

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

605 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 11, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3700 – MITIGATED NEGATIVE DECLARATION – Applicant: Jim Forgey – Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados Street and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Notice of Decision by the Planning Commission on January 21, 2015, to adopt the mitigated negative declaration and approve the proposed construction and operation of a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, a 1,760 square foot automated car wash, a 1,300 square foot commercial-retail building with an attached drive-through, a 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on January 21, 2015.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

Departmental Concurrence

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
Tina Grande
BY: _____
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: April 14, 2015
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: _____ District: 3 Agenda Number: _____

1-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Conditional Use Permit No. 3700**

DATE: March 11, 2015

PAGE: Page 2 of 2

The Planning Department recommended approval; and,

THE PLANNING COMMISSION:

ADOPTED A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42659 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3700 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Proposed construction and operation of a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, a 1,760 square foot automated car wash, a 1,300 square foot commercial-retail building with an attached drive-through, a 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

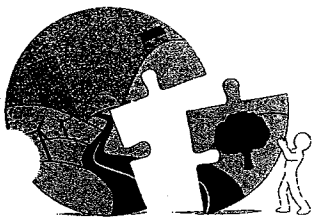
The Planning Commission heard the above referenced project on January 21, 2015. At the January 21, 2015 public hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing, adopted the mitigated negative declaration and approved the project by a 5-0 vote.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION STAFF REPORT**



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

4/22/15
Date

KB
Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42659 / CUP 3700

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

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

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: January 21, 2015

Applicant/Project Sponsor: Gregory Hann Date Submitted: January 7, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 4/14/15

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

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

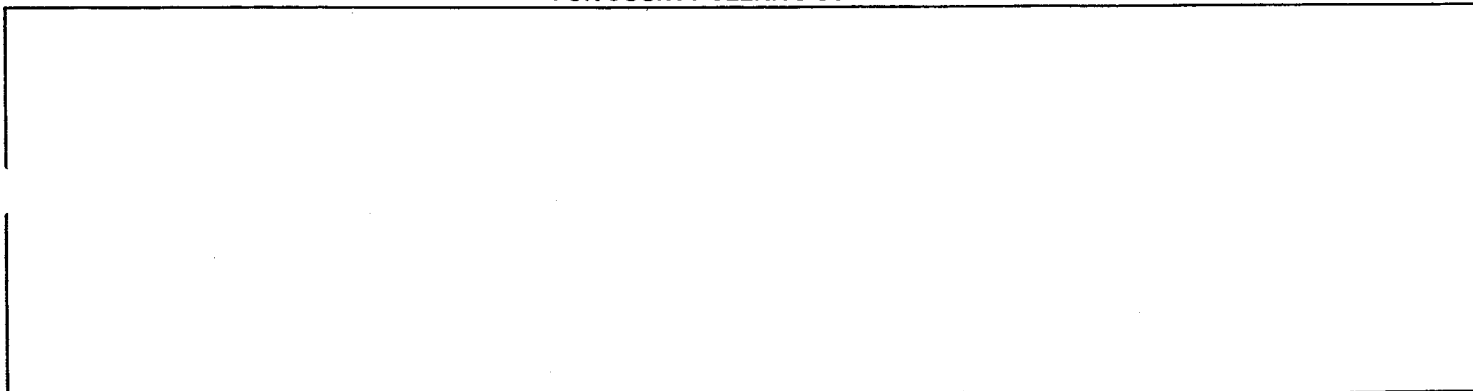
For additional information, please contact Mark Corcoran at 951-955-3025.

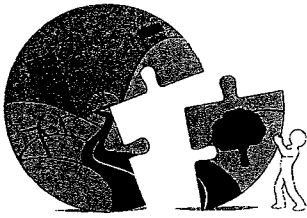
Revised: 10/16/07
Y:\Planning Case Files-Riverside office\CUP03700\CEQA\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42659 ZCFG6038

FOR COUNTY CLERK'S USE ONLY

APR 14 2015 1-3





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42659 / CUP 3700
Project Title/Case Numbers

Mark Corcoran
County Contact Person

951-955-3025
Phone Number

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

Gregory Hann
Project Applicant

P.O. Box 944, Murrieta, CA 92564
Address

Southerly of Benton Road, westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street
Project Location

The proposed project includes the construction and operation of a 3,040 square foot gas station and convenience store that will include the sale of beer and wine for off-site consumption, 3,499 square foot fuel island canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail space with an attached drive-through, 1,500 square foot retail space, and parking stalls for 38 vehicles on an approximate 1.5 acre site.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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


