061-031.

Y:\Planning Case Files-Riverside office\CUP03620R1\DH-PC-BOS Hearings\DH-PC\Staff Report PP03620R1 for PC.docx

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
RIVERSIDE	2,255,059	1,165	1,689	0413.01	3,473	2	2
RIVERSIDE	2,255,059	1,165	1,689	0413.02	4,303	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.03	2,763	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.04	3,725	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.05	4,096	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.06	5,968	5	3
RIVERSIDE	2,255,059	1,165	1,689	0414.07	5,830	5	3
RIVERSIDE	2,255,059	1,165	1,689	0414.08	4,017	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.09	14,898	12	8
RIVERSIDE	2,255,059	1,165	1,689	0414.10	3,288	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.11	3,187	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.12	4,415	3	2
RIVERSIDE	2,255,059	1,165	1,689	0415.00	2,053	1	1
RIVERSIDE	2,255,059	1,165	1,689	0416.00	6,230	5	3
RIVERSIDE	2,255,059	1,165	1,689	0417.02	4,572	3	2
RIVERSIDE	2,255,059	1,165	1,689	0417.03	5,695	4	3
RIVERSIDE	2,255,059	1,165	1,689	0417.04	3,908	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.03	6,475	5	3
RIVERSIDE	2,255,059	1,165	1,689	0418.04	3,989	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.05	5,799	4	3
RIVERSIDE	2,255,059	1,165	1,689	0418.06	4,255	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.07	2,400	2	1
RIVERSIDE	2,255,059	1,165	1,689	0418.08	6,852	5	4
RIVERSIDE	2,255,059	1,165	1,689	0418.09	5,834	5	3
RIVERSIDE	2,255,059	1,165	1,689	0418.10	5,665	4	3
RIVERSIDE	2,255,059	1,165	1,689	0418.12	3,319	2	1
RIVERSIDE	2,255,059	1,165	1,689	0418.13	6,698	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.04	4,786	4	2
RIVERSIDE	2,255,059	1,165	1,689	0419.05	2,935	2	1
RIVERSIDE	2,255,059	1,165	1,689	0419.06	6,360	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.09	4,990	4	2
RIVERSIDE	2,255,059	1,165	1,689	0419.10	6,342	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.11	10,258	8	6
RIVERSIDE	2,255,059	1,165	1,689	0419.12	5,776	4	3
RIVERSIDE	2,255,059	1,165	1,689	0419.13	5,478	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.03	5,525	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.04	3,165	2	1
RIVERSIDE	2,255,059	1,165	1,689	0420.05	5,102	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.07	4,339	3	2
RIVERSIDE	2,255,059	1,165	1,689	0420.08	7,082	6	4
RIVERSIDE	2,255,059	1,165	1,689	0420.09	7,119	6	4
RIVERSIDE	2,255,059	1,165	1,689	0420.10	5,887	5	3
RIVERSIDE	2,255,059	1,165	1,689	0420.12	6,242	5	3
RIVERSIDE	2,255,059	1,165	1,689	0420.13	8,333	7	4
RIVERSIDE	2,255,059	1,165	1,689	0420.14	10,516	9	6
RIVERSIDE	2,255,059	1,165	1,689	0422.06	5,620	4	3
RIVERSIDE	2,255,059	1,165	1,689	0422.07	3,017	2	1
RIVERSIDE	2,255,059	1,165	1,689	0422.08	2,378	2	1
RIVERSIDE	2,255,059	1,165	1,689	0422.09	4,679	3	2
RIVERSIDE	2,255,059	1,165	1,689	0422.10	4,761	4	2
RIVERSIDE	2,255,059	1,165	1,689	0422.12	6,727	5	3
RIVERSIDE	2,255,059	1,165	1,689	0422.13	4,194	3	2
RIVERSIDE	2,255,059	1,165	1,689	0422.14	6,316	5	3
RIVERSIDE	2,255,059	1,165	1,689	0422.17	5,461	4	3



**California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 420.09**

Report as of 11/12/2013

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	477070	ACTIVE	21	6/11/2009	5/31/2014	JAAP INC 21110 CAJALCO RD PERRIS, CA 92570-9582 Census Tract: 0420.09	MEAD VALLEY MARKET	19414 ROBINSON ST PERRIS, CA 92570-6301	3300

--- End of Report ---

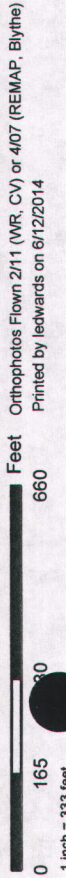
For a definition of codes, view our [glossary](#).