Signature

~~Contract Planner~~ **Board Assistant**
Title

January 21, 2015
Date

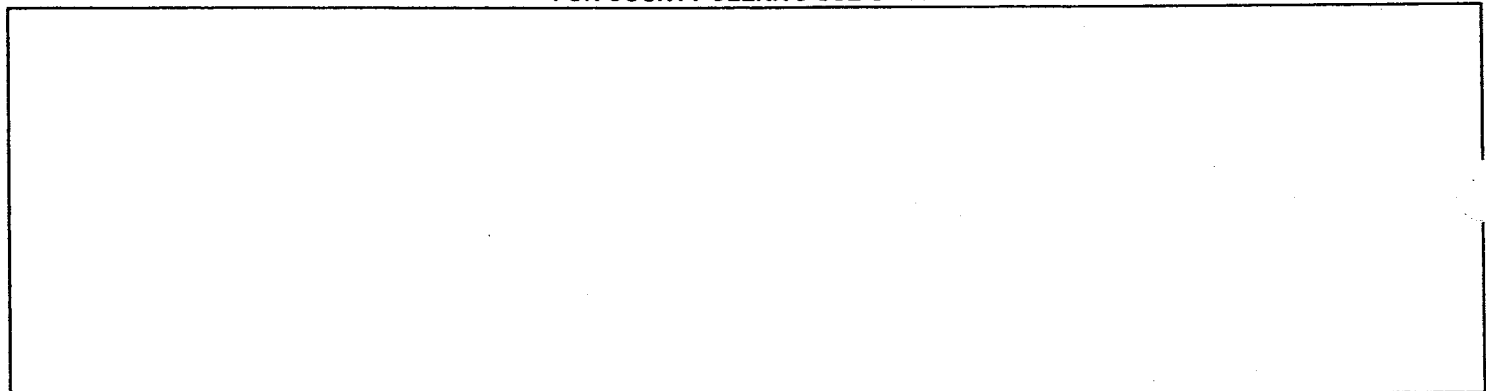
Date Received for Filing and Posting at OPR: _____

DM/dm Revised 1/09/2015
Y:\Planning Case Files-Riverside office\CUP03700\CEQA\NOD Form.docx

Please charge deposit fee case#: ZEA32659 ZCFG6038 .

APR 14 2015 1-3

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1400129

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: JIM FORGEY
paid by: CK 2620

\$50.00

EA42659

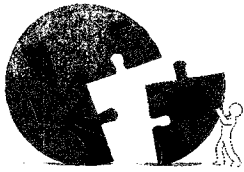
paid towards: CFG06038
at parcel:
appl type: CFG3

CALIF FISH & GAME: DOC FEE

By _____ Jan 07, 2014 13:44
BNTHOMAR posting date Jan 07, 2014

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 21, 2014**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3700 – Intent to adopt a Mitigated Negative Declaration – Applicant: Jim Forgey – Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, the northerly side of Magdas Colorados St., and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to construct and operate a 3,250 sq. ft. convenience store including the off-site sale of alcoholic beverages with a 3,499 sq. ft. canopy for 12 fuel pumps, 800 sq. ft. automated car wash, 1,665 sq. ft. commercial-retail building, 1,560 sq. ft. commercial-retail building and 52 parking spaces with 3 handicap parking stalls.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

Spoke in favor of the proposed project:

- Gregory Hann, Applicant
- Josh Sigler, Representative

No one spoke in opposition or in a neutral position to the proposed project.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

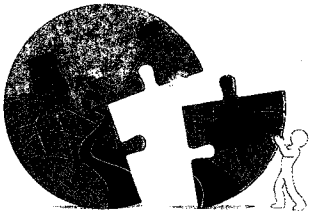
Motion by Commissioner Petty, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED THE MITIGATED NEGATIVE DECLARATION; and,

APPROVED CONDITIONAL USE PERMIT 3700.

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.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: January 20, 2015
TO: Planning Commission
FROM: Mark Corcoran, Project Planner
RE: Item 4.2 -- CUP03700 Gregory Hann

Planning Commission:

Please note that Findings 7 and 8 of the staff report have been changed to the read as follows:

7. The proposed use of the project site as a gasoline service station with the concurrent sale of beer and wine for off-premises consumption and as a car wash are conditionally permitted uses within the Scenic Highway Commercial zone (C-P-S) per section 9.50.b of Riverside County Ordinance No. 348 and they are consistent with the Dutch Village Specific Plan (SP 106). The proposed use of the project site as a Restaurant or other eating establishment is a permitted use within the C-P-S zone per section 9.50.a of Riverside County Ordinance No. 348 and SP 106.
8. None of the buildings included in the proposed project will exceed 35 feet in height and any roof top equipment is required by Conditional of Approval **90.PLANNING.8 USE- ROOF EQUIPMENT SHIELDING** to be screened from ground elevation view allowing the proposed use to be is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone and those included in the Dutch Village Specific Plan (SP 106).

Please also note that Condition of Approval **10.PLANNING.43 USE- ALUC CONDITIONS** has been changed to read as follows:

The following conditions are being placed in the project pursuant to ALUC's letter dated June 23, 2014 which found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan subject to the conditions listed below:

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

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

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

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

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

(e)Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight.

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: January 21, 2015

CONDITIONAL USE PERMIT NO. 3700
ENVIRONMENTAL ASSESSMENT NO. 42659
Applicant: Gregory Hann
Engineer/Representative: Gregory Hann

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3700 proposes to permit and construct a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail building with an attached drive-through, 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

The proposed project is located westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use(Ex. #5): Community Development: Commercial Retail (CD: CR)
2. Surrounding General Plan Land Use(Ex. #5): Community Development: Commercial Retail (CD: CR) to the north, Community Development: Commercial Retail and Community Development: Business Park (CD: BP) to the east, Community Development: Business Park (CD: BP) to the south, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park (CD: BP) to the west.
3. Current Property Zoning(Ex. #2): Scenic Highway Commercial (C-P-S) and the Dutch Village Specific Plan (SP 106)
4. Surrounding Zoning(Ex. #2): Scenic Highway Commercial (C-P-S) to the north and east, and Industrial Park to the west and south. Property to the north, east, and west is within the Dutch Village Specific Plan (SP 106)
5. Existing Land Use(Ex. #1): Vacant
6. Surrounding Land Use(Ex. #1): Land to the east and south of the proposed project site is currently vacant while the land to the north is used for commercial purposes, and the land to the

south is used for industrial purposes.

7. Project Data: Total Acreage: 1.5
8. Environmental Concerns: See attached Environmental Assessment No. 42659

RECOMMENDATIONS:

ADOPT A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT No, 42659 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3700 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 proposed project site is designated Community Development: Commercial Retail (CD: CR) by the Riverside County General Plan and it is located within the Southwest Area Plan and the Highway 79 Policy Area.
2. The proposed use is consistent with Southwest Area Plan and the Highway 79 Policy Area.
3. Existing land uses surrounding the proposed project site include: Community Development: Commercial Retail (CD: CR) to the north, Community Development: Commercial Retail and Community Development: Business Park (CD: BP) to the east, Community Development: Business Park (CD: BP) to the south, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park (CD: BP) to the west.
4. The proposed use is consistent within the Community Development: Commercial Retail (CD: CR) land use designation and all other aspects of the General Plan.
5. The zoning of the proposed project site is Scenic Highway Commercial (C-P-S) and it is within the Dutch Village Specific Plan (SP 106).
6. Zoning for land surrounding the proposed project site includes: Scenic Highway Commercial (C-P-S) to the north and east, and Industrial Park to the west and south. In addition, property to the north, east, and west is within the Dutch Village Specific Plan (SP 106).
7. The proposed use of the project site as a Gasoline service station with the concurrent sale of beer and wine for off-premises consumption and as a car wash are conditionally permitted uses within the Scenic Highway Commercial zone (C-P-S) per section 9.50.b of Riverside County Ordinance No. 348 and the Dutch Village Specific Plan (SP 106). The proposed use of the project site as a Restaurant or other eating establishment is a permitted use within the C-P-S zone per section 9.50.a of Riverside County Ordinance No. 348 and SP 106.

8. None of the buildings included in the proposed project will exceed 35 feet in height and any roof top equipment will be conditioned to be screened from ground elevation view to a minimum sight distance of 1,320 feet allowing the proposed use to be consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone and those included in the Dutch Village Specific Plan (SP 106).
9. Land to the east and south of the proposed project site is currently vacant while the land to the north is used for commercial purposes, and the land to the south is used for industrial purposes.
10. The proposed project is located within Criteria Cells 5778 and 5677 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. However, previous Habitat Assessments & Negotiation Strategies (HANS) that have been performed for the site and no conservation is required.
11. This project is located within the Sphere of Influence of the City of Temecula.
12. The City of Temecula commented on the signage of the proposed project on February 26, 2014 and the sign design of the proposed project was revised in response to the comment.
13. The proposed project site is not located within a fire responsibility area and it is not within a High Fire Hazard Area.
14. Fire protection and suppression services will be available for the project site through the Riverside County Fire Department.
15. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. The proposed project site is within Compatibility Zone B1 of the French Valley Airport Influence Area.
17. The proposed project was reviewed by the Riverside County Airport Land Use Commission (ALUC) during a public hearing on July 12, 2014 and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011.
18. Environmental Assessment No. 42657 identified the following impacts that will be less than significant following mitigation:
 - a) Biological Resources
 - b) Noise

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, Highway 78 General Plan Policy Area, 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 all other applicable provisions of Ordinance No. 348, and with the Dutch Village Specific Plan (SP 106).
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

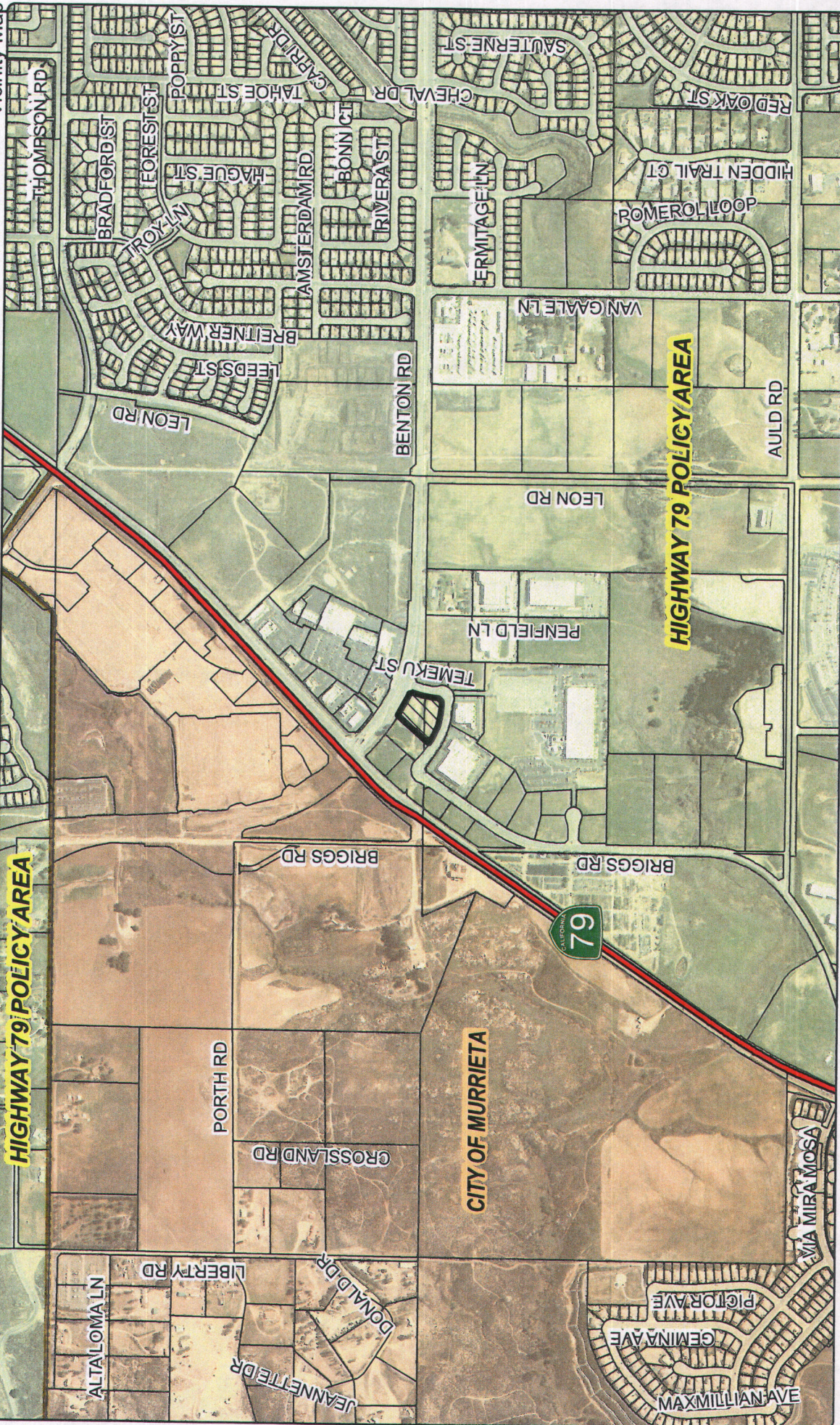
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A potential area for liquefaction; or
 - b. A 100-year flood plain, area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. The sphere of influence of the City of Temecula;
 - b. The Highway 79 General Plan Policy Area;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Valley Wide Recreation and Park District;
 - e. County Service Area 152; and
 - f. Zone B1 of the French Valley Airport Compatibility Zone.
4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-073 and 963-060-075.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03700
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