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620R1

VICINITY MAP

Supervisor Jefferies
District 1



The County of Riverside assumes no warranty of legal responsibility for the information contained on this map. Data and information represented on this map is subject to change without notice. GIS and other sources should be used to verify the most current information. Do not copy or reuse this map.



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620R1

LAND USE

Supervisor Stone
District 1

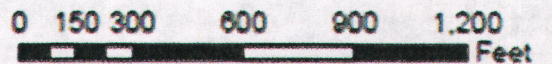
Date Drawn: 11/29/11

Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009



DISCLAIMER: On October 1, 2008, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County areas. The new Riverside Plan only considers different types of land use than is provided under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-5200 (Riverside County), or in Colton at (951) 953-6277 (Riverside County) or visit us at <http://www.countyofriverside.org/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

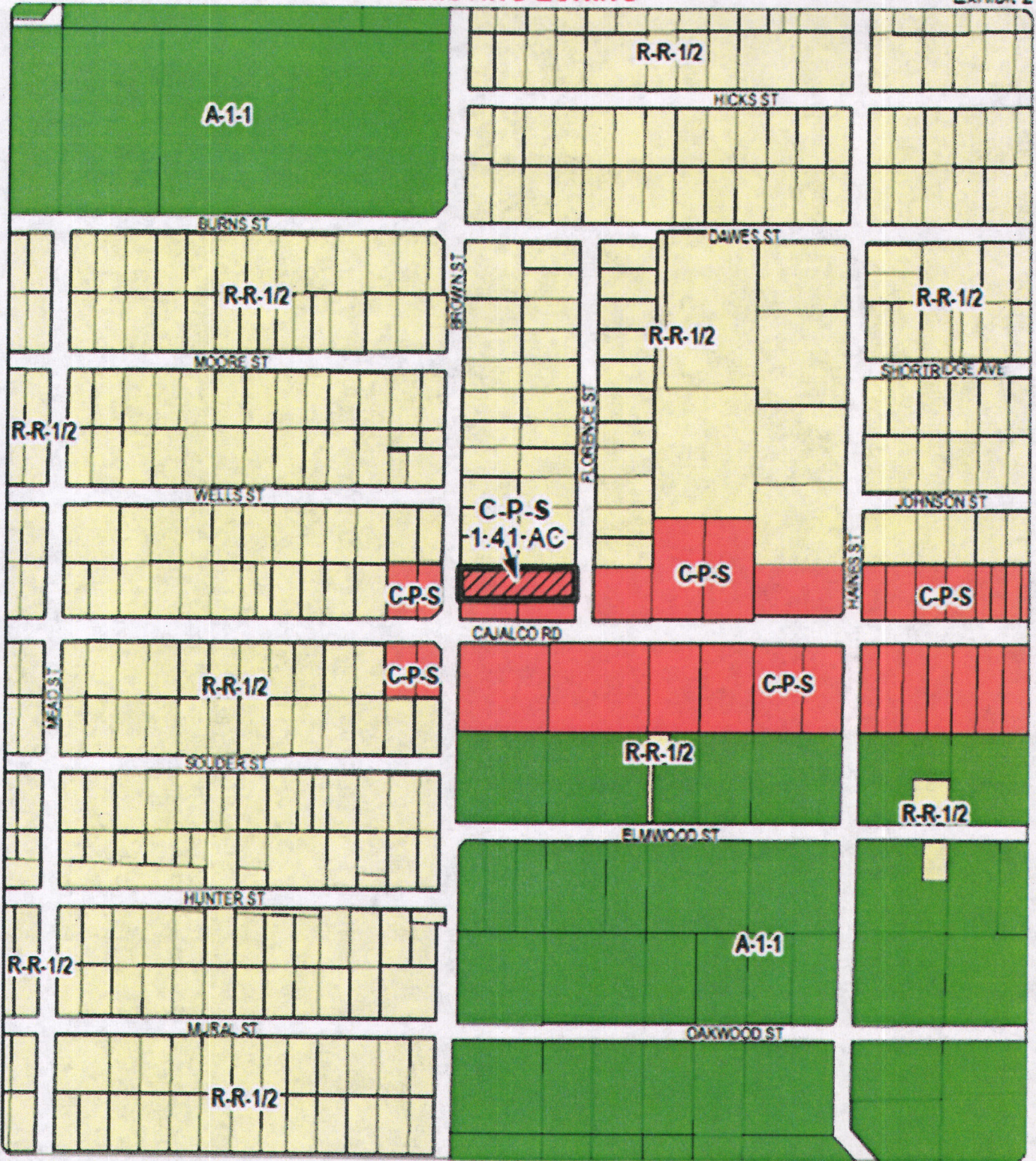
CUP03620 R1

Supervisor Buster
District 1

Date Drawn: 11/29/11

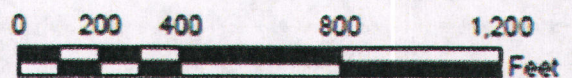
EXISTING ZONING

Exhibit 2



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

Assessors Bk. Pg. 318-08
Thomas Bros. Pg. 776 H3
Edition 2009



DISCLAIMER: On October 1, 2010, the County of Riverside adopted a new General Plan providing detailed use designations for unincorporated Riverside County parcels. This map depicts the existing zoning designations for the parcels shown. The map is provided for informational purposes only and does not constitute an offer of any services. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 938-3200 (Western County), or in Indio at (760) 867-8277 (Eastern County) or visit us at www.riverside.ca.gov/planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