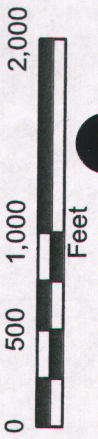
Date Drawn: 12/11/2014

Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



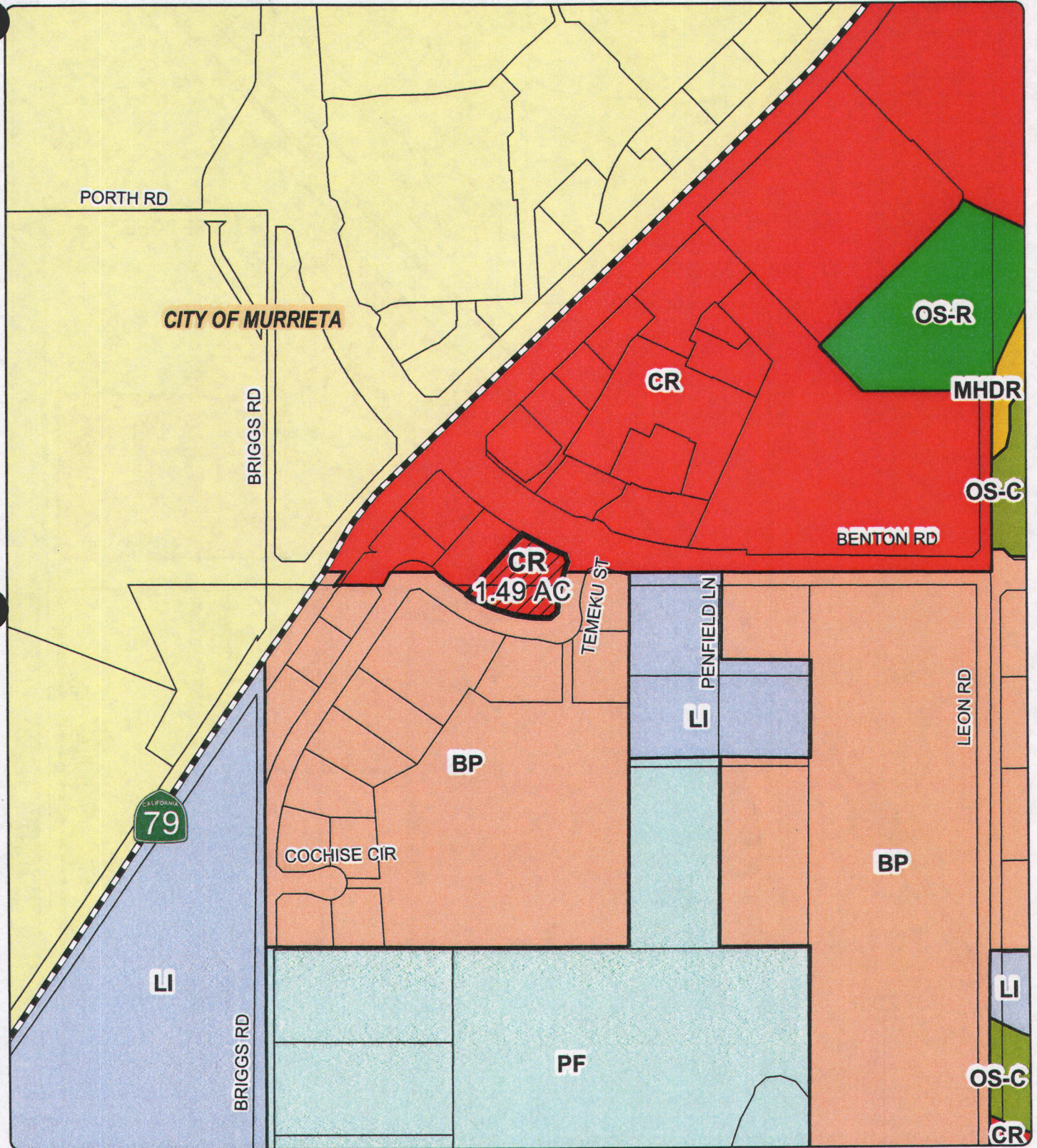
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map and does not constitute a final map. It is provided for informational purposes only. The County of Riverside Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 963-9277 (Eastern County) or Website <http://planmap.rcti.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03700