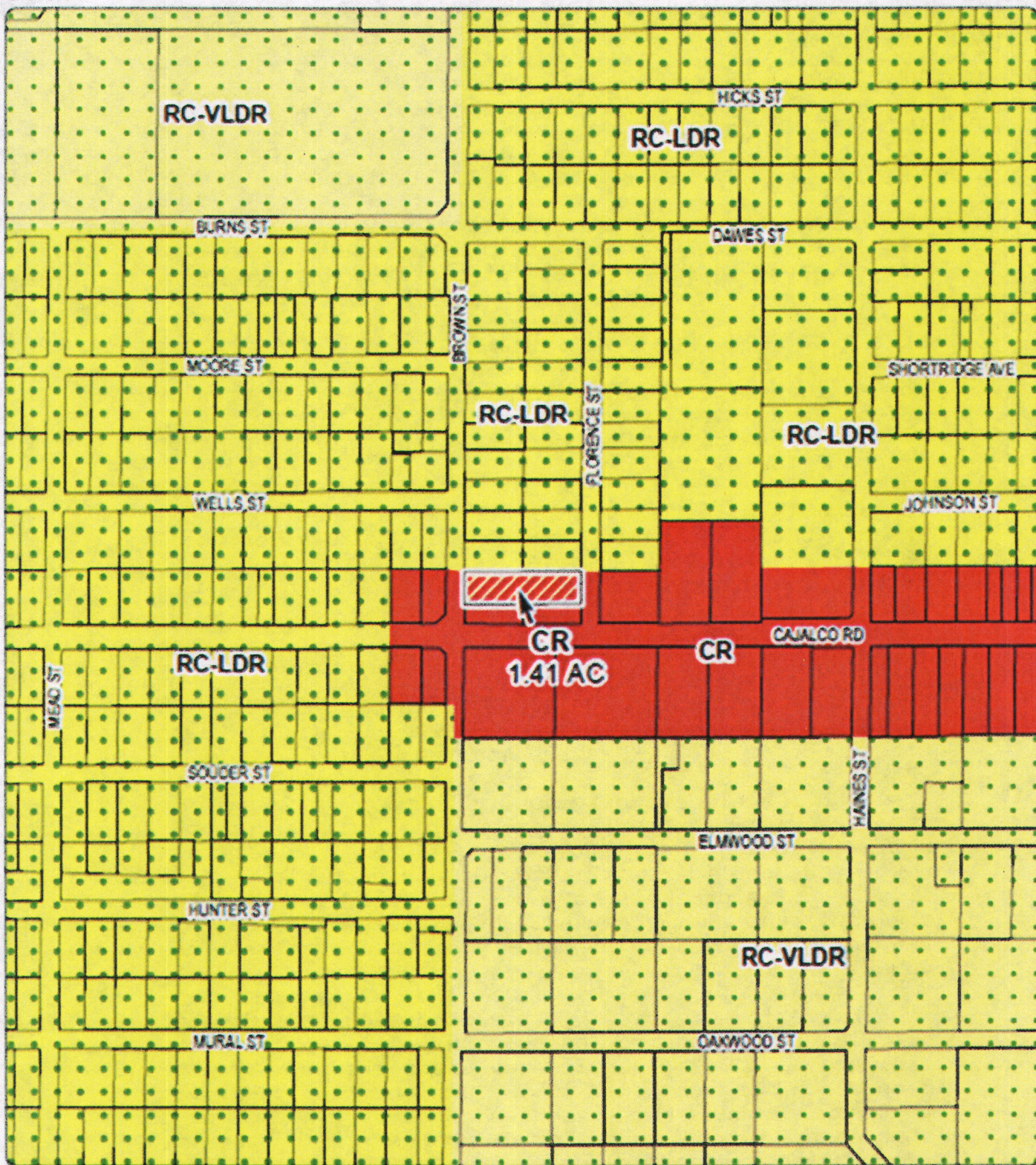
CUP03620 R1

Date Drawn: 11/29/11

Supervisor Buster
District 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Mead Valley
Township/Range: T4S R4W
Section: 10

Assessors Bk. Pg. 318-08
Thomas Bros. Pg. 776 H3
Edition 2009



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new General Plan providing land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided by units existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 950-3200 (Western County), or in Indio at (951) 954-6277 (Eastern County) or e-mail at info@riversidecountyplanning.com.

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is allow the sale of beer and wine for off-site consumption within a gas station and convenience store. The sale of distilled spirts is not allowed.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

ADDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3620R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3620R1 ,
Exhibit A dated 7/11/2013.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

PLANNING DEPARTMENT

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

RECOMMND

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

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. 2 USE - FEES FOR REVIEW

RECOMMND

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

10. PLANNING. 6 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this conditional use permit shall be permitted to operate 24 hours in order to provide convenient hours for patrons.

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Auto Service Stations, 4 spaces/square foot.

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

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

xterior 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. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - IND OCCUPANT CHANGE

RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 32 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer or wine, or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine, or other alcoholic beverage advertising

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer or wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

10.PLANNING. 34 USE - MODIFY CUP3620 CONDITION RECOMMND

Upon approval of this revised conditional use permit, the conditions of approval for the original use permit (CUP03620) shall modify condition 10. Every. 1 (Project Description) by deleting the last sentence; and delete condition 10. Planning. 37 (No alcoholic beverages.)

10.PLANNING. 35 USE- PROHIBIT SALES OF SINGLES RECOMMND

The sale of single units of beer or malt liquor beverages, regardless of size, shall be prohibited.

(Added by the Planning Commission on 8/20/14)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

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

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

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

09/22/14
15:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

KEYNOTES - SITE PLAN

1. DRAINAGE APPROACH, SEE STREET IMPROVEMENT PLAN
 2. NEW ACCESSIBLE CURB RAMP, TYP.
 3. NEW CONCRETE CURB, TYP.
 4. NEW CONCRETE DRIVEWAY, TYP.
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KEYNOTES - SEWER TREATMENT SYSTEM

1. MICROSPICIFIC CSS (200000). SEE SHEET W-1 AND W-2 AND SPECIFICATION BOOK.
 2. 30"x15" EXCAVATED AREA OF TANK INSTALLATION.
 3. GREASE INTERCEPTOR. SEE PLUMBING PLANS.
 4. SAMPLE BOIL. SEE PLUMBING PLANS.
 5. AIR COMPRESSOR W/ 3/4" HOOD STEEL SHIELD.
 6. PROTECTION CASE ADAPTED TO CONC. AND CONCRETE PER MANUFACTURER'S INSTRUCTIONS.
 7. CONTROLLER OF WASTE TREATMENT SYSTEM.
 8. TREE ROOT BARBER PER LANDSCAPE DRAWING, 24" DEEP MIN. x 80' LONG.
 9. 5.00 GALLON LIQUID CAPACITY JENSEN SEPTIC TANK.
 10. GEOLOW WASTEWATER TREATMENT.
 11. GEOLOW PRESSURE REGULATOR.