Supervisor Stone
District: 3

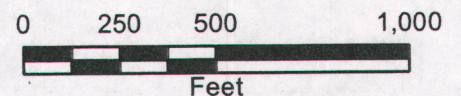
Date Drawn: 12/11/2014
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

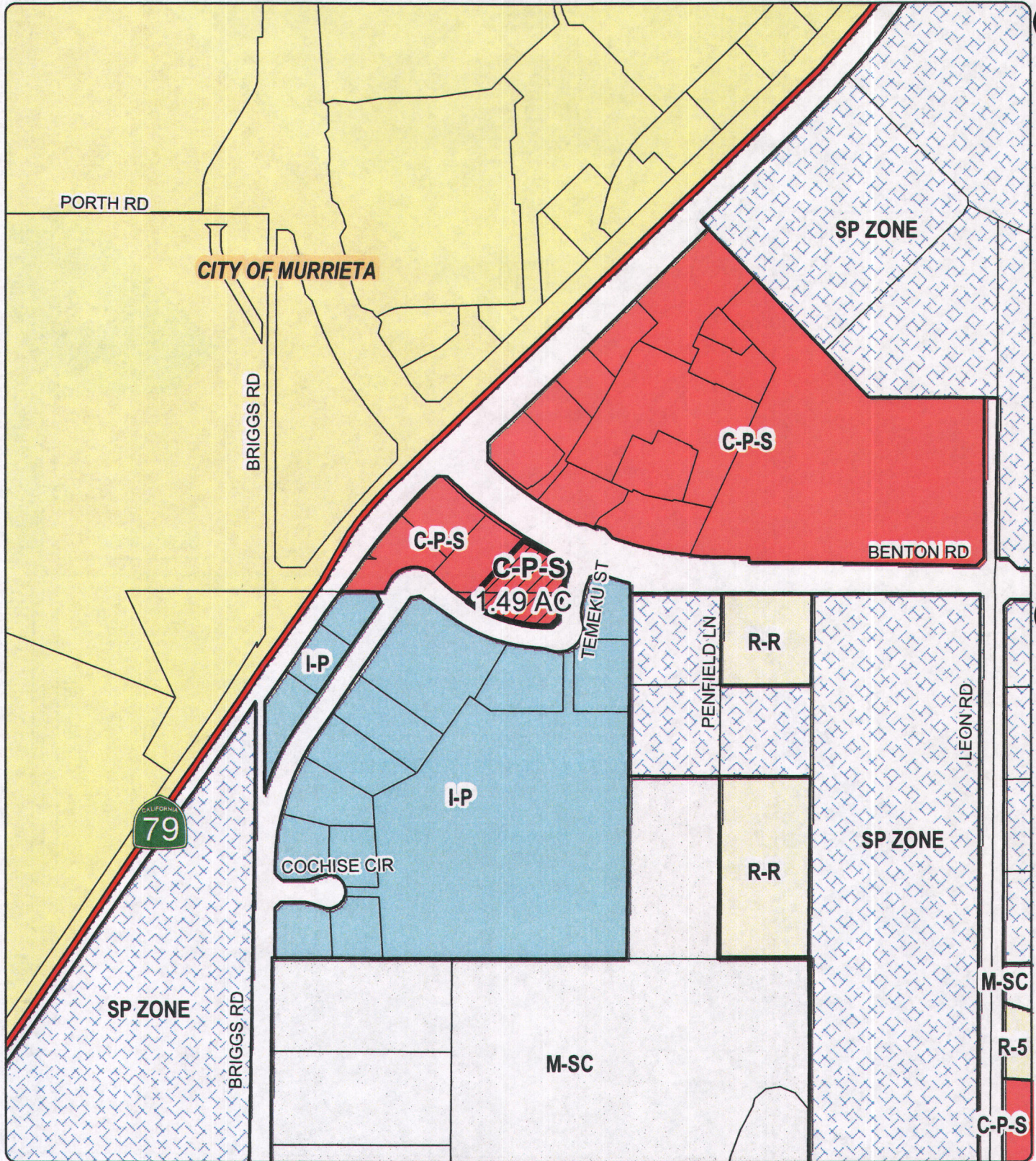
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03700

EXISTING ZONING

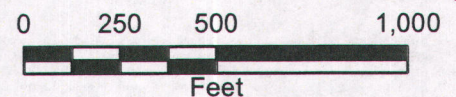
Supervisor Stone
District 3

Date Drawn: 12/11/2014
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03700

LAND USE

Supervisor Stone
District 3

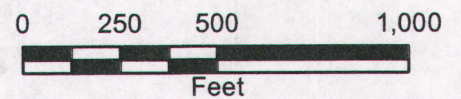
Date Drawn: 12/11/2014

Exhibit 1

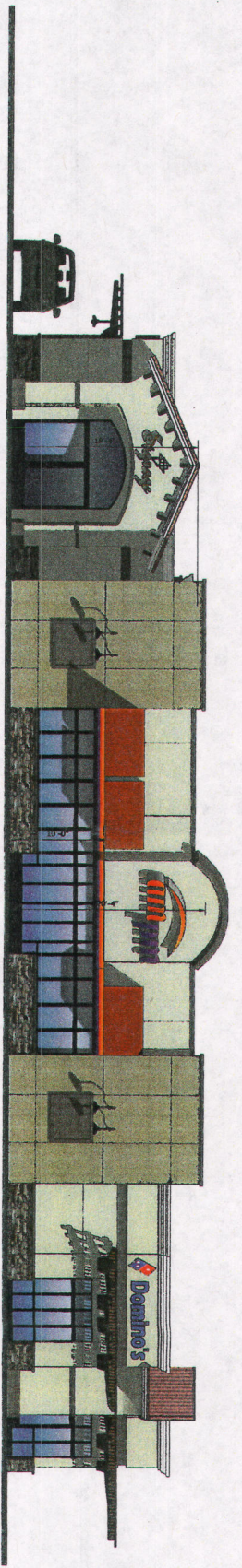


Zoning Area: Rancho California

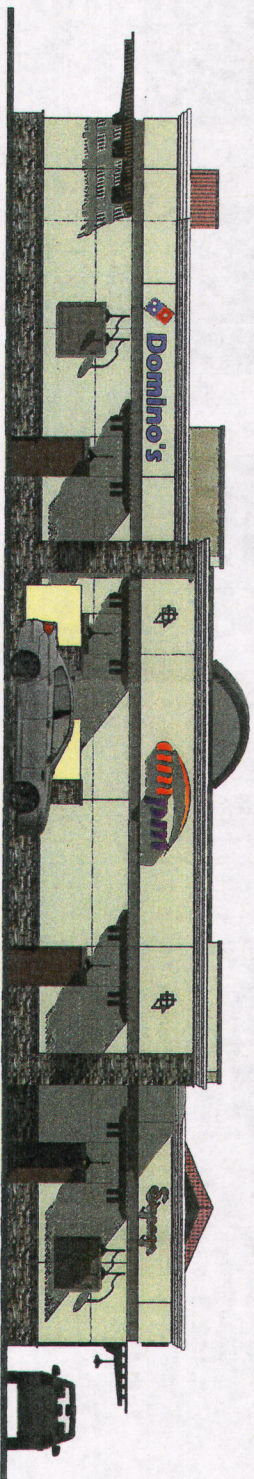
Author: Vinnie Nguyen



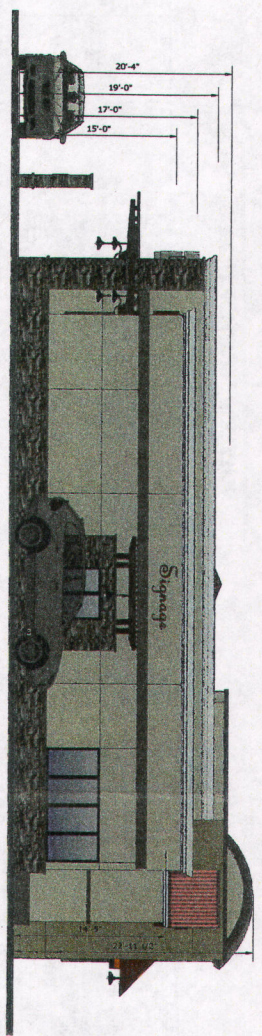
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctma.org>



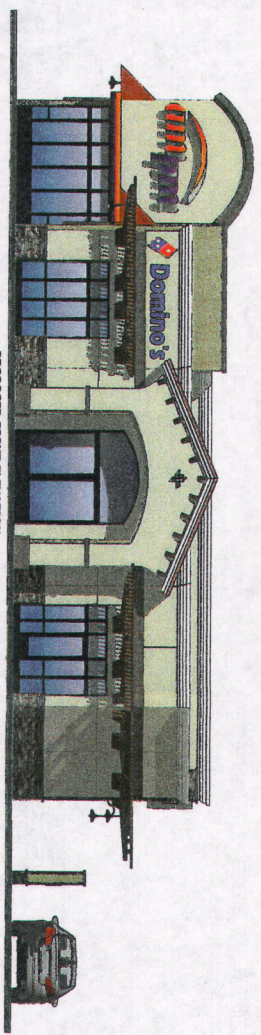
PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED BACK ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16"=1'-0"

CASE: CUP03700
EXHIBIT: B rev. 2 p. 1-3
DATE: 9-2014
PLANNER: M. Corcoran



EMPIRE DESIGN GROUP
34811 Westwood Ave.
Ft. Lauderdale, FL 33309
Tel: 954-588-1100 Fax: 954-588-1140