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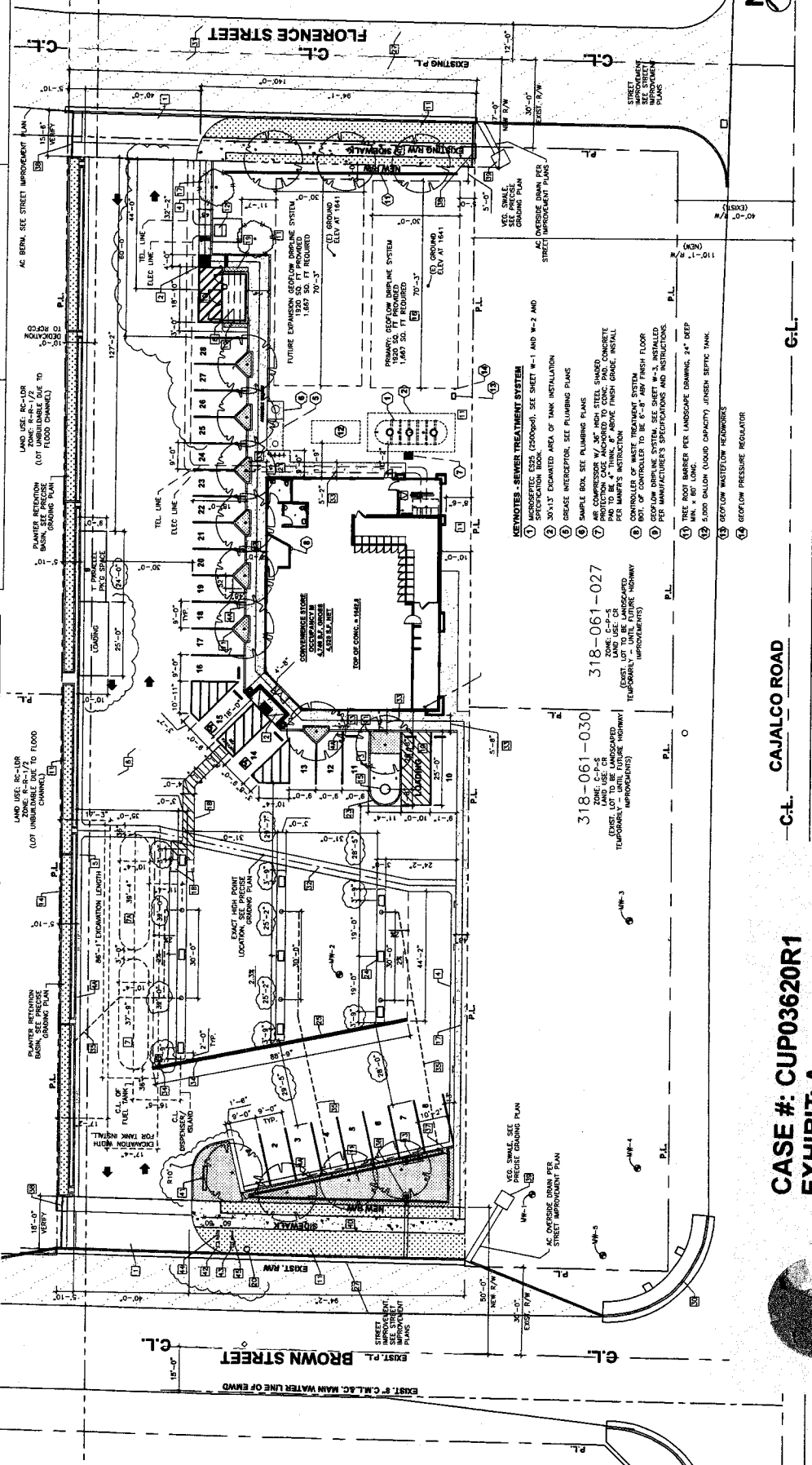
CODE ANALYSIS

RECORDED EXITS PER C.C. TABLE 1001.1

CONFORMANCE CODE: 1001.1
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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS.
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SITE PLAN

A NEW DEVELOPMENT
 CONDITIONAL USE PERMIT NO. 3620

SERDAK GAS STATION

19470 BROWN STREET
 PERRIS, CA 92570

DATE: 07/11/2013
 SCALE: 1/8" = 1'-0"

A-0.1

CASE #: CUP03620R1
 EXHIBIT: A
 DATED: 7/11/2013
 PLANNER: L. EDWARDS

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

DATE: November 14, 2013

TO:

Riv. Co. Fire Department
Riv. Co. Sheriff's Dept.

1st District Supervisor
1st District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3620R1 – EA42612 – Applicant: Fayez Sedrak, LLC – Engineer/Representative: Mark Raab – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Hainess Street – 0.9 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to add the sale of off-site alcohol beverage (Type 21) license only at an existing commercial retail building.– APN: 318-061-031 – Related Cases: CUP03620

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments on December 5, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

Public Hearing Path: DH: PC: BOS:

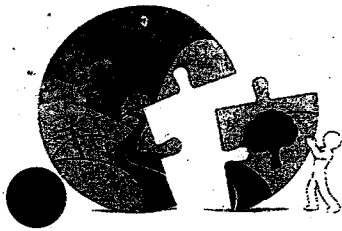
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: COMMERCIAL - MODIFICATION TO CUP 03620

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: 10/22/13

APPLICATION INFORMATION

Applicant's Name: FAYEZ SEDRAK E-Mail: FSEDRAK@SBCGLOBAL.NET

Mailing Address: 2337 Norco Drive
Norco City CA 92860
Street City State ZIP

Daytime Phone No: (951) 265-7354 Fax No: () _____

Engineer/Representative's Name: Mark Raab E-Mail: MARK@RAABENGINEERING.COM

Mailing Address: 512 Branding Iron
Norco City CA 92860
Street City State ZIP

Daytime Phone No: (951) 272-1072 Fax No: () _____

Property Owner's Name: 21020 Cajalco Road Trust E-Mail: MARK@RAABENGINEERING.COM

Mailing Address: 2337 Norco Drive
Norco City CA 92860
Street City State ZIP

Daytime Phone No: (951) 265-7354 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

FAYEZ SEDRAK X [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

2100 Camino Real Trust X [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 318-061-031, 032, 034

Section: 10 Township: 45 Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.22 ac

General location (nearby or cross streets): North of CAJALCO EXPRESSWAY, South of _____, East of BROWN ST, West of FLORENCE ST

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

REVISION TO EXIST C.U.P. 03620 TO ALLOW ALCOHOLIC BEVERAGE SALE IN MINI-MARKET - TYPE 21

Related cases filed in conjunction with this application:

C.U.P. 03620 - EXISTING

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

If yes, provide Case No(s). CUP 03620 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NO GRADING PROPOSED WITH THIS APPLICATION

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

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

Import N/A Export N/A Neither _____

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) FAYEB SEDRAH

Date 10/21/13

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)

[Signature]

Date

10/21/13

Owner/Authorized Agent (2)