ARCO

ARCO ampm Facility #TBD
SCE BENTON ROAD/HWY 79
(WINCHESTER RD.)
FRENCH VALLEY, CA

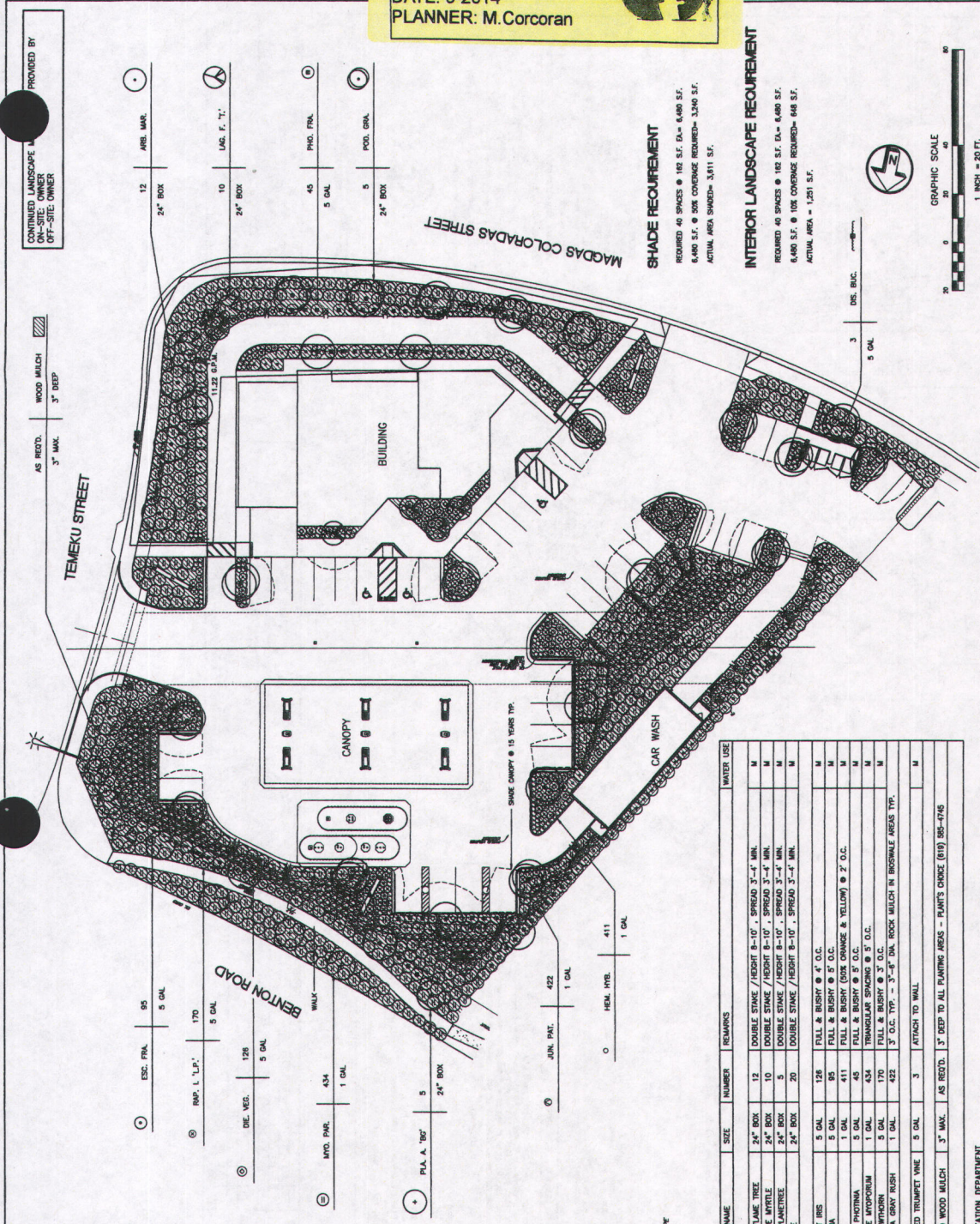
ARCHITECT/DESIGNER:
EMPIRE DESIGN GROUP
34811 Westwood Ave.
Ft. Lauderdale, FL 33309
Tel: 954-588-1100
Fax: 954-588-1140
www.empiredesigngroup.com

DATE: 9/2014
PROJECT: AMPM FACILITY #TBD
SCE BENTON ROAD/HWY 79
(WINCHESTER RD.)
FRENCH VALLEY, CA

DESIGNED BY: M. Corcoran
CHECKED BY: M. Corcoran
DRAWN BY: M. Corcoran
INTEGRITY TITLE: ARCHITECT

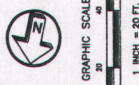
STATE OF CALIFORNIA
COUNTY OF CLATSOP
REGISTERED ARCHITECT
M. CORCORAN
NO. 10000

A 2.0



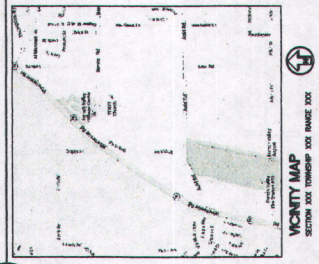
SHADE REQUIREMENT
 REQUIRED 40 SPACES @ 100 S.F. EA. = 4,000 S.F.
 6,400 S.F. @ 10% COVERAGE REQUIRED= 640 S.F.
 ACTUAL AREA SHADDED= 3,611 S.F.

INTERIOR LANDSCAPE REQUIREMENT
 REQUIRED 40 SPACES @ 100 S.F. EA. = 4,000 S.F.
 6,400 S.F. @ 10% COVERAGE REQUIRED= 640 S.F.
 ACTUAL AREA = 1,261 S.F.