Date

PROPERTY OWNERS CERTIFICATION FORM

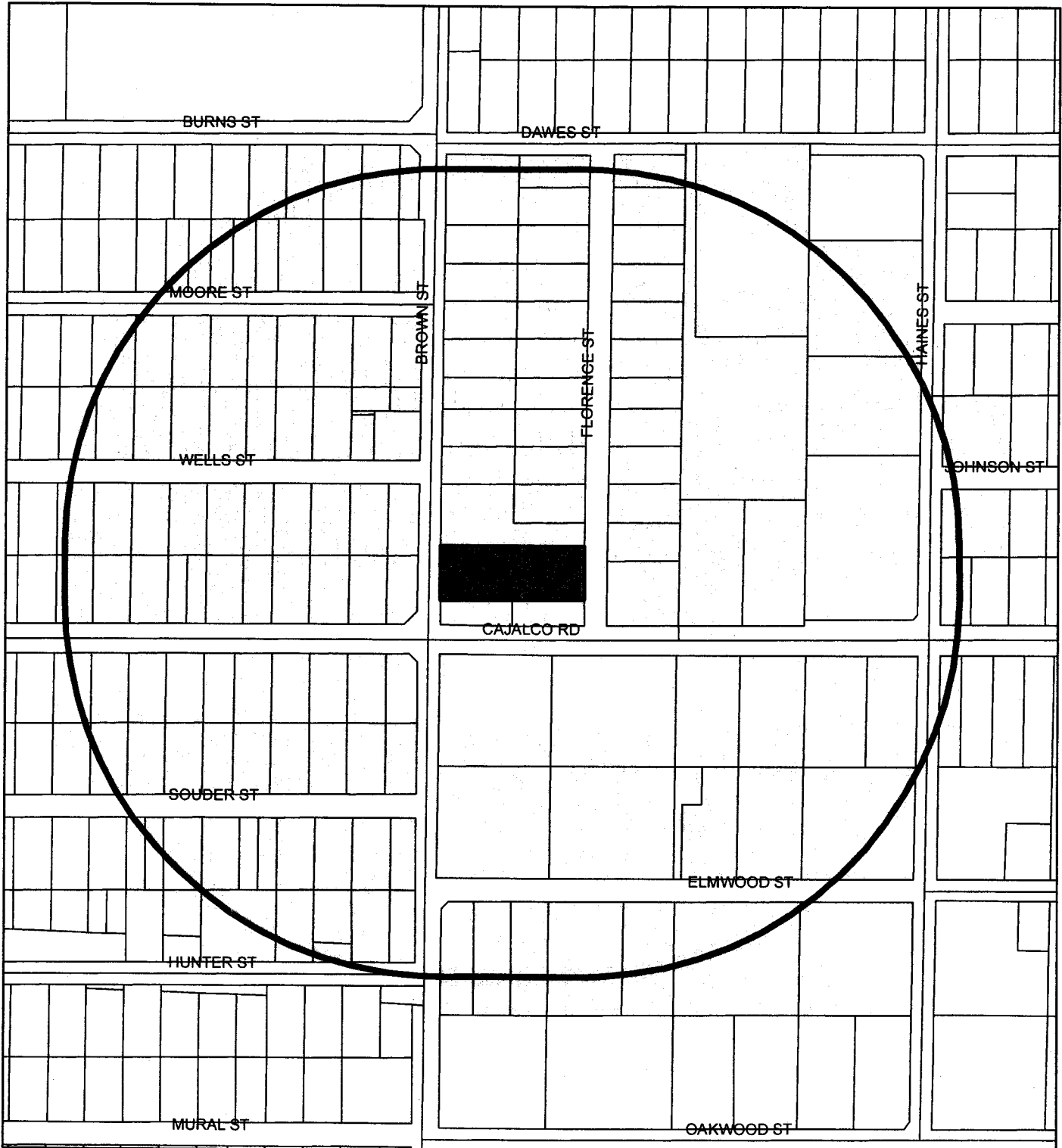
I Lisa Edwards, certify that on 7/29/14
the attached property owners list was prepared by Arc GIS
APN(s) or case numbers 318-061-031-9
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1000 feet.





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

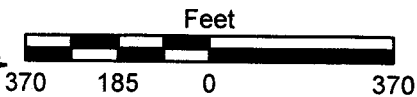
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Lisa Edwards LinCEE
TITLE: Project Planner
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CUP03620R1 (1,000 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



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CAYETANO U URREA
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JUAN VALDEZ
21450 VIA LIAGO DR
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WILLIAM VALOV
2339 MONTERA
HACIENDA HEIGHTS, CA. 91745

TUAN VAN
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CORONA, CA. 92877

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196 CALLE AVE
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RAUL VEGA
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JUANA VELASQUEZ
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CLAUDETTE C WALTER
P O BOX 864
PERRIS, CA. 92572

DAIMA M WHITE
320 W BENNETT ST
COMPTON, CA. 90220

MARK WILSON
C/O INVESTORS PROPERTY
910 E FLORIDA AVE NO A3
HEMET, CA. 92543

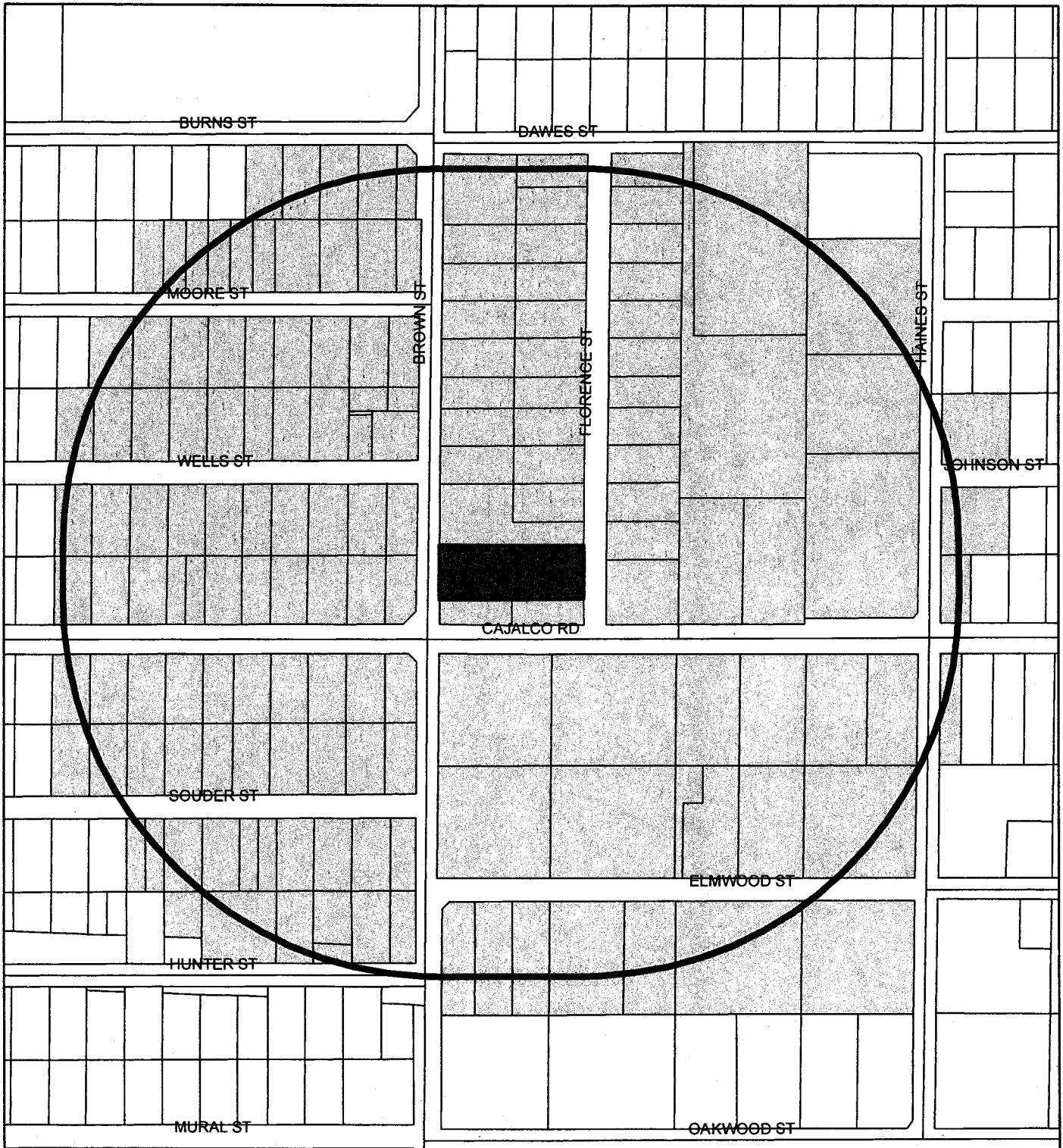
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DONALD LEE WIMMER
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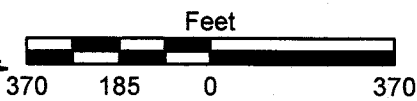
GORDON R WOOLLINGS
21025 ELMWOOD ST
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KELVIN Y YEE
1203 PATTON WAY
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