C.U.P.	NO. 14000	SHEET NO.	1
COUNTY OF RIVERSIDE			
ARCO C.U.P.			
WINCHESTER & BENTON ROAD			
PLANNING PLAN			
FOR: WMS BUILDINGS			
SCALE: 1/8" = 1'-0"			
COUNTY FILE NO.			

PREPARED BY: **ALHAMBRA GROUP**
 LANDSCAPE ARCHITECTURE
 4100 Enterprise Circle North, Suite C
 Tamarac, FL 33063 (954) 281-8000 FAX 281-8003
 8/21/14 DATE: 8/21/14
 CERT NO. 2017, EXP 09/2015



- PLANTING NOTES**
- CONTRACTOR SHALL APPLY TOP SOIL PRE-ELEMENTARY HERBICIDE AT 3 GAL PER 1000 S.F. AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS (DO NOT USE ANION-SEEDED HERBICIDES)
 - ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
 - SOIL TESTING (SOIL MANAGEMENT REPORT), SOIL ANALYSIS PERFORMED BY A LABORATORY OF THE COUNTY OF RIVERSIDE SHALL BE OBTAINED PRIOR TO PLANTING. CONTRACTOR SHALL OBTAIN SOIL MANAGEMENT RECOMMENDATIONS TO CORRECT TO SOIL AND THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.
 - THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL THE CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AND OWNER IF ANY INCONVENIENCES OCCUR.
 - THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL PLANT MATERIALS SHALL BE HANGLED OR STORED SO THAT THEY DO NOT COME IN CONTACT WITH ANY OTHER PLANTS, TREES OR WIND BURN, OR FROM ANY OTHER NURSERY.
 - THE CONTRACTOR SHALL APPLY TO ALL SHRUB PLANTING AREAS PLANTS CHOICE (010) 500-500A. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.
 - SEE SHEET # FOR DETAILS & 7 FOR SPECIFICATIONS.
 - ALL PLANTING SHALL NOT INTERFERE W/ TRAFFIC SITE LINES.
 - INSTALL ROOT BARRIERS WHERE TREES ARE PLANTED WITHIN 6" OF SIDEWALKS.
 - FOR INSPECTIONS CONTACT THE COUNTY @ RiversidePlanning@co.riverside.ca.gov FOR THE INSPECTION REQUEST FORM. A REPORT WILL BE REQUIRED FOR THE COMPLETION INSPECTION AND THE ONE YEAR POST-ESTABLISHMENT INSPECTION.
 - NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REVISIONS TO THE PLANS AND THE APPROVAL OF THE COUNTY LANDSCAPE PLANNERS.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
(Symbol)	TREES:						
(Symbol)	NOZ. BP.	KOHLERUTERA BIPINNATA	CHINESE FLAME TREE	24" BOX	12	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	LAZ. F. T.	LAGERSTROEMIA PALMERI 'TUSCANY'	RED CHECK MYRTLE	24" BOX	10	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	P.L.A. A. '160'	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	24" BOX	5	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	POD. GRA.	PODOCARPUS GRACILIS	FEEN PINE	24" BOX	20	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	SHRUBS:						
(Symbol)	DIETS. VERA	DIETES VERA	FORTNIGHT IRIS	5 GAL	128	FULL & BUSHY @ 4" O.C.	M
(Symbol)	ESCALONIA	ESCALONIA FRANCES	ESCALONIA	5 GAL	95	FULL & BUSHY @ 2' O.C. (ORANGE & YELLOW) @ 2' O.C.	M
(Symbol)	IRIS	HEBERRODIA IRIDES	IRIS	5 GAL	45	FULL & BUSHY @ 3' O.C.	M
(Symbol)	PROSTRATE	PROSTRATE WOODRUM	PROSTRATE WOODRUM	1 GAL	454	TRIANGULAR SPACING @ 5' O.C.	M
(Symbol)	INDIAN HAMPTON	INDIAN HAMPTON	INDIAN HAMPTON	5 GAL	170	FULL & BUSHY @ 3' O.C.	M
(Symbol)	JUNCA PATENS	JUNCA PATENS	CALIFORNIA GRAY RUSH	1 GAL	422	3" O.C. TYP. - 3"-8" DIA. ROCK MULCH IN BROWLALE AREAS TYP.	M
(Symbol)	DIS. BUC.	DREVONIS BUCONATORIA	BLOOD-RED TRUMPET VINE	5 GAL	3	ATTACH TO WALL	M
(Symbol)	MULCH & GROUNDCOVER:						
(Symbol)	SHRUB	SHRUB	SHRUB	3" MAX.	AS REQ'D.	3" DEPT TO ALL PLANTING AREAS - PLANT'S CHOICE (010) 500-1716	
(Symbol)	WOOD MULCH	WOOD MULCH	WOOD MULCH				
(Symbol)	NOT SHOWN						

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS ENDEAVORS TO COMPLY WITH ALL APPLICABLE COUNTY STANDARDS AND FOR A GRADING PERMIT HAS BEEN ISSUED.

DIG AHEAD (No Trespassing Sign)

NO TRESPASSING
 NO OPEN FIRE
 NO DRUGS
 NO ALCOHOL
 NO WEAPONS
 NO VEHICLES
 NO ANIMALS
 NO BURNING
 NO TRAIL BEE
 1-800-377-5800
 RIVERSIDE COUNTY
 ENVIRONMENTAL SERVICE UNIT

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ON-SITE).	REGISTRATION NUMBER	DATE SIGNED	PLANNING APP #
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD