

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



ITEM
17.2
(ID # 4820)

MEETING DATE:

Tuesday, July 25, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7917 AND CONDITIONAL USE PERMIT NO. 3370R1 – Intent to adopt a Negative Declaration - Applicant: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.25 to 0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue – 11.5 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Revision No 1 to Conditional Use Permit No. 3370 proposes to establish a Type 21 ABC license (off-sales of beer, wine and distilled spirits) liquor store in an existing 11,800 square foot building that has a separate entrance and point of sale from the motor vehicle fuel sales - APNs: 317-110-034 and 317-110-035. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42901**, 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,

ACTION: Policy

A handwritten signature in black ink, appearing to be "Charissa Leach".

Charissa Leach, Assistant TLMA Director

7/18/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board

By: A handwritten signature in black ink, appearing to be "Kecia Harper-Ihem".

Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7917**, changing the zoning classification for the subject property from the Manufacturing–Service Commercial zone (M-SC) to the Scenic Highway Commercial zone (C-P-S), in accordance with the attached Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 3370 REVISION NO. 1.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7917 proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 3370 (CUP No. 3370) was approved in 2003 and permits the existing multi-use travelers center which includes, among other uses, a weigh station, drive-thru restaurant, auto center, gas station and convenience store with a Type 20 ABC license. Revision No. 1 to CUP No. 3370 will establish a Type 21 ABC license (off-sales of beer, wine and distilled spirits) for a new liquor store within the existing tenant space within the existing 11,800 square foot building that has a separate entrance and point of sale from the motor vehicle fuel sales. The project is on two parcels, totaling 11.5 gross acres. The project is located within the Mead Valley Area Plan, more specifically this project is located at the southeast corner of Cajalco Expressway and Harvill Avenue.

The Planning Commission considered the project on June 21, 2017. Planning Staff provided corrections to Condition of Approval 10 Every 1, which referenced Exhibit XX and should have referenced Exhibit A. The second correction was for the exhibits in the staff report referencing CUP No. 3756 and should referenced CUP No. 3370R1. The Planning Commission recommended that the Board of Supervisors adopt the negative declaration, tentatively approve Change of Zone No. 7917 and approve CUP No. 3370R1 with a 5-0 vote.

Impact on Residents and Businesses

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

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

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

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


A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst

7/18/2017

Agenda Item No.:
 Area Plan: Mead Valley
 Zoning Area: North Perris
 Supervisorial District: First
 Project Planner: Dionne Harris
 Planning Commission: June 21, 2017

CHANGE OF ZONE NO. 7917
 CONDITIONAL USE PERMIT NO. 3370R1
 Environmental Assessment No. 42901
 Applicant: Ali Mazarei
 Engineer/Representative: Ali Mazarei


 Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7917 proposes to change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The proposed project's Conditional Use Permit No. 3370R1 and the Change in Zoning Classification to Scenic Highway Commercial Zone (C-P-S) are based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. Liquor stores are not allowed under the existing zoning classification.

CONDITIONAL USE PERMIT NO. 3370R1 proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) for a new liquor store within an existing tenant space within the 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Sharing a wall with the liquor store is an existing, permitted convenience store (with beer and wine sales) within the travelers center which also includes an existing, permitted gas station, oil center, full service carwash, a 1,600-square-foot quick service restaurant (no drive thru). The site also includes an existing, permitted souvenir shop, patio area, 21 truck/RV parking spaces, weigh station, and two free standing drive-thru restaurants with one free standing restaurant. The proposed project currently exists on two parcels. The Project will be conditioned to have a parcel merger, pursuant to Ord. No. 460 to form one parcel.

The project site is located on the southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 Freeway within the Mead Valley Area Plan.

ISSUES OF POTENTIAL CONCERN:

March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, ("Compatibility Zone C2")

The project site is located within the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1264MA17 was submitted to the ALUC for review in May 4, 2017. The ALUC made a determination that the project site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The project, CZ7917 (Change of Zone), a proposal to change the zoning classification of 11.5 acres (to wit, Assessor's Parcel Numbers 317-110-034 and 317-110-035) located at 23261 Cajalco Expressway (on the southwesterly corner of Cajalco Expressway and Harvill Avenue) from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and CUP03370R1 (Revision No. 1 to Conditional Use Permit No. 3370), a proposal to utilize an

approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed. Based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's use and the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

BACKGROUND:

Conditional Use Permit No. 3370 was approved on July 1, 2003, and permitted the ABC license of Type 20 (off-sale of beer and wine) in the convenience store of the AM/PM Gas Station. The new Burning Leaf tenant space with a separate entry and exit, requests to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) liquor store with the revision to the Conditional Use Permit No. 3370. The Change of Zone No. 7917 is being requested because the Manufacturing - Service Commercial (M-SC) Zone Classification, in accordance with Ordinance No. 348 Sections 11.2 and 18.48, does not currently allow the sale of beer, wine, or distilled spirits for off-premises consumption.

CONDITIONAL USE PERMIT NO. 3370, which was the original CUP application for the existing multi-use travelers center, permitted 52 truck parking spaces, a weigh station, truck (diesel) fuel station, auto gas station, drive thru-restaurant, auto lube & oil center with carwash, restaurant and a 14,500 -square-foot building that includes a convenience store (including ABC license Type 20), trucker's shop, quick serve restaurant (drive-thru), trucker's services (shower, laundry, restrooms) and a patio area. CUP No. 3370 was approved in July of 2003 with a Mitigated Negative Declaration for Environmental Assessment No. 38638.

CONDITIONAL USE PERMIT NO. 3370S1 (Substantial Conformance No.1) proposed minor modifications to the car wash and lube and oil facility locations, a modification to building A, a modification to the landscape median, and the relocation of a canopy at Harvill and Cajalco Expressway in Perris, CA. This CUP application was approved in August of 2003.

CONDITIONAL USE PERMIT NO. 3370S2 (Substantial Conformance No.2), proposed relocation of the carwash building, lube station, AM/PM building and gas station canopy. This CUP application was approved in September of 2004.

CONDITIONAL USE PERMIT NO. 3370S3 (Substantial Conformance No.3), proposed minor modifications to elevations, required parking spaces, landscape fingers, trash enclosure and a trellis. This CUP application was approved in December of 2006.

CONDITIONAL USE PERMIT NO. 3370S4 (Substantial Conformance No.4), proposed modifying the landscape turn around and providing artificial turf, relocating the weigh station, adding three (3) flag poles, adding lighting to High Intensity Discharge (HID) lighting for security camera purposes, and changing the light poles located by the landscape turn around to four foot light bollards. This CUP application was approved in June of 2007.

CONDITIONAL USE PERMIT NO. 3370S5 (Substantial Conformance No.5), proposed to eliminating one space, add 12 parking spaces and remove planter area from AM/PM Building. This CUP application was approved in July of 2009.

CONDITIONAL USE PERMIT NO. 3370S6 (Substantial Conformance No.6), proposed adding a Natural Gas Fueling station (for Clean Energy) in the existing Arco Travel Center, a convenience store, a lube station, a carwash, and a U-Haul rental facility. The natural gas fueling station was proposed to include

Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling stations as alternative fuel options for fleet service vehicles. The facility was also proposed to include: two (2) 18,000 gallon 45-foot-high above ground LNG storage tanks, four (4) CNG Compressor skids, three (3) CNG storage vessels, and four (4) Dispenser Islands with canopies. This CUP application was approved in November of 2014.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail. |
| 2. Surrounding General Plan Land Use (Ex. #5): | North: Commercial Retail (CR) and Commercial Office(CO)
South: Light Industrial(LI)
West: Light Industrial(LI)
East: Light Industrial(LI) |
| 3. Existing Zoning (Ex. #2): | M-SC (Manufacturing-Service Commercial) |
| 4. Surrounding Zoning (Ex. #2): | North: C-P-S (Scenic Highway Commercial)
East: M-SC (Manufacturing-Service Commercial)
West: C-O (Commercial Office)
South: M-SC (Manufacturing-Service Commercial) |
| 5. Existing Land Use (Ex. #1): | Travelers Center and AM/PM Gas Station |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the east and west, gas station to the northeast, an existing sheet metal factory, industrial warehouse and office building are to the south. |
| 7. Project Data: | Total Acreage: 11.5 acres |
| 8. Environmental Concerns: | Intent to Adopt Negative Declaration |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42901**, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7917, amending the zoning classification for the subject property from Manufacturing-Service Commercial to Scenic Highway Commercial, as shown on Exhibit 3 hereto, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3370 REVISION NO.1, 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.

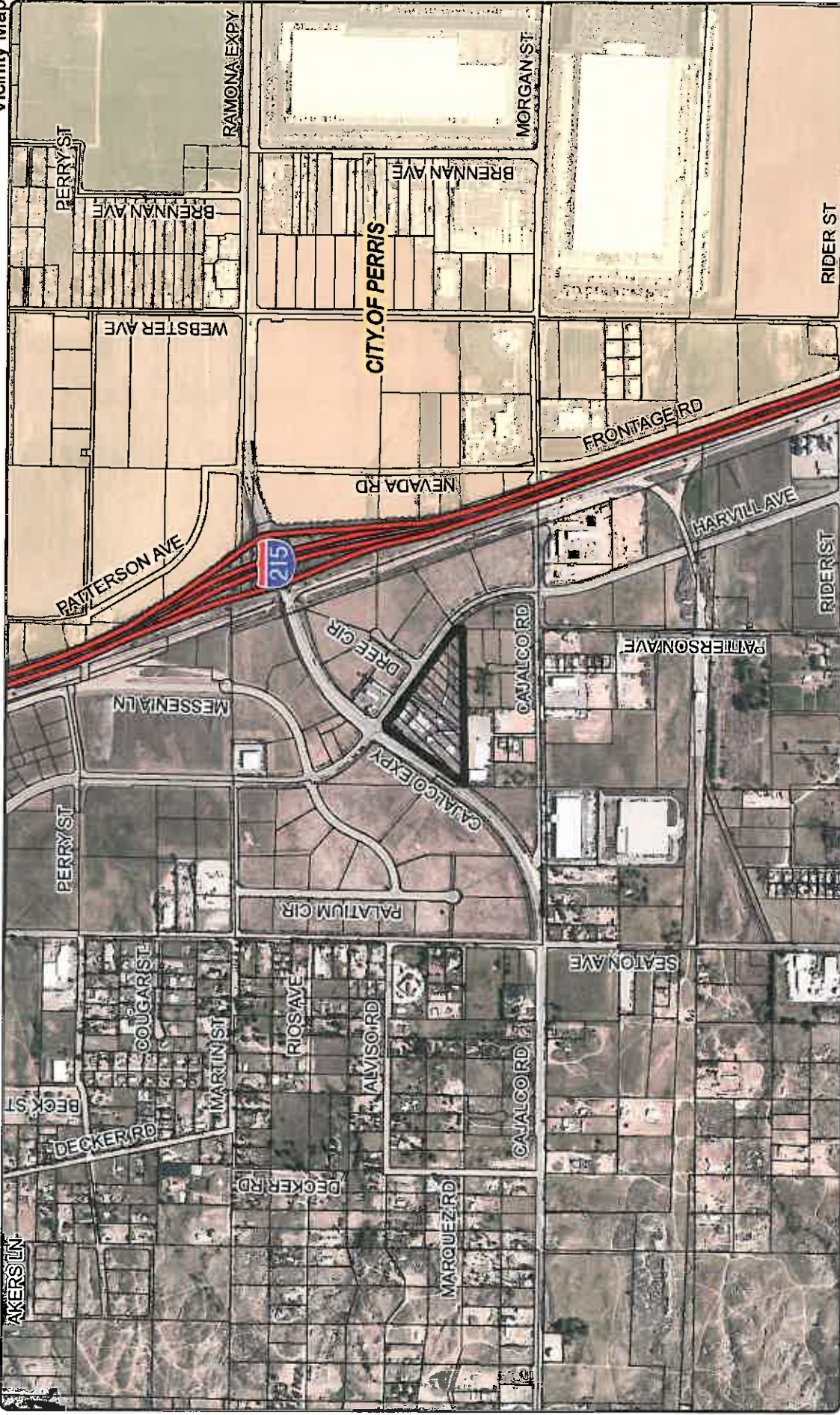
1. The General Plan Land use designation of the project site is Community Development: Commercial Retail (CD: CR), which has a 0.20-0.35 Floor Area Ratio per the Mead Valley Community Area Plan. The Floor Area Ratio for the existing and proposed use is 2.31%, which is consistent with the applicable Floor Area Ratio requirements.
2. The Community Development: Commercial Retail General Plan Land Use Designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed project is proposing a liquor store with Type 21 off-sale of beer, wine and distilled spirits alcohol license in an existing building.
3. The Zoning Classification for the project is currently Manufacturing-Service Commercial (M-SC), but liquor stores are not permitted in that zone. Pursuant to Ordinance No. 348, the project also proposes a change of zone to Scenic Highway Commercial (C-P-S). The proposed use, a liquor store with off-sales of beer, wine and distilled spirits sold in an existing building having a separate entrance and separate point of sale from the existing convenience store with on-site sales of fuel, is permitted in the proposed zoning Scenic Highway Commercial Zone (C-P-S), based on Ordinance No. 348, Section 9.50. B.24 which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zone provided a Conditional Use Permit has been granted.
4. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 - a. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the C-P-S zoning classification, a change of zone for which is being concurrently processed.
 - b. There are no schools, public parks or playgrounds located within 1,000 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park or playground.
 - c. According to the Alcohol and Beverage Control Department (ABC), Census Tract 420.10 allows three (3) licenses for the sale of alcohol, and there are two (2) existing. The proposed project would be the third allowed in the Census Tract, thus a finding for Public Convenience and Necessity (PC&N) is not required.
5. The proposed use, a liquor store with off-sales of beer, wine and distilled spirits with a separate entrance from and separate point of sale from the existing convenience store that has beer and wine and motor vehicle fuel sales, is consistent with the development standards set forth in the Scenic Highway Commercial zone (C-P-S). Pursuant to Zoning Ordinance No. 348, Section 9.53, this project meets the following Scenic Highway Commercial development standards:
 - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Here, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.
 - b. There are no setback requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Here, the building is 27' 3" feet high, and is not in a specific plan, so no setback requirements apply.

- c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. Because the building in which the alcohol sales will take place is only 27' 3" feet high, the project complies with this requirement.
 - d. Outlined in Section 9.53, Subsection D, of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The parking standards for liquor stores requires one (1) parking space per every 200 square feet of the gross floor area. The liquor store is 885 square feet and has five (5) parking spaces and one (1) handicap parking space. The proposed use provides the required parking spaces for the tenant space.
 - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by the Section 9.4, E of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.
- 6. The General Plan Land Use Designations on the surrounding properties are: Community Development: Commercial Retail (CD: CR) (CD: CR) (0.20-0.35 FAR) to the north and Community Development: Light Industrial (CD: LI) (0.20-0.60 FAR), Community Development: Commercial Office (CD: CO) (0.20-1.0 FAR) to the east, Community Development: Light Industrial (CD: LI) (0.20-0.60 FAR) to the south and west.
 - 7. The project site is surrounded by properties what have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to west and south, Commercial Office (C-O) to the east and Scenic Highway Commercial (C-P-S) to north.
 - 8. The land uses on parcels to the east and west are vacant, to the northeast of the property there is an existing gas station, an existing sheet metal factory, industrial warehouse and office building are to the south.
 - 9. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.
 - 10. This project is within the City Sphere of Influence of City of Perris. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. The project was transmitted to the City of Perris on September 7, 2016. They have not issued any comments.
 - 11. The proposed project has been determined to appropriate for review under the California Environmental Quality Act (CEQA) by way of a Negative Declaration pursuant to State CEQA Guidelines section 15070(a) because there is no substantial evidence, that the project may have a significant effect on the environment. Environmental Assessment No. 42901 concluded that no significant impacts have been identified and that no mitigation is required.
 - 12. The project scope involves the conversion of an existing tenant space from a cigar shop (Smoke'em Cigar Shop) that has been in operations for two years, to a liquor store with a Type 21 ABC license (off-sale of beer, wine and distilled spirits). No grading, new construction or other

RIVERSIDE COUNTY PLANNING DEPARTMENT **CZ07917 CUP03756** **VICINITY/POLICY AREAS**

Supervisor: Jeffries
 District 1

Date Drawn: 10/04/2016
 Vicinity Map



Zoning Area: North Perris

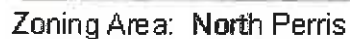
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute an official map. The County Planning Department is not responsible for any errors or omissions in this map. Please contact the Planning Department at (951) 955-3300 for more information.

LAND USE

Date Drawn: 10/04/2016
Exhibit 1



Author: Vinnie Nguyen



REMARKS: On March 7, 2002, the County of Riverside adopted a new General Plan providing a new land use designator, *unincorporated Riverside County* general. The new General Plan may cause a difference type of land use that is approved for a development. Performance objectives, which cover the Riverside County Planning Department, are in accordance with the 2002 Riverside County General Plan. A 2002-2003 Riverside County Planning Department.

RIVERSIDE COUNTY PLANNING DEPARTMENT

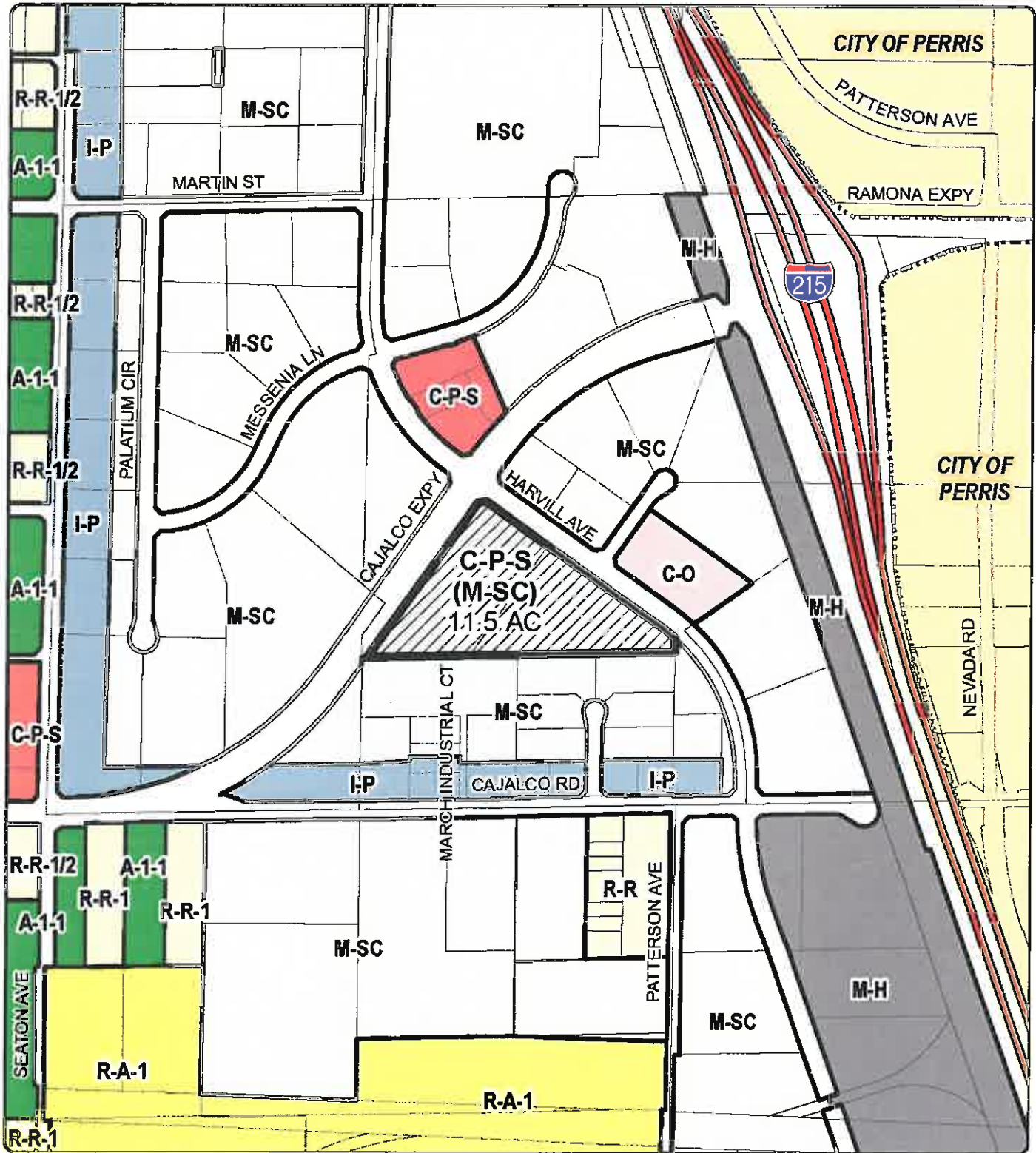
CZ07917 CUP03756

PROPOSED ZONING

Date Drawn: 10/04/2016

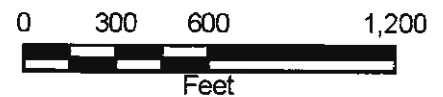
Exhibit 3

Supervisor: Jeffries
District 1



Zoning Area: North Perris

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.rctba.org>

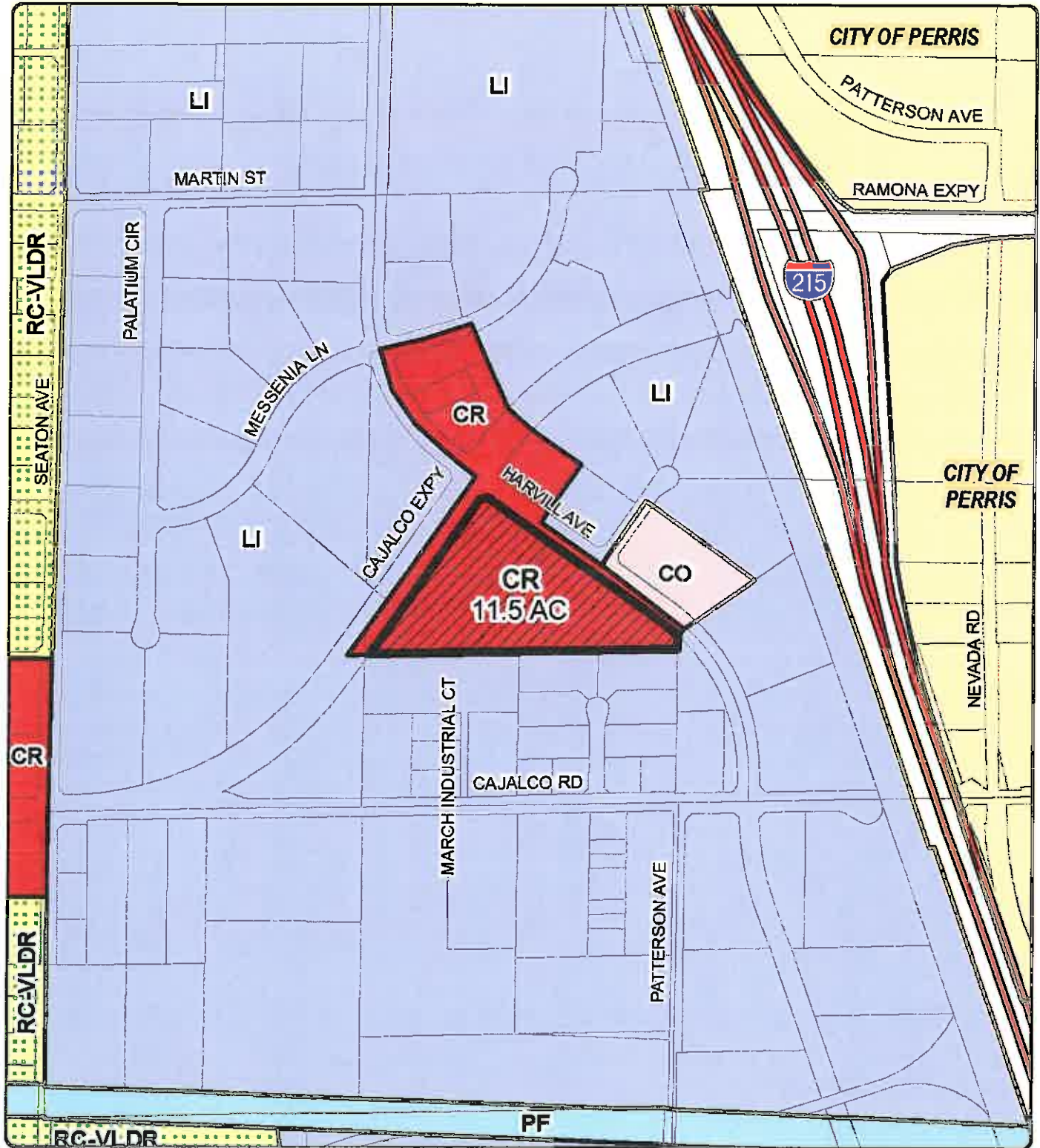
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07917 CUP03756

EXISTING GENERAL PLAN

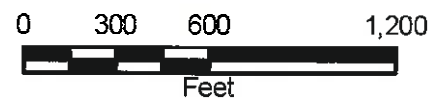
Supervisor: Jeffries
District 1

Date Drawn: 10/04/2016
Exhibit 5



Zoning Area: North Perris

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.ctha.ca.gov>

ALAN CROCKETT SET WALKS FOR COUNTY STUDIOS

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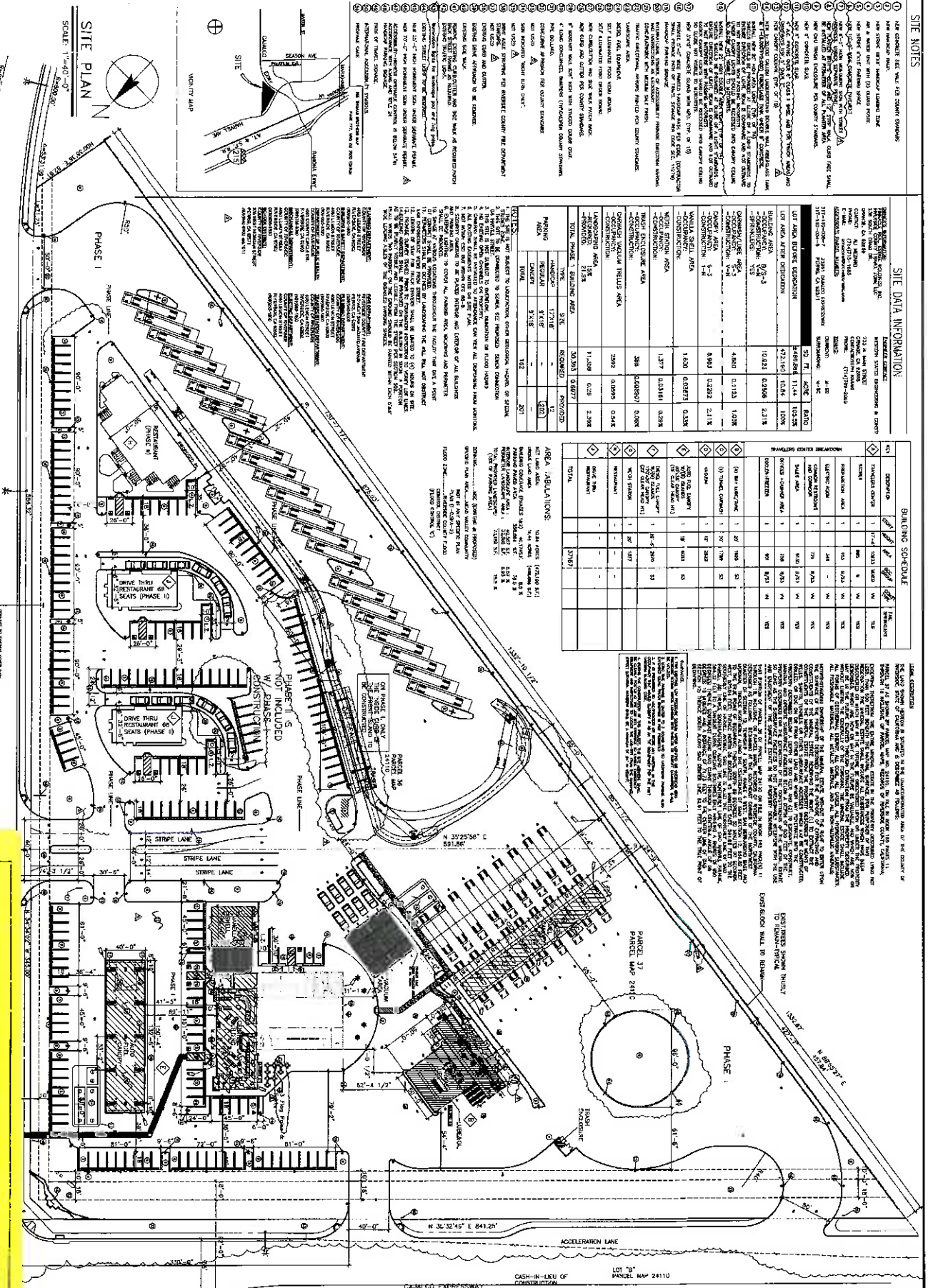
WESTERN STATES FORESTWORKERS UNION

UNIT AND BULK EDUCATION		SD	TT	ACT	RD
BLINDING AREA	9.7-1	42.161	10.46	105.26	
BLINDING AREA	9.7-2	10.233	0.2506	2.116	
CONSTRUCTION AREA	9.7-3	4.860	0.1123	1.0216	
CONSTRUCTION AREA	9.7-4	3.963	0.2322	2.116	
CONSTRUCTION AREA	9.7-5	1.620	0.03735	0.336	
CONSTRUCTION AREA	9.7-6	1.377	0.0141	0.036	
CONSTRUCTION AREA	9.7-7	308	0.00807	0.006	
CONSTRUCTION AREA	9.7-8	2592	0.0095	0.046	
CONSTRUCTION AREA	9.7-9	11,108	0.26	2.308	
CONSTRUCTION AREA	9.7-10	33,263	0.1877		
CONSTRUCTION AREA	9.7-11	-	-	-	12
CONSTRUCTION AREA	9.7-12	-	-	-	520
CONSTRUCTION AREA	9.7-13	-	-	-	201

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[illegible]

THE LAND SHOWN HEREON IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

[illegible]

CASE: CUP03370R1(SITE PLAN),
Exhibit A
Dated 6/10/16
Planner: D. Harris

DOFO
AS.1.1

ARCHITECTURAL
SITE PLAN

DATE: 11/1/00

WESTERN STATES
Engineering & Construction, Inc.

1215 N. MAIN ST.
DENVER, CO 80202
714/775-2000 Fax
www.westernstates.com
A "The City of Denver" Co.

ARCO

ARCO CHEMICAL PRODUCTS, L.P.

WESTERN STATES

Engineering & Construction, Inc.

NEW BUILD / STICING
3000 DENVER AIRPORT
CENTER DISTRICT
TO GO DEL

WESTERN STATES

Engineering & Construction, Inc.

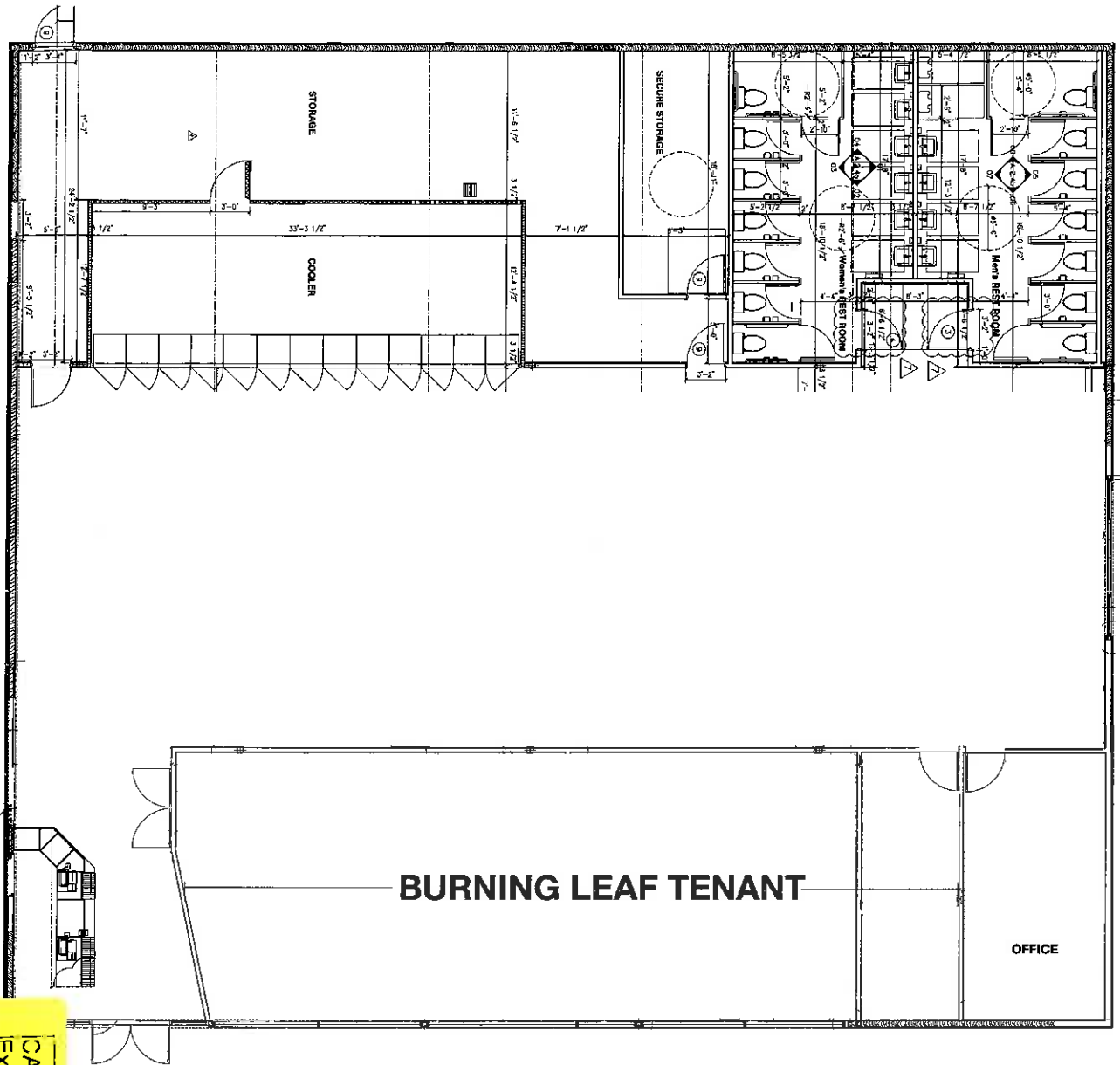
DOFO
AS.1.1

ARCHITECTURAL
SITE PLAN

DATE: 11/1/00

WESTERN STATES

Engineering & Construction, Inc.



CASE: CUP03370R1 (FLOORPLAN)
 Exhibit C
 Dated 5/10/16
 Planner: D. Harris

DOFO
A.1.1b

BUILDING # 1
FLOOR PLAN

DATE: 11.17.03
REVISED TO: E79403

PROJECT NO: 23281 CALALCO EXWY.
CLIENT NAME: NEW BUILD (STOCK)
PROJECT NAME: 3800 SERIES AMPM CENTER CASHIER TO GO DELI

WESTERN STATES
Engineering & Construction, Inc.

720 E. MAIN ST.
ORANGE, CA 92668
714/755-0000
www.weststates.com
A "Design Build" Co.

NORTH PERRIS AREA
SEC. 12, T.4S., R.4W., S.B.M.



LEGEND:

C-P-S SCENIC HIGHWAY COMMERCIAL

MAP No. _____

CHANGE OF OFFICIAL ZONING PLAN
EDGEMONT-SUNNYMEAD DISTRICT

CHANGE OF ZONE CASE NO. 7917

AMENDING ORDINANCE NO. _____

ADOPTED BY ORDINANCE NO. _____

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE 1" = 100'



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42901

Project Case Type (s) and Number(s): Conditional Use Permit No. 3370R1 and Change of Zone No. 7917

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Dionne Harris

Telephone Number: 951-955-6836

Applicant's Name: Riverside County Travel Zone

Applicant's Address: 23261 Cajalco Expressway, Perris CA 92570

I. PROJECT INFORMATION

Project Description:

A. CHANGE OF ZONE NO. 7917 proposes to change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The proposed projects: Conditional Use Permit No. 3370R1 and the Change in Zoning Classification to Scenic Highway Commercial Zone (C-P-S) is based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. Liquor stores are not allowed under the existing zoning classification.

B. CONDITIONAL USE PERMIT NO. 3370R1 proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) for a new liquor store within an existing tenant space within the 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Attached to the liquor store is an existing convenience store (with beer and wine sales) within the travelers center which also includes an existing gas station, oil center, full service carwash, a 1,600-square-foot quick service restaurant (no drive thru). The site also includes a souvenir shop, patio area, 21 truck/RV parking spaces, weigh station, and two free standing drive-thru restaurants with one free standing restaurant. The proposed project exist on two parcels. The lines of the parcels divides the project. Project will be conditioned to have a parcel merger with the two parcel, pursuant to Ord. No. 460, to accomplish consistency with the project.

II.

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area: 11.5 Gross Acres

Residential Acres: N/A
Commercial Acres: 11.5
Industrial Acres: N/A
Other: N/A

Lots: N/A
Lots: 1
Lots: N/A
Units: N/A
Sq. Ft. of Bldg. Area:
Sq. Ft. of Bldg. Area: N/A

Projected No. of Residents: N/A
Est. No. of Employees: 10
Est. No. of Employees: N/A

C. Assessor's Parcel No(s): 317-110-034 and 317-110-035

Street References: Southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 Freeway.

D. Section, Township & Range Description or reference/attach a Legal Description:

Township 4 South, Section 12, and Range 4 West

- E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within the Mead Valley Redevelopment Area on the outskirts of the City of Perris. Existing commercial retail gas station to the north, recycling center to the south and vacant land to the east and west.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site having two driveway accesses from Cajalco Expressway and Harvill Avenue and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies.
- 4. Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area but does not propose structures to be occupied by humans. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
- 5. Noise:** There will be no site disturbance for this project, the site has been primarily developed. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** Implementation of the project does not entail any displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed facility satisfies all applicable Healthy Community policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

E. Overlay(s), if any: Community Center Overlay

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Commercial Office (CD: CO) (0.35 – 1.0 FAR) to the north. The properties to the east, west and south are Community Development: Light Industrial (CD: LI) (0.35 – 0.60 FAR).

1. Area Plan(s): Mead Valley

2. Foundation Component(s): Community Development

3. Land Use Designation(s): Commercial Retail and Commercial Office to the north and Light Industrial to the south, west and east.

4. Overlay(s), if any: Community Center Overlay

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Manufacturing-Service Commercial

J. Proposed Zoning, if any: Scenic Highway Commercial

IV. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Scenic Highway Commercial and Commercial Office

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

VI. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or

negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

8/19/16

Date

Dionne Harris, Urban Planner

Printed Name

For Charissa Leach Assistant TLMA Director

VII. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a-b) The project is not located within a Scenic Highway Corridor. The project site is already largely built out and merely changes the use of an existing building. There are no scenic resources onsite, nor will changing an existing building's use to a liquor store damage resources or unique landmarks, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view. The site has been relatively redevelopment with commercial and manufacturing uses. The project site is located approximately 1/4 mile west of the I-215 freeway and directly off of Cajalco Expressway. There is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No mitigation required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). According to RCLIS (GIS Database), the project site is located approximately 40.11 miles from the Mt. Palomar Observatory. The project is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be less than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project is located within Zone B of County Ordinance No. 655 and is subject to outdoor lighting restrictions (10.PLANNING.3). This is a standard condition of approval and is not considered unique mitigation under CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐
☐
☐
☒

b) Expose residential property to unacceptable light levels?

☐
☐
☐
☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

a). The operation of the proposed project will add no new lighting sources, existing lighting shall be hooded and directed no further than property boundaries as required by COA 10.PLANNING.27. The project will have no impact.

b). The proposed project will not add any new lighting sources and will therefore not expose residential property to unacceptable light levels. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
☐
☐
☒

b) Conflict with existing agricultural zoning, agricultural

☐
☐
☒
☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a). As indicated through the utilization of RCLIS (GIS Database), the project site has a farmland designation of Farmland of Local Importance, Urban-Built Up Land, and Other Lands. Therefore, the project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the site is built-out, and there are no agricultural uses onsite. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Manufacturing-Service Commercial (M-SC) to the east and south, Scenic Highway Commercial (C-P-S) to the north and Commercial Office (CO) to the west. Existing uses within close vicinity of the site consist of an existing commercial business to the immediate north of the site and recycling center and office uses to the south. The closest property is located across the street approximately 100 feet or 0.02 miles to the west of the project site. The closest agriculturally zoned property is located approximately 2,251.49 feet or 0.43 miles to the south as determined through RCLIS (GIS Database), and a liquor store added to an existing traveler's center will not conflict with that adjacent agricultural zoning. In addition, the closest Agricultural Preserve (Perris Valley 3) is located 1.94 miles to the southwest of the project site, too far to be affected by the project. The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The impact will be less than significant.

c). As previously addressed, the project site is surrounded by existing commercial business to the north and south, vacant property to the east and west. The closest agriculturally zoned property is located approximately 2,251.49 feet or 0.43 miles to the south as determined through RCLIS (GIS Database). The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The impact will be less than significant.

d). The project site is not located within an agricultural preserve, does not have a farmland designation of prime farmland, unique farmland, or farmland of statewide importance, and is not located within close vicinity to property which has an agricultural zoning classification. The project will not involve in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a). The proposed project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.
- b). The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c). For the reasons above, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Technical Report, Riverside County Travel Zone, Riverside County, California, dated August 9, 2002, prepared by Glenn T. Reed.

Findings of Fact:

- a) Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project has been built-out. The RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The project will have a less than significant impact.
- b) Air quality impacts occurred during site preparation, including grading and equipment exhaust during the time of construction for the previous approved Conditional Use Permit No. 3370. During the time of construction, major sources of fugitive dust were a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust was an initial concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. The short-term construction related impacts during the previously approved project's construction were reduced below a level of significance by dust control measures implemented during grading (COA 10.BSGRADE.5) and also, (COA 80.Planning) to require a permit through SCAQMD. The project will have a less than significant impact.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The project will have a less than significant impact.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses include manufacturing and commercial, which are not considered a sensitive receptors, therefore, the project will not expose sensitive receptors to project substantial point source emissions. There are no sensitive receptors located within 1 miles of the project site that would be exposed to substantial point source emissions. The project will have a less than significant impact.

- e) The proposed liquor store use are not sensitive receptors and the project is not located in the vicinity of a substantial point source of emissions. The existing project has no potential to emit significant quantities of toxic air pollutants, because the project is built-out. Facilities must have independent review under SCAQMD rules and regulations and must demonstrate that it will not cause or emit quantities of toxic emissions that could cause significant public health risk. The existing project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant. A carbon monoxide (CO) hotspot analysis was conducted for the three most-impacted intersections by the project and none of the locations exceeded the one-hour or eight-hour CO air quality standards. The project will have a less than significant impact.
- f) During construction, of the existing project operations had diesel odors associated with equipment and materials. None of these odors were permanent, nor were they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, there were no significant odor impacts that resulted from implementing the existing project. The project will have a less than significant impact.

The impact forecast presented above concludes that construction and the existing operation of the project will not result in any potentially significant impacts to air quality. The previously approve Conditional Use Permit No. 3370 implemented the following standard mitigation measures: a) used appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned, b) used sufficient equipment at the site to carry out dust-control measures in all areas covered by the contract work (not just the immediate area of construction), and c) the existing project submitted a plan to control fugitive dust using the measures outlined above and through implementation of other reasonably available dust control measures. Due to these already implemented standard requirements, the impacts on air quality will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, and Chambers Group, Inc (PDB No. 2194)

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. According to PDB2194 field assessment of the 11.5 acre site, it was observed that the vegetation on site consists mostly of non-native grasses with the presence of some coastal sage scrub species characteristic of a highly disturbed coastal sage scrub community. Therefore, the impact is considered less than significant.

b) No threatened or endangered species were observed on the site, and given the site's disturbance there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat. In addition, the project site is located within long-term Stephens' kangaroo rat (SKR) Habitat Conservation Plan and SKR Mitigation Fee Area as designated by the Riverside County Habitat Conservation Agency. On May 23, 2006, the payment of the SKRHCP Mitigation Fee for the original Conditional Use Permit No. Project was paid. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Therefore, the impact is considered less than significant.

c) The project site is not located within a WRCMSHCP Criteria Area or cell. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) The existing project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The existing project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The existing project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The project site has been previously rough graded, as such, the proposed project will not alter or destroy a known historic site nor cause a substantial adverse change in the significance of a historical resource. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The proposed project will not result in any new significant environmental impacts not identified in EA38638, nor will it substantially increase the severity of the environmental impacts identified in EA38638. There have been no newly discovered historic sites or resources at the project site. Therefore, the project will have is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This area has been completely disturbed. Therefore, that there are no ground-disturbing activities associated with the project. The project is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) Due to the previous disturbances of the site, this project will have no impactful change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) Due to the previous disturbances of the site, no human remains can remain on the project site.

d) . In accordance with AB52, a request for notification was sent to the Pechanga Band of Luiseño Indians, on December 8, 2016, the Native American tribe which had requested notification for the project area (PRC 21080.3.1). Pursuant to Public Resources Code section 21080.3.1(b), a tribe then has 30 days to request formal consultation. As of January 8, 2017, no response was received from Pechanga. Accordingly, the project will have no impact.

e) No religious or sacred uses are known to occur at the project site so no restriction of religious or sacred activities can result from project implementation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to General Plan, this site has been mapped as having a high potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a high potential for containing significant paleontological resources subject to adverse impacts. This is a previously disturbed site and there's no excavation or grading associated with the project that is likely to encounter any buried resources. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) Potential impacts to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The proposed project is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. According to RCLIS (GIS Database), the project site is located within an area of moderate, yet inactive liquefaction area. The project will be required to comply with California Building Code (CBC) requirements pertaining to the proposed development. Through compliance with CBC requirements, the impact will be reduced to a level of less than significant. Since CBC regulations are required for all proposed development, it is not considered a unique mitigation measure under CEQA. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. Through the use of Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will prevent any potential impacts from rising above a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is flat and has been developed. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor result in on-or off-site landslide, lateral spreading, collapse or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a). The project site is flat and has been developed. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor potentially result in ground subsidence. Compliance with the Riverside County UBC construction requirements would ensure the protection of structures pertaining to development will prevent any potential impacts from rising above a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is previously built-out and will not change to the existing topography or ground surface relief features on the subject site. The impact is considered less than significant.

b) The project has not cut or filled slopes greater than 2:1 or higher than 10 feet. The impact is considered less than significant.

c) The project has been built-out and will not result in grading that affects or negates subsurface sewage disposal systems. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Potential impacts to Soils were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The entire site is covered in asphaltic concrete paving. There will be no impact related to soil erosion.

b) The existing facility will not result in substantial soil erosion or the loss of topsoil during grading activities. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor potentially result in ground subsidence. The project is primarily developed. The project will have a less than significant impact.

c) The project is primarily developed and will not require the installation of new sewers and septic systems. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) Potential impacts to erosion were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigated Negative Declaration on July 1, 2003. The existing project involved grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, were followed during construction. These practices kept substantial amounts of soil material from eroding from the project site and prevented deposition within receiving waters located downstream. The project site is built-out and no construction is associated with the project. Therefore, the project will have no impact.

b) The on-site erosion will not increase due to the site being developed. However, BMPs were implemented for maintaining water quality and reducing erosion. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Potential impacts to Wind Erosion and Blowsand were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. As indicated on Figure S-8 "Wind Erosion Susceptibility Map", the site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads, a requirement which is fully addressed by compliance the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project proposes to utilize an existing building as the Liquor store that is attached to the convenience market and gas station in conjunction with an existing office. Therefore, with no construction, greenhouse gas emissions generated from a construction phase should be none to minimal. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling, customers driving to the site to buy liquor, employees driving to the site, the delivery of fuel and market deliveries to the site. Based on the County's 3,000 MT screening threshold, these elements will produce less than significant amounts of additional greenhouse gasses. The proposed project is already built-out and there would be neither direct nor indirect impacts under CEQA. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and therefore a less than significant impact is anticipated.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project already been built-out. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project proposes to utilize an existing building as a liquor store. The previous project has examined all possible hazardous impacts and implemented standard conditions of approval (10.E Heath.1) to maintain CEQA processes. Therefore, the impact will be less than significant.

c) The County of Riverside has an Emergency Operation Plan (EOP), created by the Riverside County Emergency Management Office. The proposed project is existing and includes adequate access for emergency response vehicles and personnel within the Project site. Thus, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. Therefore, impacts are less than significant.

d). According to RCLIS, the project site is not located within a quarter mile of an existing or proposed school. The closest public school is Columbia Elementary School (21350 Rider Street, Perris, CA 92570) which is located approximately 2.5 miles to the southwest of the project site. The impact will be less than significant.

e). The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b) Based on the Airport Land Use Commission's (ALUC) development review, the Director's determination of ZAP1264MA17, to utilize an approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed, by Riverside County Airport Land Use Commission (ALUC)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pursuant to a specific delegation of authority issued at its May 11, 2017 regular meeting located southwesterly corner of Cajalco Expressway and Harvill Avenue, in the unincorporated community of Mead Valley.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre. It would appear that the single-acre intensity of an acre including the proposed use, the convenience store, and an additional 1600 square foot area noted on the project site plan would be expected to accommodate 109 persons, provided that there are no restaurant dining areas therein. The project is consistent with the Riverside County ALUC and therefore, impact is less than significant.

c) As no new buildings or structures are proposed through the application presently under consideration, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review for height/elevation reasons is not required of this project. The applicant has previously obtained Determinations of No Hazard to Air Navigation for the on-site freestanding freeway sign and the liquefied natural gas tanks. Therefore, the impact is less than significant.

d) This project is not located within a vicinity of a private airstrip, or heliport that would result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

The Riverside County Flood Control and Water Conservation District has reviewed the project and concludes that except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. The project is not located along the course of a stream or river. The project will have no impact on groundwater supplies. Therefore:

- a) This existing project is built-out and will have no impact on substantially altering the existing drainage pattern of the site or area, including the alteration of the course or a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project will have no impact
- b) The existing project is built-out will have no impact on violating any water quality standards or waste discharge requirements. The project will have no impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The existing project is built-out will have no impact on substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project will have no impact

d) . The previous project has examined for all possible contribution of runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff impacts and implemented standard conditions of approval to maintain CEQA processes. The project will have no impact.

e) This project will have no impact on placing housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project will have no impact

f) This existing project is primarily built-out and will have no impact in placing area structures, which would impede or redirect flood flows within a 100-year flood hazard area. The project will have no impact

g) This existing project is primarily built-out and will have no impact on otherwise substantially degrading water quality. The project will have no impact

h) This existing project is primarily built-out and will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

This project is not located within a FEMA Flood Zone. Therefore, it will not have an impact on the degree of suitability in 100-Year Floodplains. Additionally, other than nuisance nature local runoff that may traverse the site, this project has been determined to be free from ordinary storm flood hazard. Therefore:

- a) This existing project is primarily built-out and is not anticipated to substantially alter the existing drainage pattern of any Floodplain, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have no impact
- b) This existing project is primarily built-out and is not anticipated to cause changed in absorption rates or the rate and amount of surface runoff. The project will have no impact
- c) This existing project is primarily built-out and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). The project will have no impact
- d) This existing project is primarily built-out and will not cause changes in the amount of surface water in any body of water. The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The current General Plan Land Use Designation is Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) The General Plan designation on surrounding parcels is Commercial Retail and Light Industrial. The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) is based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. The area

illustrated in the General Plan amendment will remain the same. Therefore, the impact is less than significant.

b). The project site is located within the City of Perris sphere of influence. Since the site is designated Light Industrial by the City of Perris General Plan Land Use Element and zoning classification, and the City's Light Industrial (LI) zone permits trucking terminals, the use is consistent with the City of Perris General Plan and there will be no impact. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

The project site is currently zoned Manufacturing-Service Commercial (M-SC). Change of Zone No. 7917 proposes to change the current zoning classification from Manufacturing-Service Commercial (M-S-C) to Scenic Highway Commercial (C-P-S). The project will have no impact.

a) The Change of Zone proposes to amend the zoning classification for the subject property from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) on 11.5 gross acres. The project is consistent with the proposed zoning classification of Scenic Highway Commercial (C-P-S). The uses, including the proposed use of the liquor store and the existing uses of the convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, and trucking fueling station, are all permitted within the C-P-S zone, subject to approval of a conditional use permit. The project will have no impact.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC) north and Commercial Office (CO) to the northwest, Manufacturing-Service Commercial (M-SC) to the east, west and south. The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) from Manufacturing-Service Commercial (M-SC) will allow the project to be compatible with the surrounding commercial zoning classifications. The project will have no impact.

c) The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the north, Community Development: Commercial Office (CD: CO) (0.30 – 1.0 FAR) to the northeast, and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the west and south. There are existing commercial uses surrounding the project site. The project is compatible with existing and planned surrounding land uses. The project will have no impact.

d-e) The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) from Manufacturing-Service Commercial (M-SC) will allow the zone to be consistent with the land use designations and policies of the General Plan. In addition, the existing project is primarily built-out and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

☐
☐
☐
☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐
☐
☐
☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐
☐
☐
☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐
☐
☐
☒

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The existing project is primarily built-out and will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine. Therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☒
☐

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☒
☐

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is located within the March Air Reserve Base/March Inland Port (March ARB/IPA ALUCP), Influence Area II. The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Existing noise levels on the project site mainly derived from vehicular sources along I-215 and Harvill Avenue. Although aircraft noise is audible from planes using MARB, the project site is approximately 2.2 miles from MARB. At this distance, the noise impact from MARB is marginal. According to the current MARB Air Installation Compatible Use Zone (AICUZ) Study and Inland Port Airport Land Use Compatibility Plan, the project site is outside the 60 dB CNEL noise contour. The change of the current zoning classification from Manufacturing-Service Commercial (M-S-C) to Scenic Highway Commercial (C-P-S) provides zoning consistency of the use previously approved with Conditional Use Permit No. 3370. Therefore, the employees at this project location will not be exposed to excessive noise levels and the impact is considered less than significant.

b) The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area, which is a safe distance from excessive noise levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐
☐
☒
☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

There are no railroads within close proximity of the site. The impacts of railroad noise are less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Circulation Element, Figure C-1 "Circulation Plan."

Findings of Fact:

This project is located at the intersection of Cajalco Expressway and Harvill Road. The project is ¼ a mile near the I-215 freeway. The existing project's site is built-out and project will not increase any amount of highway noise created in the area. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) This existing project is primarily built-out and will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) This existing project is primarily built-out and will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.

c) The existing project is primarily built-out and there will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The existing project is primarily built-out and there will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be no impact.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project will not require the provision of new or altered government facilities at this time. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Val Verde School District correspondence, GIS database

Findings of Fact:

The project site is located within the Val Verde Unified School District. The project will not require any construction of new facilities for the proposed use. The proposed project will not generate residents and will therefore have no impact on schools. This project has been conditioned to comply with School Mitigation Impacts fees in order to prevent any potential effects to school services (COA 80.PLANNING.17). This is a standard Condition of Approval and not considered mitigation under CEQA. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.29) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health service facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

The proposed project does not include recreational facilities. The project is commercial in nature and as such would not include the use of existing neighborhood or regional parks. The project is not

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Mead Valley Area Plan identifies a Class 1 Bike Path along the northeasterly side of Cajalco Expressway. As such, previously approved CUP was conditioned to construct said trail/bike path. Therefore, the proposed liquor store will not require any new trails or bike paths. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the pro-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ject's construction?				
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) This project will have less than a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. The project will have no impact.
- b) This existing project is primarily built-out and will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project exceeds the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.
- c) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Messenia Lane and Harvill Avenue due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Harvill Avenue and Messenia Lane, this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Mead Valley area Plan identifies a Class 1 Bike Path along the northeasterly side of Cajalco Expressway. As such, the previously approved CUP has been conditioned to construct said trail/bike path. The proposed project will not require any new trail or bike paths. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project has connect to the existing water line in Harvill Avenue and will not require new or expanded water treatment facilities for this existing project site. Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the RCIP to project future water demand. Since the project is consistent with the designated land use in the RCIP, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) This existing project is primarily built-out and does not require construction of new wastewater treatment facilities and will have no impact on requiring or resulting in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. There will be no impact.

b) This existing project is primarily built-out and will have no impact on a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) This existing project is primarily built-out and the impact are seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County. There will be no impacts.

b) This project will comply with federal, state and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). There will be no impacts.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The existing project is primarily built-out and will not require new utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Therefore, the impact is considered less than significant.

d) Storm water drainage is fully built out for this existing project. Therefore, the impact is considered less than significant.

e-f) Street lighting exists for access to the existing project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

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

a) The existing project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals, as this project is site-specific and will not include future developments that may induce long-term impacts. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

<p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The Project proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) liquor store in an existing tenant space within the 11,800-square-foot building that has a separate entrance and point of sale from the motor vehicle fuel sales. The project will not result in increased future traffic or emissions and would increase the efficiency of existing operations. The project is will become consistent with land use designations with change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Project adheres to all other land use plans and policies with jurisdiction in the Project area. Further, the Project is an existing facility defined in State CEQA Guidelines Section 15301. Also the project is not considered growth-inducing as defined in State CEQA Guidelines Section 15126.2(d). The project will not induce, either directly or indirectly, population and housing growth. Thus, no cumulative impacts from the project are anticipated. Therefore, impacts are less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There will be no impacts.

VIII. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Enviromental Assesment No. 38638

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

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

IX. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

INEFFECT

Conditional Use Permit No. 3370 (CUP No. 3370) permits a multi-use travelers center that consists of a fueling facility, auto lube and oil center with a full service carwash, a 1,600 square foot quick service restaurant (no drive thru), an 11,800 square foot building that includes a convenience store (with beer and wine sales), souvenir shop, patio area, 21 truck/RV parking spaces, a weigh station, two free standing drive-thru restaurants and a free standing restaurant.

In addition to the uses allowed under CUP No. 3370, Revision No. 1 to CUP No. 3370 (CUP No. 3370R1) allows a portion of the existing 11,800 square foot building to be used as a liquor store as shown on Exhibit A. The liquor store will have a separate entrance and point of sale from the existing convenience store and fueling facility. CUP No. 3370R1 also establishes a Type 21 ABC license for the liquor store which allows the off-premises sale of beer, wine and distilled spirits. The existing convenience store is only allowed to sale beer and wine.

10. EVERY. 2 USE - HOLD HARMLESS

INEFFECT

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,

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10. GENERAL CONDITIONS

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

INEFFECT

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3370R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3370R1, Exhibit A, dated June 10, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

INEFFECT

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

10.BS GRADE. 2 USE - OBEY ALL GDG REGS

INEFFECT

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

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT

INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DUST CONTROL INEFFECT

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

10.BS GRADE. 5 USE-G2.3SLOPE EROS CL PLAN INEFFECT

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 6 USE - 2:1 MAX SLOPE RATIO INEFFECT

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

10.BS GRADE. 7 USE - MINIMUM DRNAGE GRADE INEFFECT

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR INEFFECT

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

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be ____ GPM for a ____ hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type ____ construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#84-TANK PERMITS INEFFECT

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#84-TANK PERMITS (cont.) INEFFECT

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

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX INEFFECT

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

10.FIRE. 5 USE-#25-GATE ENTRANCES INEFFECT

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE-#005-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with class B roofing material as per the California Building Code.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

INEFFECT

CUP 3370 is a proposal to construct retail buildings on an 11.5-acre parcel in the Perris area. The property is located south of Cajalco Expressway and Harvill Avenue intersection.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The applicant's engineer is proposing to collect the onsite storm runoff with catch basins and to connect to the District's Perris Line E storm drain with a 24-inch RCP. Perris Line E will serve this project as an adequate outlet; therefore mitigation for increased runoff will not be necessary. An encroachment permit will be required from the District.

The site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,070 per acre, the fee due will be based on the fee in effect at the time of payment.

PLANNING DEPARTMENT

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

INEFFECT

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

INEFFECT

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) INEFFECT

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. 3 USE - LIGHTING HOODED/DIRECTED INEFFECT

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

10.PLANNING. 3 USE - ALUC INEFFECT

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The review of this Revision to a Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with
Note A on Table 4 of the Mead Valley Area Plan:

(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.

(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.

(d) Any use which would generate electrical interference

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - ALUC (cont.)

INEFFECT

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The landowner shall provide the attached notice to all potential purchasers of the property and to any tenants/lessees of the structures thereon. Additionally, this notice shall be recorded as a deed notice (if that has not previously occurred).

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.

6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

10.PLANNING. 7 USE - BASIS FOR PARKING

INEFFECT

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

General Retail - 5.5 spaces/1,000 square feet of leasable floor area. Restaurants, drive-thrus' - 1 space/200 square feet of serving area and 1 space/2 employees.

Automobile service stations - 4 spaces, plus 4 spaces/service bay. Automobile washing establishments - 2 spaces/stall.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY INEFFECT

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING INEFFECT

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

10.PLANNING. 16 USE - NO SECOND FLOOR INEFFECT

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

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY INEFFECT

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

10.PLANNING. 18 USE - MAINTAIN LICENSING INEFFECT

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Alcohol and Beverage Control (ABC), 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS

INEFFECT

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

10.PLANNING. 21 USE - NOISE MONITORING REPORTS

INEFFECT

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - CAUSES FOR REVOCATION

INEFFECT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CEASED OPERATIONS INEFFECT

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

10.PLANNING. 28 USE - 90 DAYS TO PROTEST INEFFECT

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

10.PLANNING. 35 USE - BUSINESS LICENSING INEFFECT

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. 36 USE - BEER & WINE RESTRICTIONS INEFFECT

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 from the convenience store.

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, wine or other alcoholic beverages

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BEER & WINE RESTRICTIONS (cont.) INEFFECT

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 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 and 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.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

10.PLANNING. 37 USE - ALCOHOLIC BEVERAGE SALES INEFFECT

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

a. Any sales transaction for motor vehicle fuel shall be separate from any sales transaction for alcoholic beverages.

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.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - ABC21 OFF SALE GENERAL INEFFECT

OFF SALE GENERAL - (Liquor Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

Added by Revisions No.1 to Conditional Use Permit No. 3370.

10.PLANNING. 39 USE - PHASES ALLOWED INEFFECT

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

10.PLANNING. 40 USE - LAND DIVISION REQUIRED INEFFECT

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

10.PLANNING. 41 USE - LANDSCAPING SCREENING INEFFECT

Landscaping shall be in substantial conformance with Approved Exhibit L. A minimum ten (10) foot strip of landscaping is required along all property lines adjacent to road right-of- ways. The 10 foot strip of landscaping shall be located outside of the road right-of-way. A landscaped berm minimum three (3) foot high and five (5) foot wide is required along all road right-of-ways. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 42 USE - EXTERIOR NOISE LEVELS INEFFECT

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or

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10.PLANNING. 42 USE - EXTERIOR NOISE LEVELS (cont.) INEFFECT

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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 43 USE - VIABLE LANDSCAPING INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 44 USE - MT PALOMAR LIGHTING AREA INEFFECT

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

10.PLANNING. 45 USE - ORD 810 O S FEE (1) INEFFECT

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 46 USE - PERMIT SIGNS INEFFECT

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10.PLANNING. 47 USE - OCCUPANT CHANGE INEFFECT

Prior to tenant/occupant change, or upon change in commercial 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. 48 USE - PROHIBITED USES INEFFECT

1. The following uses shall be prohibited:

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.

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.

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

2. The above ground storage of explosives or flammable materials shall be prohibited, with the exception of a single propane tank as provided in Condition No. 10. FIRE. 5 and contingent upon approval by the Airport Land Use Commission.

10.PLANNING. 49 USE - ELECTRICAL HOOK-UPS INEFFECT

Electrical hook-ups for refrigerated trailers shall be provided for five (5) trailer parking spaces. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the site for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

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10.PLANNING. 50 USE - AGENCY LETTERS (ALUC) INEFFECT

Per the Airport Land Use Commission (ALUC) staff report dated July 18, 2002;

Any structures over 48 feet in height will require further review.

10.PLANNING. 54 USE - NO LONG TERM PARKING INEFFECT

Long term parking is limited to three (3) hours maximum.

10.PLANNING. 55 USE - ABC20 OFF SALE BEER/WINE INEFFECT

OFF SALE BEER & WINE - (Convenience Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

10.PLANNING. 56 USE - ORD. 659 DIF FEE (1) INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fee collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area", as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The project area for Conditional Use Permit No. 3370 is calculated to be 10.84 acres net.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be

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10.PLANNING. 56 USE - ORD. 659 DIF FEE (1) (cont.) INEFFECT

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 57 USE - NO OVERNIGHT PARKING INEFFECT

No overnight parking for cars, trucks, vans or other motorized vehicles and occupants thereof is permitted.

10.PLANNING. 58 USE - AGENCY CLEARANCE/SHERIFF INEFFECT

The project applicant/developer shall comply with those comments and conditions from the Riverside County Sheriff Department, Perris Station, in their letters dated 4/30/03 and 6/25/03.

10.PLANNING. 59 USE - NO TRUCK MAINTENANCE INEFFECT

No truck repair or maintenance is allowed under this approval.

10.PLANNING. 60 USE - ALUC CONDITIONS INEFFECT

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

(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.

(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.

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10.PLANNING. 60 USE - ALUC CONDITIONS (cont.)

INEFFECT

(Such uses include landscaping utilizing water features, aquaculture, and production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

3. The notice of airport in the vicinity shall be provided to all potential purchasers and tenants.

4. The elevation of the LNG tank at the top of tank vents shall not exceed 1,572 feet above mean sea level.

5. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

10.PLANNING. 61 USE - COMPLY WITH NPDES (1)

INEFFECT

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

INEFFECT

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways,

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.)

INEFFECT

major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Seaton Avenue (NS) at: Cajalco Expressway (EW) Project West Driveway (NS) at: Cajalco Expressway (EW) Project East Driveway (NS) at: Cajalco Expressway (EW) Harvill Avenue (NS) at: Cajalco Expressway (EW) Project North Driveway (EW) Project South Driveway (EW) I-215 SB Ramps (NS) at: Ramona Expressway (EW) I-215 NB Ramps (NS) at: Ramona Expressway (EW)

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

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

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

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

10.TRANS. 2 USE - ASSESS/BENEFIT DIST

INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

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10.TRANS. 3 USE - STD INTRO 2(ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT INEFFECT

The life of Conditional Use Permit No. 3370 shall terminate 20 years after the effective approved date. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - EXPIRATION DATE-CUP INEFFECT

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - EXPIRATION DATE-CUP (cont.)

INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 USE-G2.1 GRADING BONDS

INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

INEFFECT

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

INEFFECT

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.14OFFSITE GDG ONUS

INEFFECT

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE ENCROACHMENT PERMIT REQ

INEFFECT

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE - MITCHARGE

INEFFECT

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

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 3 USE - ADP FEE PORTION EXEMPT

INEFFECT

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - SKR FEE CONDITION (cont.)

INEFFECT

reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - NPDES COMPLIANCE (2)

INEFFECT

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 5 USE - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - SKR FEE CONDITION (cont.)

INEFFECT

appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 6 USE - C/I SWPPP BMP REQD

INEFFECT

Since the project is one (1) acre or more, the permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the project site shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

The permit holder of this site shall provide educational materials to the facility manager and employees on good house keeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association or other property management entity. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The "catch basins, more particularly described on Exhibit P shall be inspected and, if necessary, cleaned by the permit

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60.PLANNING. 6 USE - C/I SWPPP BMP REQD (cont.)

INEFFECT

holder no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The permit holder shall keep the area free of litter. Litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit 'P', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The streets and parking lot(s), more particularly described on Exhibit 'P', shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS

INEFFECT

A geotechnical investigation to address, but not necessarily limited to, slope stability, rock fall hazards, collapsible or expansive soils, wind erosion and groundshaking. The report shall be required to be reviewed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS (cont.) INEFFECT

and approved by the County Engineering Geologist prior to grading permit issuance. Please coordinate this report directly with the County Engineering Geologist, reached at (909) 955-3211, with regards to proper methodology and report submission requirements (including additional review fees and number of report copies to submit). The report for this project shall specifically address groundshaking hazards, due to the fact that the County General Plan shows the property to be in Zone III-D.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - G3.1NO B/PMT W/O G/PMT INEFFECT

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE INEFFECT

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD INEFFECT

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE INEFFECT

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD INEFFECT

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

INEFFECT

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

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

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE - MITCHARGE

INEFFECT

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

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE - ADP FEE PORTION EXEMPT

INEFFECT

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

80.PLANNING. 19 USE - PARCEL MERGR REQD

INEFFECT

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-110-034 and 317-110-035. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Scenic Highway Commercial (CPS) zone.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 21 USE - REQUIRED CHANGE OF ZONE

INEFFECT

The permittee shall file an application for a change of zone with the County Planning Department. No building permits shall be issued unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 38 USE - FEE BALANCE

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 40 USE - REQD APPLICATIONS INEFFECT

No building permits shall be issued until Change of Zone No. 7917 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 41 USE - PHASE I, CONFORM TO ELEV. INEFFECT

Elevations for buildings B,C, and D in Phase I, submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-2.

80.PLANNING. 42 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

80.PLANNING. 43 USE - AGENCY CLEARANCE (ALUC) INEFFECT

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 18, 2002, summarized as follows:

Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport. (Tel.909-656-7000).

80.PLANNING. 44 USE - WASTE MGMT. CLEARANCE INEFFECT

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 1, 2002, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45 USE - SCHOOL MITIGATION INEFFECT

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

80.PLANNING. 47 USE - PRKNG/LANDSCAPING PL INEFFECT

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 48 USE - LIGHTING PLANS INEFFECT

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

80.PLANNING. 50 USE - FEE STATUS INEFFECT

Prior to issuance of building permits for Conditional Use Permit No. 3370, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 51 USE - PHASE I BLDG PERMITS INEFFECT

Floor plans for buildings A,B,C and D in Phase I, shall be in substantial conformance with that shown on APPROVED EXHIBIT C and C-1.

80.PLANNING. 52 USE - PHASE I BLDG PERMITS INEFFECT

Prior to issuance of building permits for Phase I, an uncirculated substantial conformance is required for the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 52 USE - PHASE I BLDG PERMITS (cont.) INEFFECT

fuel canopies related to the truck fueling station and auto gas station and elevations for Building A, as shown on APPROVED EXHIBIT BOS. The plans shall include the elevations (height), floor plans (if applicable), building footprint, colors and materials. The substantial conformance shall be approved by the Planning Department, however, if the Planning Department deems it necessary to circulate the plans for further review a circulated substantial conformance may be required.

In addition to the above information, color and materials shall be submitted for approval by the Planning Department for Buildings B,C and D.

80.PLANNING. 53 USE - PHASE II, BLDG PERMITS INEFFECT

Prior to building permit issuance for Phase II, a Transmitted Plot Plan (exempt from CEQA) is required for Buildings H, I and J as shown on Exhibit BOS. The Plot Plan application shall also include floor plans, elevations, color and materials to be approved.

80.PLANNING. 54 USE - LANDSCAPING SECURITIES INEFFECT

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 55 USE - AVIGATION EASMNT (ALUC) INEFFECT

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority (MIPAA) or provide evidence that such easement has already been conveyed to MIPAA or its predecessor-in-interest. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 56 USE - AGENCY CLEARANCE/EDA

INEFFECT

A clearance letter from the Economic Development Agency (EDA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 26, 2003, summarized as follows:

A site illumination plan, landscape lighting plan, landscape maintenance plan and signage plan shall be submitted and approved by EDA prior to building permit issuance.

TRANS DEPARTMENT

80.TRANS. 1 USE - STREET LIGHTS-CSA/LAFCO

INEFFECT

The landowner shall contact the County Service Area (CSA) Administrator who determines whether the development is within an existing assessment district. Depending on whether the development is or is not within an existing assessment district the landowners shall, pursuant to Government Code Section 56000, either file an application, including a Street Plan approved by the Transportation Department, with the Local Agency Formation Commission (LAFCO) for annexation into the existing assessment district or the creation of a new County Service Area.

80.TRANS. 2 USE - TS/GEOMETRICS

INEFFECT

The intersection of Project West Driveway/Cajalco Expressway shall be restricted to right-out only.

The intersection of Project East Driveway/Cajalco Expressway shall be restricted to right-in/right-out only.

Note: Installation of a curbed, landscaped median along Cajalco Expressway is required.

The intersection of Harvill Avenue (NS)/Project North Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two through lanes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.)

INEFFECT

Eastbound: One left turn lane, one right turn lane.

Westbound: N/A

The intersection of Harvill Avenue(NS)/Project South Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two thorough lanes.

Eastbound: One shared left/right turn lane.

or as approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNI DEPARTMENT

90. PLANNI. 33 USE - PHASES MUST BE COMPLETE

INEFFECT

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - G4.3PAVING INSPECTIONS

INEFFECT

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT WASTE INEFFECT

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

90.E HEALTH. 3 USE - HAZMAT TANKS INEFFECT

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 4 USE - HAZMAT REVIEW INEFFECT

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

90.E HEALTH. 5 USE - HAZMAT CONTACT INEFFECT

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

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE -#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" (inch)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE -#27-EXTINGUISHERS (cont.) INEFFECT

projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 USE -#12-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13, 1996 edition (13D and 13R systems are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 4 USE -#36-HOOD DUCT INEFFECT

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system.

PLANNING DEPARTMENT

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY INEFFECT

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY (cont.) INEFFECT

requirements of Riverside County Ordinance No. 655 and the
Riverside County Comprehensive General Plan.

90.PLANNING. 20 USE - EXISTING STRUCTURES INEFFECT

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. 21 USE - PARKING PAVING MATERIAL INEFFECT

A minimum of two hundred twelve (212) auto parking spaces
shall be provided as shown on the APPROVED EXHIBIT BOS,
unless otherwise approved by the Planning Department. Phase
I shall include 91 auto parking spaces. Phase II shall
contain 121 auto parking spaces. The parking area shall be
surfaced with asphaltic concrete or concrete to current
standards as approved by the Department of Building and
Safety.

90.PLANNING. 22 USE - ACCESSIBLE PARKING INEFFECT

A minimum of fourteen (14) accessible parking spaces for
persons with disabilities shall be provided as shown on
APPROVED EXHIBIT BOS. Each parking space reserved for
persons with disabilities shall be identified by a
permanently affixed reflectorized sign constructed of
porcelain on steel, beaded text or equal, displaying the
International Symbol of Accessibility. The sign shall not
be smaller than 70 square inches in area and shall be
centered at the interior end of the parking space at a
minimum height of 80 inches from the bottom of the sign to
the parking space finished grade, or centered at a minimum
height of 36 inches from the parking space finished grade,
ground, or sidewalk. A sign shall also be posted in a
conspicuous place, at each entrance to the off-street
parking facility, not less than 17 inches by 22 inches,
clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing
placards or license plates issued for physically
handicapped persons may be towed away at owner's expense.
Towed vehicles may be reclaimed at ____ or by telephoning
____."

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - ACCESSIBLE PARKING (cont.) INEFFECT

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

90.PLANNING. 23 USE - LOADING SPACES INEFFECT

A minimum of four (4) loading spaces, one each for Buildings A,H,I, and J shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT BOS. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

The loading space for Building A, shall be shown on the approved Landscaping, Irrigation, and Shading Plans.

90.PLANNING. 24 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 25 USE - UTILITIES UNDERGROUND INEFFECT

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 26 USE - SPECIMEN TREES REQUIRED INEFFECT

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - CURBS ALONG PLANTERS

INEFFECT

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

90.PLANNING. 28 USE - WALL/BERM REQUIRED

INEFFECT

A minimum three (3) foot high, five (5) foot wide landscaped earthen berm shall be constructed along Cajalco Expressway and Harvill Avenue. The required berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 29 USE - TRASH ENCLOSURES

INEFFECT

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins each, shall be located as shown on the APPROVED EXHIBIT BOS, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 30 USE - COMPLETE LANDSCAPING

INEFFECT

Prior to occupancy of any buildings in Phase I, all landscaping shall be installed, including that portion in Phase II along Harvill Avenue. (Only the interior landscaping for Phase II, can be deferred to occupancy permits in Phase II).

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - COMPLY W/ LANDSCAPE PLAN

INEFFECT

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 32 USE - CERTIFY LANDSCAPE COMPLY

INEFFECT

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 33 USE - ORD 810 O S FEE (2)

INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3370 is calculated to be 10.84 acres net. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING

INEFFECT

Signs stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The signs at the entrance to

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING (cont.) INEFFECT

facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 36 USE - ORD NO. 659 (DIF) INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03370 has been calculated to be 10.84 acres net.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 37 USE - COLOR/FINISH COMPLIANCE INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 38 USE - FUELING AREA PAVING

INEFFECT

The fueling area shall be graded to prevent storm water from running onto the fueling area and to prevent runoff of fuel spills. The fueling area shall be paved with Portland cement. The cement shall extend a minimum of eight feet (8') from the side of the fuel dispenser (i.e., dispenser face) and four feet (4') from the front and back of the dispenser island. To contain fuel spills to the fueling area, the length of the hoses from the fuel dispenser shall limit fueling to the side of the vehicle nearest the dispenser face and shall not allow fueling to occur on the far side of the vehicle.

For storm water falling outside the fueling area, slab design shall be tapered to divert water away from the fueling area. Where slab design is not used to divert water away from the fueling area, an extruded curb, "speed bump", or equally effective alternative may be used instead.

Within the fueling area, slab design shall be tapered so that it diverts spills within the fueling area to a dead-end sump or equally effective alternative. (BMP S9)

A canopy shall be constructed over the concrete fueling area. The canopy shall at minimum cover the fueling area. Down spouts from the canopy shall route drainage away from the fueling area. (BMP S10)

90.PLANNING. 39 USE - WASTE MANAGEMENT

INEFFECT

Prior to building final inspection of each commercial building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

90.PLANNING. 40 USE - MONUMENT MAINTENANCE

INEFFECT

A clearance letter shall be provided to the Riverside County Planning Department, stating maintenance of the monument sign and landscaped area, at the corner of Cajalco Expressway and Harvill Avenue, shall be maintained by an appropriate Community Facilities District or the property management entity.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 41 USE - TEMPORARY FENCING

INEFFECT

To prevent the use of the undeveloped portion of the property (Phase II), a temporary 6 foot high fence shall be installed around the perimeter of Phase II, as shown on Approved Exhibit BOS. On that portion of Phase II adjacent to Harvill Avenue the fencing shall be located behind the landscaping.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS

INEFFECT

Cajalco Expressway is a County maintained road and shall be improved with concrete curb-and-gutter located 55 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 110 foot half-width dedicated right-of-way in accordance with County Standard No. 100A. (modified)

NOTE This will require a curbed landscaped median.

Harvill Avenue is a County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (modified)

90.TRANS. 2 USE - LANDSCAPING G.P.

INEFFECT

The project proponent shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Cajalco Expressway and Harvill Avenue and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous maintained agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

90.TRANS. 3 USE - IMP PLANS

INEFFECT

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.) INEFFECT

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 4 USE - SIGNING & STRIPING INEFFECT

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

90.TRANS. 5 USE - STREET LIGHT PLAN INEFFECT

A separate street light plan is required for this project. Street lighting shall be designed in accordance with Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

90.TRANS. 6 USE - STREET LIGHT CERT.2 INEFFECT

Prior to OCCUPANCY, the project proponent shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

90.TRANS. 7 USE - WRCOG TUMF INEFFECT

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 18, 2017

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1264MA17
Related File Nos.: CZ7917 (Change of Zone), CUP3370R1 (Revision No. 1 to
Conditional Use Permit No. 3370)
APNs: 317-110-034 and -035

Dear Ms. Harris:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its May 11, 2017 regular meeting, as ALUC Director, I have reviewed County of Riverside Case Nos. CZ7917 (Change of Zone), a proposal to change the zoning classification of 11.5 acres (to wit, Assessor's Parcel Numbers 317-110-034 and 317-110-035) located at 23261 Cajalco Expressway (on the southwesterly corner of Cajalco Expressway and Harvill Avenue) from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and CUP03370R1 (Revision No. 1 to Conditional Use Permit No. 3370), a proposal to utilize an approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre. It would appear that the single-acre intensity of an acre including the proposed use, the convenience store, and an additional 1600 square foot area noted on the project site plan would be expected to accommodate 109 persons, provided that there are no restaurant dining areas therein.

As no new buildings or structures are proposed through the application presently under consideration, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review for height/elevation reasons is not required of this project. The applicant has previously obtained Determinations of No Hazard to Air Navigation for the on-site freestanding freeway sign and the liquefied natural gas tanks.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

VACANCY

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Revision to a Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (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.
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The landowner shall provide the attached notice to all potential purchasers of the property and to any tenants/lessees of the structures thereon. Additionally, this notice shall be recorded as a deed notice (if that has not previously occurred).
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

AIRPORT LAND USE COMMISSION

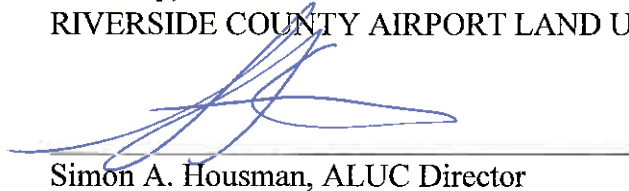
This determination of consistency relates to aeronautical issues and does not necessarily constitute an endorsement of the proposed change of zone. Both the existing and proposed zoning are consistent with the criteria of Compatibility Zone C2 of the 2014 March ALUCP.

Please note that until such time as the County amends its General Plan to incorporate the criteria of the 2014 March ALUCP, all projects requiring Planning Department approval within the March AIA are potentially subject to review by the Airport Land Use Commission. Once the General Plan has been amended and a consistency determination has been issued relative to this Compatibility Plan, legislative actions such as changes of zone (and their associated projects) would continue to require ALUC review, but non-legislative projects would not be required to undergo such review.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink, appearing to read "Simon A. Housman", is written over a horizontal line.

Simon A. Housman, ALUC Director

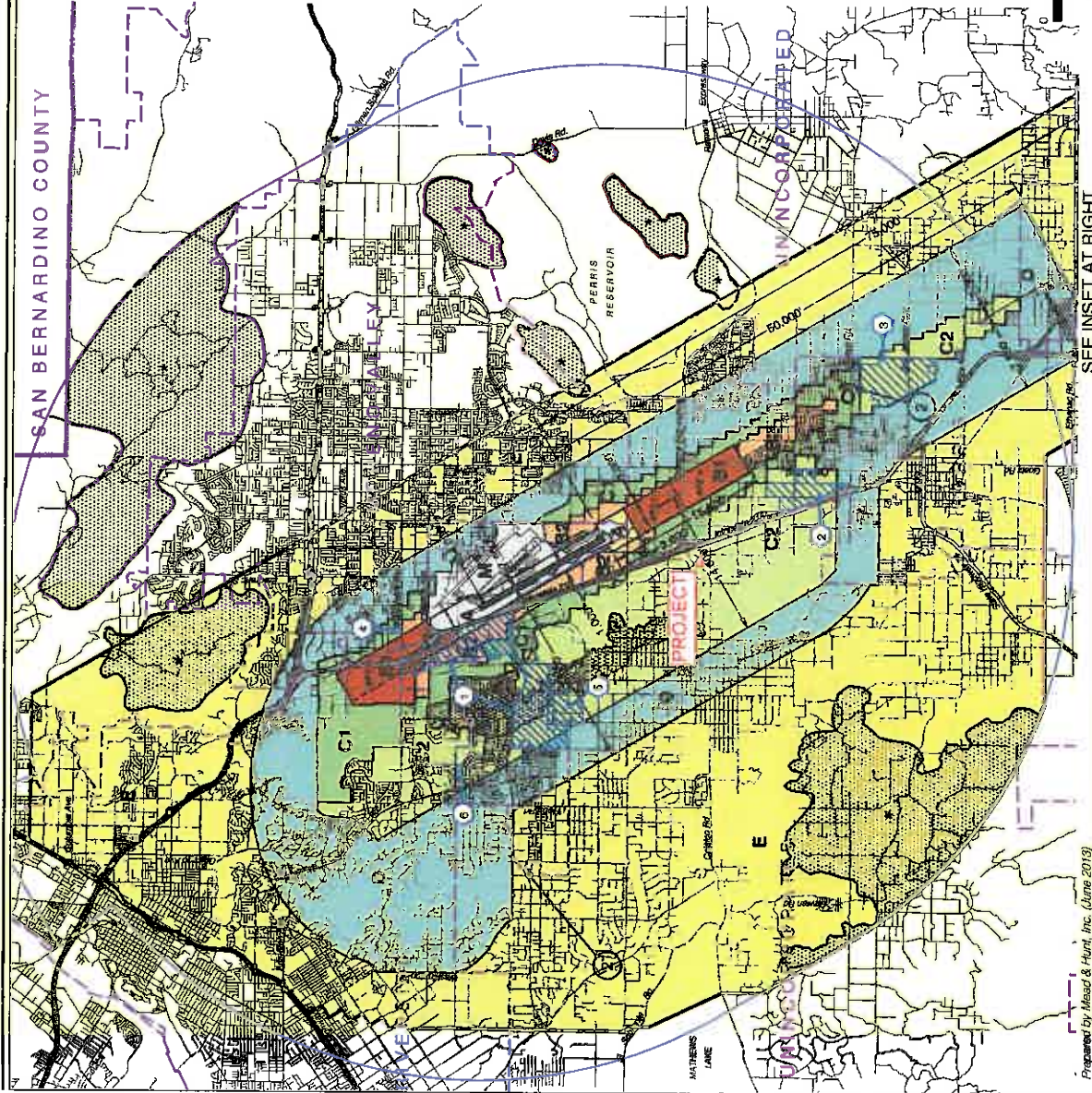
Attachments: Notice of Airport in Vicinity

cc: Ali Mazarei, Pinnacle Real Estate Holdings/Travel Zone (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1264MA17\ZAP1264MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

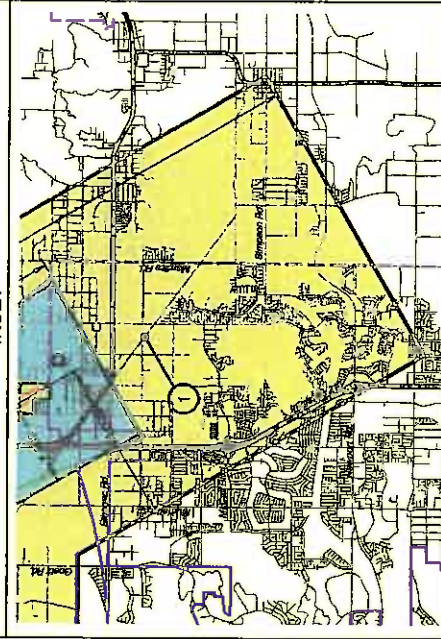
High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

Point at which aircraft on Runway 32 U.S. approach descend below 3,000 feet above runway end.
 Airport Elevation is 1,535 feet MSL.

Point at which departing aircraft typically reach 3,000 feet above runway end.

March JPA, March Business Center/Meridian
 Perris: Harvest Landing
 Perris: Park West
 Moreno Valley: Affordable Housing
 March JPA, Ben Clark Training Center
 Riverside: Ridge Crest Subdivision

INSET



Note:
 All dimensions are measured from runway ends and centerlines.

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

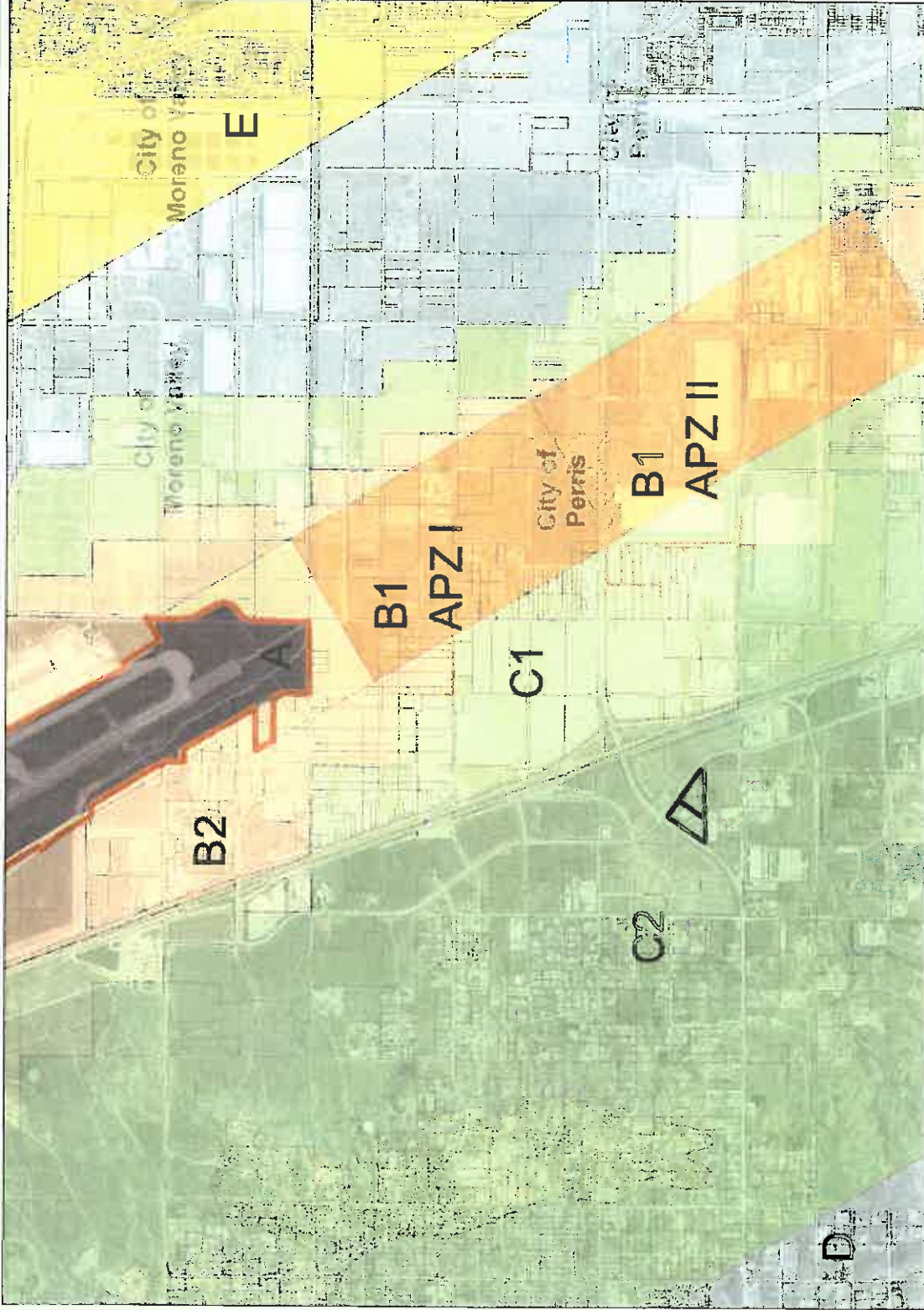
Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

My Map



Legend



Airports
AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

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.



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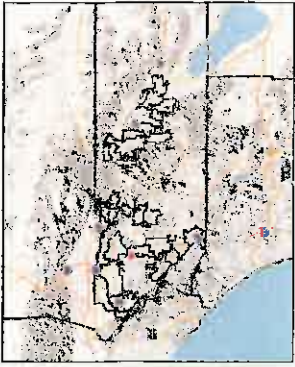
6,828 Feet



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My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - ▨ OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT

Notes

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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

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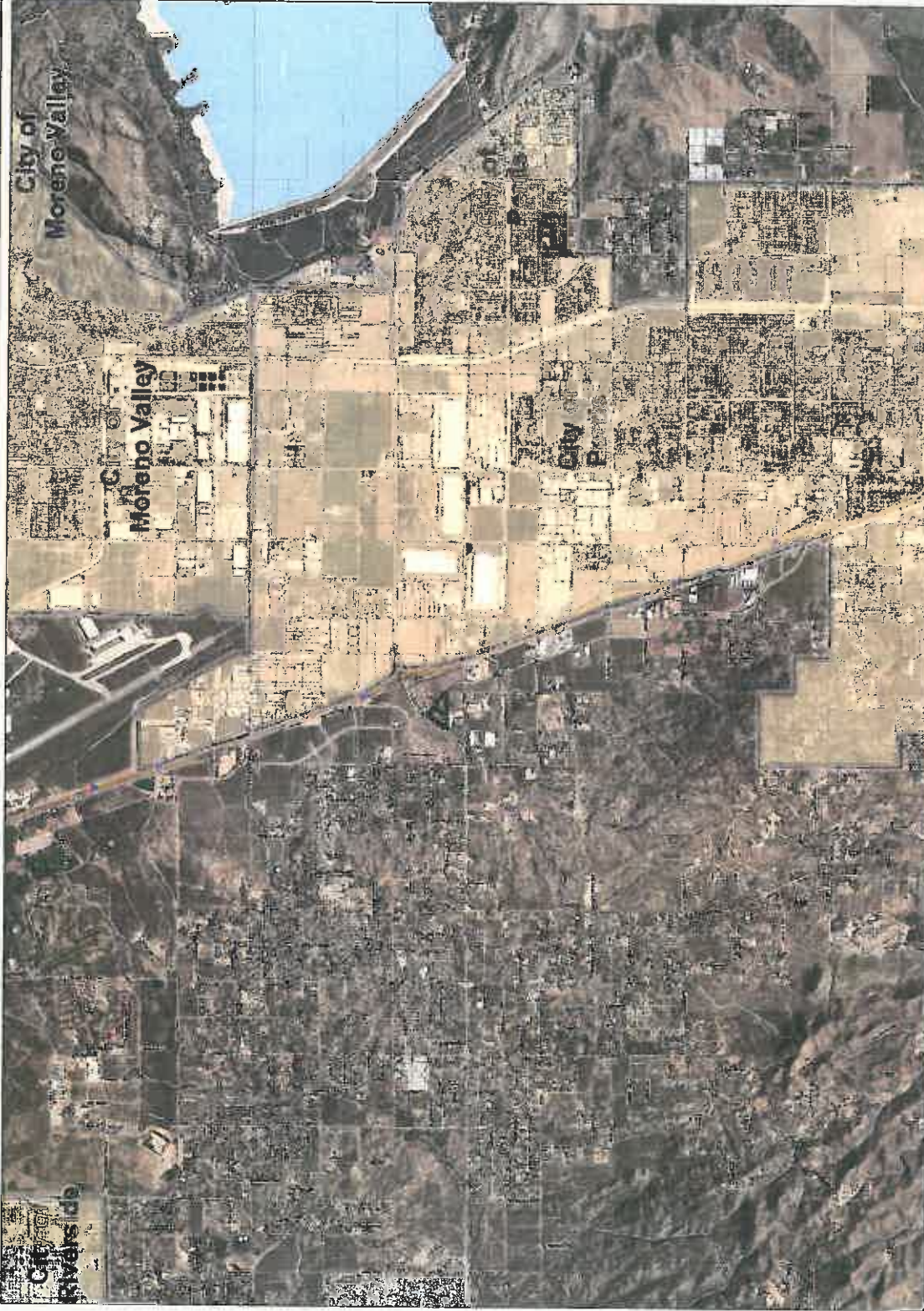
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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

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.



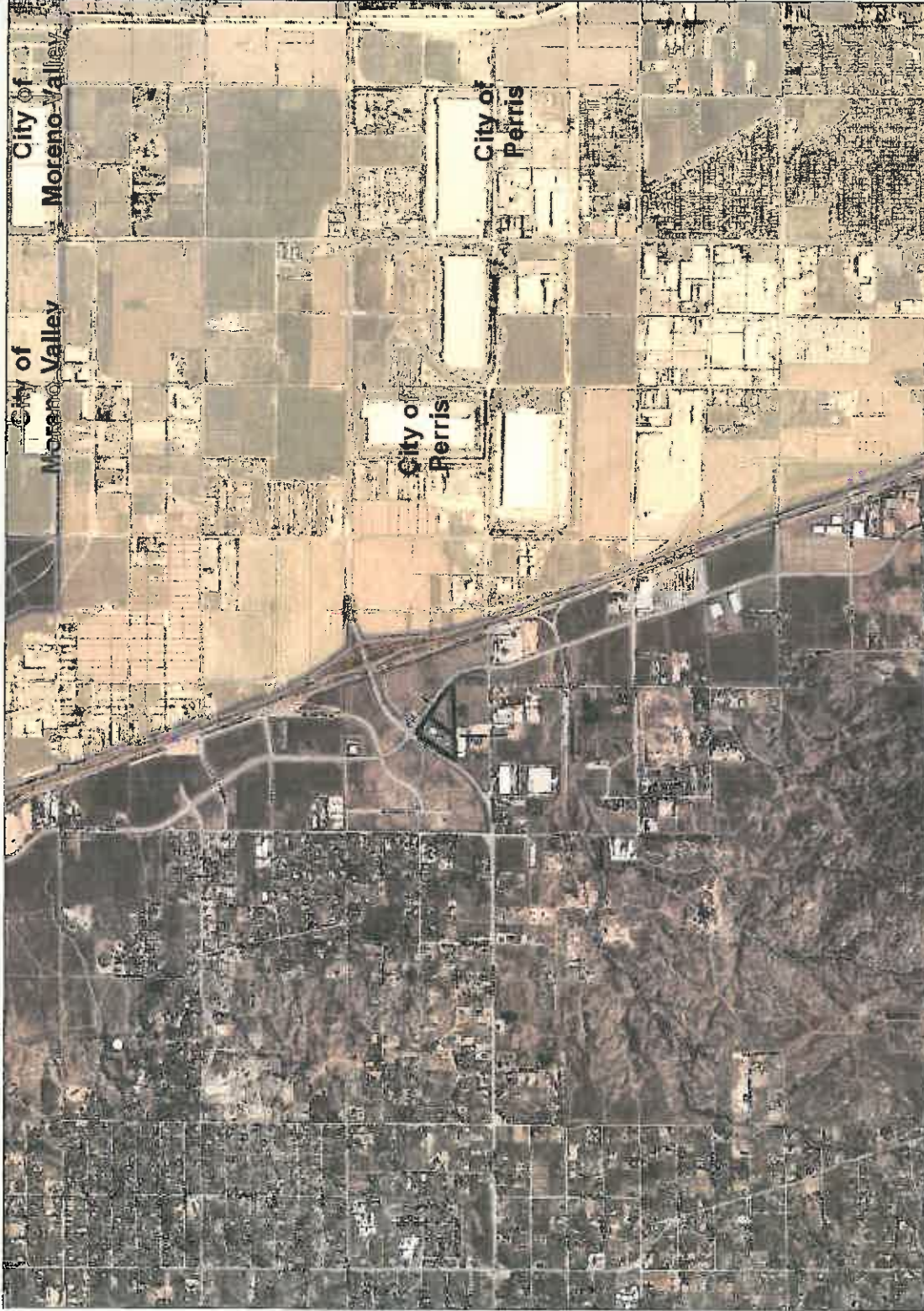
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



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Notes

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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427

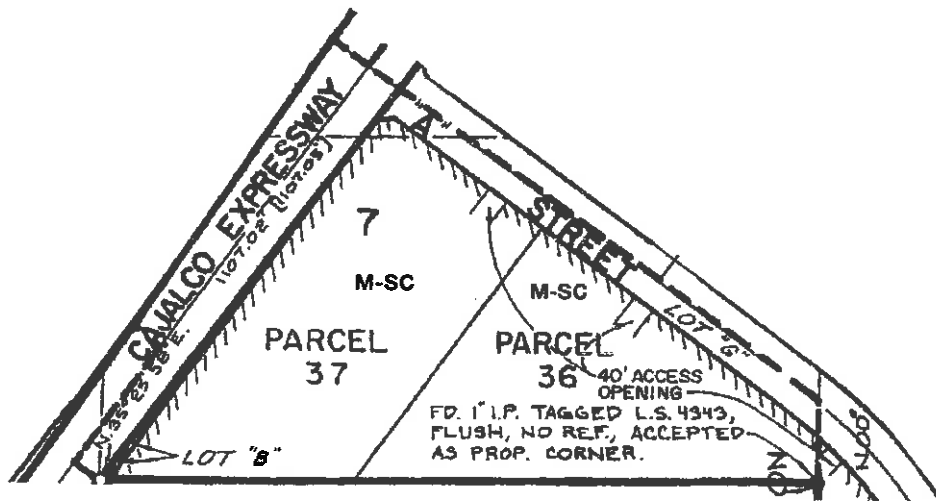
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SEC. , T. S., R. W. S. B. B. & M.



EXISTING

Manufacturing - Service Commercial
M-SC

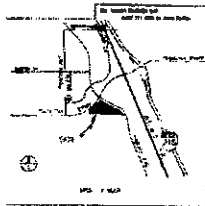
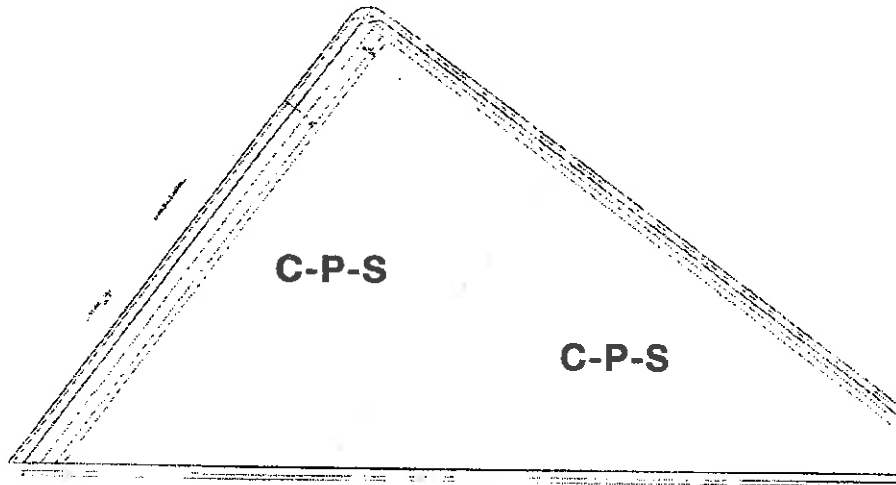
LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CUP03370
ADOPTED BY ORDINANCE NO.
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. , T. S., R. .S. B. B. & M.



PROPOSED

Scenic - Highway Commercial
C-P-S

LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN

NORTH PERRIS ZONING AREA
CHANGE OF ZONE CASE NO. CUP03370
AMENDING ORDINANCE NO. 348
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS



07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - EXPIRATION DATE-CUP (cont.)

INEFFECT

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 USE-G2.1 GRADING BONDS

INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

INEFFECT

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

INEFFECT

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.14OFFSITE GDG ONUS

INEFFECT

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE ENCROACHMENT PERMIT REQ

INEFFECT

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE - MITCHARGE

INEFFECT

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

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 3 USE - ADP FEE PORTION EXEMPT

INEFFECT

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - SKR FEE CONDITION (cont.)

INEFFECT

reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - NPDES COMPLIANCE (2)

INEFFECT

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 5 USE - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - SKR FEE CONDITION (cont.)

INEFFECT

appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 6 USE - C/I SWPPP BMP REQD

INEFFECT

Since the project is one (1) acre or more, the permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the project site shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

The permit holder of this site shall provide educational materials to the facility manager and employees on good house keeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association or other property management entity. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The "catch basins, more particularly described on Exhibit P shall be inspected and, if necessary, cleaned by the permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - C/I SWPPP BMP REQD (cont.)

INEFFECT

holder no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The permit holder shall keep the area free of litter. Litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit 'P', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The streets and parking lot(s), more particularly described on Exhibit 'P', shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS

INEFFECT

A geotechnical investigation to address, but not necessarily limited to, slope stability, rock fall hazards, collapsible or expansive soils, wind erosion and groundshaking. The report shall be required to be reviewed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS (cont.) INEFFECT

and approved by the County Engineering Geologist prior to grading permit issuance. Please coordinate this report directly with the County Engineering Geologist, reached at (909) 955-3211, with regards to proper methodology and report submission requirements (including additional review fees and number of report copies to submit). The report for this project shall specifically address groundshaking hazards, due to the fact that the County General Plan shows the property to be in Zone III-D.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - G3.1NO B/PMT W/O G/PMT INEFFECT

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE INEFFECT

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD INEFFECT

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE INEFFECT

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD INEFFECT

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE - MITCHARGE INEFFECT

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

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE - ADP FEE PORTION EXEMPT

INEFFECT

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

80.PLANNING. 19 USE - PARCEL MERGR REQD

INEFFECT

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-110-034 and 317-110-035. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Scenic Highway Commercial (CPS) zone.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 21 USE - REQUIRED CHANGE OF ZONE

INEFFECT

The permittee shall file an application for a change of zone with the County Planning Department. No building permits shall be issued unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 38 USE - FEE BALANCE

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 40 USE - REQD APPLICATIONS INEFFECT

No building permits shall be issued until Change of Zone No. 7917 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 41 USE - PHASE I, CONFORM TO ELEV. INEFFECT

Elevations for buildings B,C, and D in Phase I, submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-2.

80.PLANNING. 42 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

80.PLANNING. 43 USE - AGENCY CLEARANCE (ALUC) INEFFECT

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 18, 2002, summarized as follows:

Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport. (Tel.909-656-7000).

80.PLANNING. 44 USE - WASTE MGMT. CLEARANCE INEFFECT

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 1, 2002, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45 USE - SCHOOL MITIGATION INEFFECT

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

80.PLANNING. 47 USE - PRKNG/LANDSCAPING PL INEFFECT

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 48 USE - LIGHTING PLANS INEFFECT

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

80.PLANNING. 50 USE - FEE STATUS INEFFECT

Prior to issuance of building permits for Conditional Use Permit No. 3370, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 51 USE - PHASE I BLDG PERMITS INEFFECT

Floor plans for buildings A,B,C and D in Phase I, shall be in substantial conformance with that shown on APPROVED EXHIBIT C and C-1.

80.PLANNING. 52 USE - PHASE I BLDG PERMITS INEFFECT

Prior to issuance of building permits for Phase I, an uncirculated substantial conformance is required for the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 52 USE - PHASE I BLDG PERMITS (cont.) INEFFECT

fuel canopies related to the truck fueling station and auto gas station and elevations for Building A, as shown on APPROVED EXHIBIT BOS. The plans shall include the elevations (height), floor plans (if applicable), building footprint, colors and materials. The substantial conformance shall be approved by the Planning Department, however, if the Planning Department deems it necessary to circulate the plans for further review a circulated substantial conformance may be required.

In addition to the above information, color and materials shall be submitted for approval by the Planning Department for Buildings B,C and D.

80.PLANNING. 53 USE - PHASE II, BLDG PERMITS INEFFECT

Prior to building permit issuance for Phase II, a Transmitted Plot Plan (exempt from CEQA) is required for Buildings H, I and J as shown on Exhibit BOS. The Plot Plan application shall also include floor plans, elevations, color and materials to be approved.

80.PLANNING. 54 USE - LANDSCAPING SECURITIES INEFFECT

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 55 USE - AVIGATION EASMNT (ALUC) INEFFECT

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority (MIPAA) or provide evidence that such easement has already been conveyed to MIPAA or its predecessor-in-interest. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 56 USE - AGENCY CLEARANCE/EDA

INEFFECT

A clearance letter from the Economic Development Agency (EDA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 26, 2003, summarized as follows:

A site illumination plan, landscape lighting plan, landscape maintenance plan and signage plan shall be submitted and approved by EDA prior to building permit issuance.

TRANS DEPARTMENT

80.TRANS. 1 USE - STREET LIGHTS-CSA/LAFCO

INEFFECT

The landowner shall contact the County Service Area (CSA) Administrator who determines whether the development is within an existing assessment district. Depending on whether the development is or is not within an existing assessment district the landowners shall, pursuant to Government Code Section 56000, either file an application, including a Street Plan approved by the Transportation Department, with the Local Agency Formation Commission (LAFCO) for annexation into the existing assessment district or the creation of a new County Service Area.

80.TRANS. 2 USE - TS/GEOMETRICS

INEFFECT

The intersection of Project West Driveway/Cajalco Expressway shall be restricted to right-out only.

The intersection of Project East Driveway/Cajalco Expressway shall be restricted to right-in/right-out only.

Note: Installation of a curbed, landscaped median along Cajalco Expressway is required.

The intersection of Harvill Avenue (NS)/Project North Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two through lanes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.)

INEFFECT

Eastbound: One left turn lane, one right turn lane.

Westbound: N/A

The intersection of Harvill Avenue(NS)/Project South Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two thorough lanes.

Eastbound: One shared left/right turn lane.

or as approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNI DEPARTMENT

90. PLANNI. 33 USE - PHASES MUST BE COMPLETE

INEFFECT

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - G4.3PAVING INSPECTIONS

INEFFECT

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT WASTE

INEFFECT

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

90.E HEALTH. 3 USE - HAZMAT TANKS

INEFFECT

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 4 USE - HAZMAT REVIEW

INEFFECT

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

90.E HEALTH. 5 USE - HAZMAT CONTACT

INEFFECT

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

FIRE DEPARTMENT

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

INEFFECT

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

90.FIRE. 2 USE -#27-EXTINGUISHERS

INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" (inch)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE -#27-EXTINGUISHERS (cont.) INEFFECT

projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 USE -#12-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13, 1996 edition (13D and 13R systems are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 4 USE -#36-HOOD DUCT INEFFECT

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system.

PLANNING DEPARTMENT

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY INEFFECT

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the

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90.PLANNING. 11 USE - LIGHTING PLAN COMPLY (cont.) INEFFECT

requirements of Riverside County Ordinance No. 655 and the
Riverside County Comprehensive General Plan.

90.PLANNING. 20 USE - EXISTING STRUCTURES INEFFECT

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. 21 USE - PARKING PAVING MATERIAL INEFFECT

A minimum of two hundred twelve (212) auto parking spaces
shall be provided as shown on the APPROVED EXHIBIT BOS,
unless otherwise approved by the Planning Department. Phase
I shall include 91 auto parking spaces. Phase II shall
contain 121 auto parking spaces. The parking area shall be
surfaced with asphaltic concrete or concrete to current
standards as approved by the Department of Building and
Safety.

90.PLANNING. 22 USE - ACCESSIBLE PARKING INEFFECT

A minimum of fourteen (14) accessible parking spaces for
persons with disabilities shall be provided as shown on
APPROVED EXHIBIT BOS. Each parking space reserved for
persons with disabilities shall be identified by a
permanently affixed reflectorized sign constructed of
porcelain on steel, beaded text or equal, displaying the
International Symbol of Accessibility. The sign shall not
be smaller than 70 square inches in area and shall be
centered at the interior end of the parking space at a
minimum height of 80 inches from the bottom of the sign to
the parking space finished grade, or centered at a minimum
height of 36 inches from the parking space finished grade,
ground, or sidewalk. A sign shall also be posted in a
conspicuous place, at each entrance to the off-street
parking facility, not less than 17 inches by 22 inches,
clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing
placards or license plates issued for physically
handicapped persons may be towed away at owner's expense.
Towed vehicles may be reclaimed at ____ or by telephoning
____."

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90.PLANNING. 22 USE - ACCESSIBLE PARKING (cont.) INEFFECT

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

90.PLANNING. 23 USE - LOADING SPACES INEFFECT

A minimum of four (4) loading spaces, one each for Buildings A,H,I, and J shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT BOS. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

The loading space for Building A, shall be shown on the approved Landscaping, Irrigation, and Shading Plans.

90.PLANNING. 24 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 25 USE - UTILITIES UNDERGROUND INEFFECT

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 26 USE - SPECIMEN TREES REQUIRED INEFFECT

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - CURBS ALONG PLANTERS

INEFFECT

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

90.PLANNING. 28 USE - WALL/BERM REQUIRED

INEFFECT

A minimum three (3) foot high, five (5) foot wide landscaped earthen berm shall be constructed along Cajalco Expressway and Harvill Avenue. The required berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 29 USE - TRASH ENCLOSURES

INEFFECT

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins each, shall be located as shown on the APPROVED EXHIBIT BOS, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 30 USE - COMPLETE LANDSCAPING

INEFFECT

Prior to occupancy of any buildings in Phase I, all landscaping shall be installed, including that portion in Phase II along Harvill Avenue. (Only the interior landscaping for Phase II, can be deferred to occupancy permits in Phase II).

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90.PLANNING. 31 USE - COMPLY W/ LANDSCAPE PLAN INEFFECT

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 32 USE - CERTIFY LANDSCAPE COMPLY INEFFECT

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 33 USE - ORD 810 O S FEE (2) INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3370 is calculated to be 10.84 acres net. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING INEFFECT

Signs stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The signs at the entrance to

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING (cont.) INEFFECT

facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 36 USE - ORD NO. 659 (DIF) INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03370 has been calculated to be 10.84 acres net.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 37 USE - COLOR/FINISH COMPLIANCE INEFFECT

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

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14:31

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 38 USE - FUELING AREA PAVING

INEFFECT

The fueling area shall be graded to prevent storm water from running onto the fueling area and to prevent runoff of fuel spills. The fueling area shall be paved with Portland cement. The cement shall extend a minimum of eight feet (8') from the side of the fuel dispenser (i.e., dispenser face) and four feet (4') from the front and back of the dispenser island. To contain fuel spills to the fueling area, the length of the hoses from the fuel dispenser shall limit fueling to the side of the vehicle nearest the dispenser face and shall not allow fueling to occur on the far side of the vehicle.

For storm water falling outside the fueling area, slab design shall be tapered to divert water away from the fueling area. Where slab design is not used to divert water away from the fueling area, an extruded curb, "speed bump", or equally effective alternative may be used instead.

Within the fueling area, slab design shall be tapered so that it diverts spills within the fueling area to a dead-end sump or equally effective alternative. (BMP S9)

A canopy shall be constructed over the concrete fueling area. The canopy shall at minimum cover the fueling area. Down spouts from the canopy shall route drainage away from the fueling area. (BMP S10)

90.PLANNING. 39 USE - WASTE MANAGEMENT

INEFFECT

Prior to building final inspection of each commercial building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

90.PLANNING. 40 USE - MONUMENT MAINTENANCE

INEFFECT

A clearance letter shall be provided to the Riverside County Planning Department, stating maintenance of the monument sign and landscaped area, at the corner of Cajalco Expressway and Harvill Avenue, shall be maintained by an appropriate Community Facilities District or the property management entity.

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14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 41 USE - TEMPORARY FENCING

INEFFECT

To prevent the use of the undeveloped portion of the property (Phase II), a temporary 6 foot high fence shall be installed around the perimeter of Phase II, as shown on Approved Exhibit BOS. On that portion of Phase II adjacent to Harvill Avenue the fencing shall be located behind the landscaping.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS

INEFFECT

Cajalco Expressway is a County maintained road and shall be improved with concrete curb-and-gutter located 55 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 110 foot half-width dedicated right-of-way in accordance with County Standard No. 100A. (modified)

NOTE This will require a curbed landscaped median.

Harvill Avenue is a County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (modified)

90.TRANS. 2 USE - LANDSCAPING G.P.

INEFFECT

The project proponent shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Cajalco Expressway and Harvill Avenue and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous maintained agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

90.TRANS. 3 USE - IMP PLANS

INEFFECT

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County

07/07/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.) INEFFECT

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 4 USE - SIGNING & STRIPING INEFFECT

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

90.TRANS. 5 USE - STREET LIGHT PLAN INEFFECT

A separate street light plan is required for this project. Street lighting shall be designed in accordance with Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

90.TRANS. 6 USE - STREET LIGHT CERT.2 INEFFECT

Prior to OCCUPANCY, the project proponent shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

90.TRANS. 7 USE - WRCOG TUMF INEFFECT

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 18, 2017

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502
(VIA HAND DELIVERY)

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

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STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1264MA17
Related File Nos.: CZ7917 (Change of Zone), CUP3370R1 (Revision No. 1 to Conditional Use Permit No. 3370)
APNs: 317-110-034 and -035

Dear Ms. Harris:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its May 11, 2017 regular meeting, as ALUC Director, I have reviewed County of Riverside Case Nos. CZ7917 (Change of Zone), a proposal to change the zoning classification of 11.5 acres (to wit, Assessor's Parcel Numbers 317-110-034 and 317-110-035) located at 23261 Cajalco Expressway (on the southwesterly corner of Cajalco Expressway and Harvill Avenue) from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and CUP03370R1 (Revision No. 1 to Conditional Use Permit No. 3370), a proposal to utilize an approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre. It would appear that the single-acre intensity of an acre including the proposed use, the convenience store, and an additional 1600 square foot area noted on the project site plan would be expected to accommodate 109 persons, provided that there are no restaurant dining areas therein.

As no new buildings or structures are proposed through the application presently under consideration, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review for height/elevation reasons is not required of this project. The applicant has previously obtained Determinations of No Hazard to Air Navigation for the on-site freestanding freeway sign and the liquefied natural gas tanks.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Revision to a Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (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.
 - (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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The landowner shall provide the attached notice to all potential purchasers of the property and to any tenants/lessees of the structures thereon. Additionally, this notice shall be recorded as a deed notice (if that has not previously occurred).
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

AIRPORT LAND USE COMMISSION

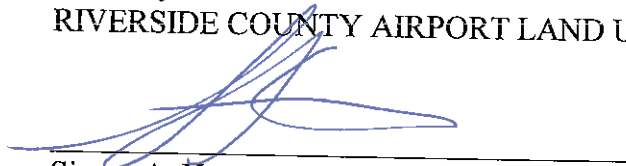
This determination of consistency relates to aeronautical issues and does not necessarily constitute an endorsement of the proposed change of zone. Both the existing and proposed zoning are consistent with the criteria of Compatibility Zone C2 of the 2014 March ALUCP.

Please note that until such time as the County amends its General Plan to incorporate the criteria of the 2014 March ALUCP, all projects requiring Planning Department approval within the March AIA are potentially subject to review by the Airport Land Use Commission. Once the General Plan has been amended and a consistency determination has been issued relative to this Compatibility Plan, legislative actions such as changes of zone (and their associated projects) would continue to require ALUC review, but non-legislative projects would not be required to undergo such review.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

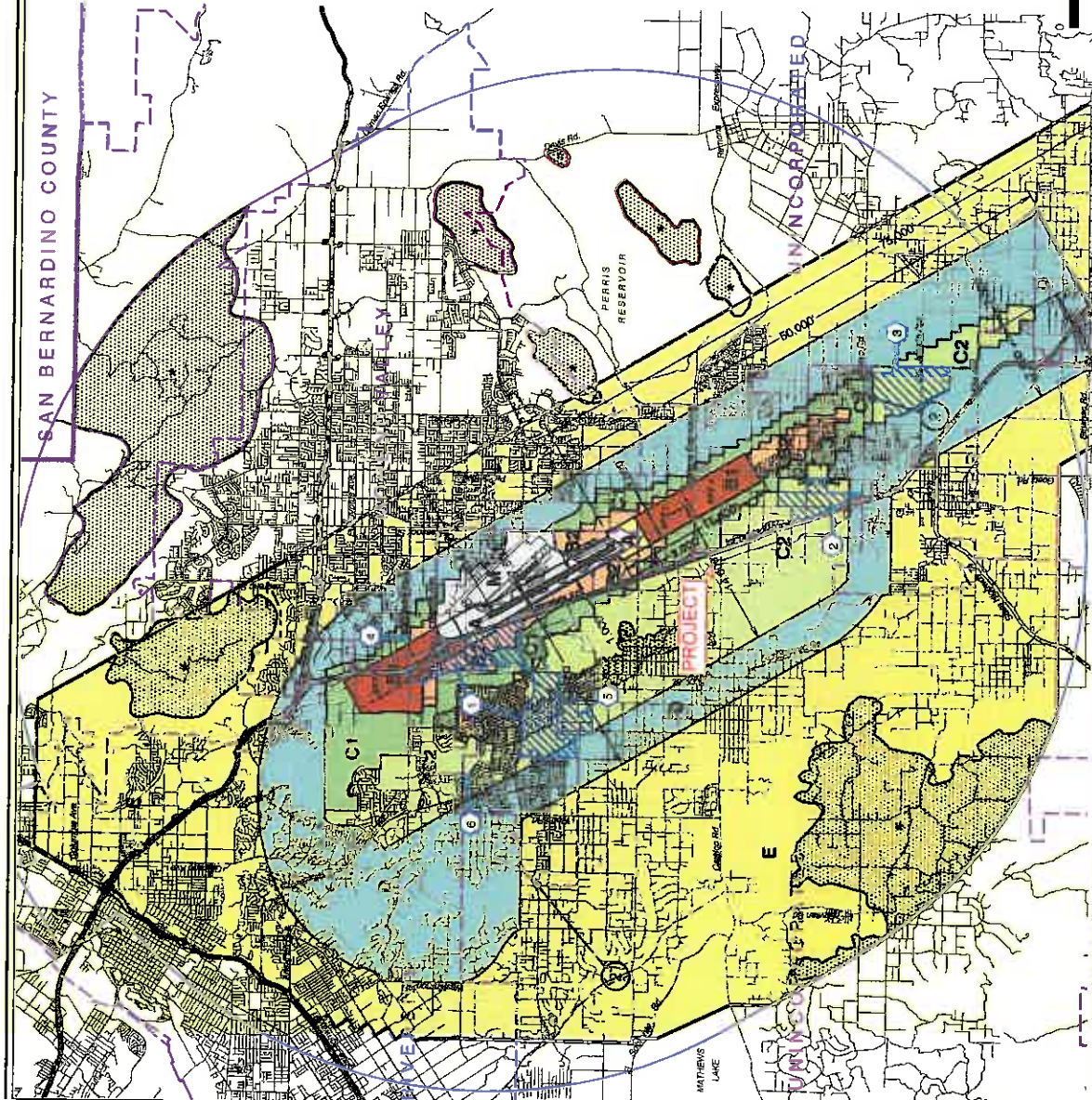
Attachments: Notice of Airport in Vicinity

cc: Ali Mazarei, Pinnacle Real Estate Holdings/Travel Zone (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1264MA17\ZAP1264MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

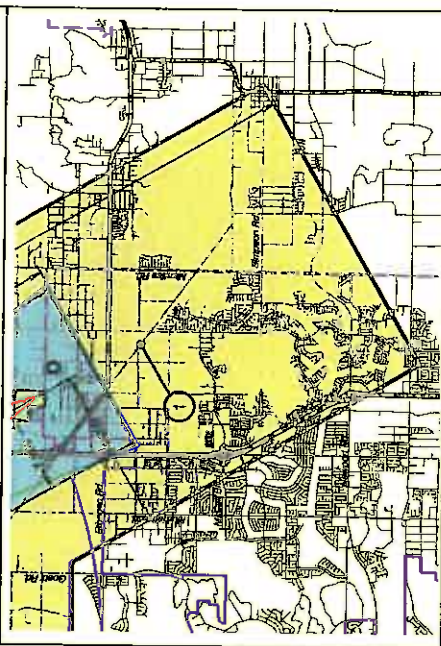
- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone**
- FAR Part 77 Military Outer Horizontal Surface Limits**
- FAR Part 77 Notification Area**

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority
- Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)
- March JPA, March Business Center/Meridian
- Perris: Harvest Landing
- Perris: Park West
- Moreno Valley: Affordable Housing
- March JPA: Ben Clark Training Center
- Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note:
All dimensions are measured from runway ends and centerlines.



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1

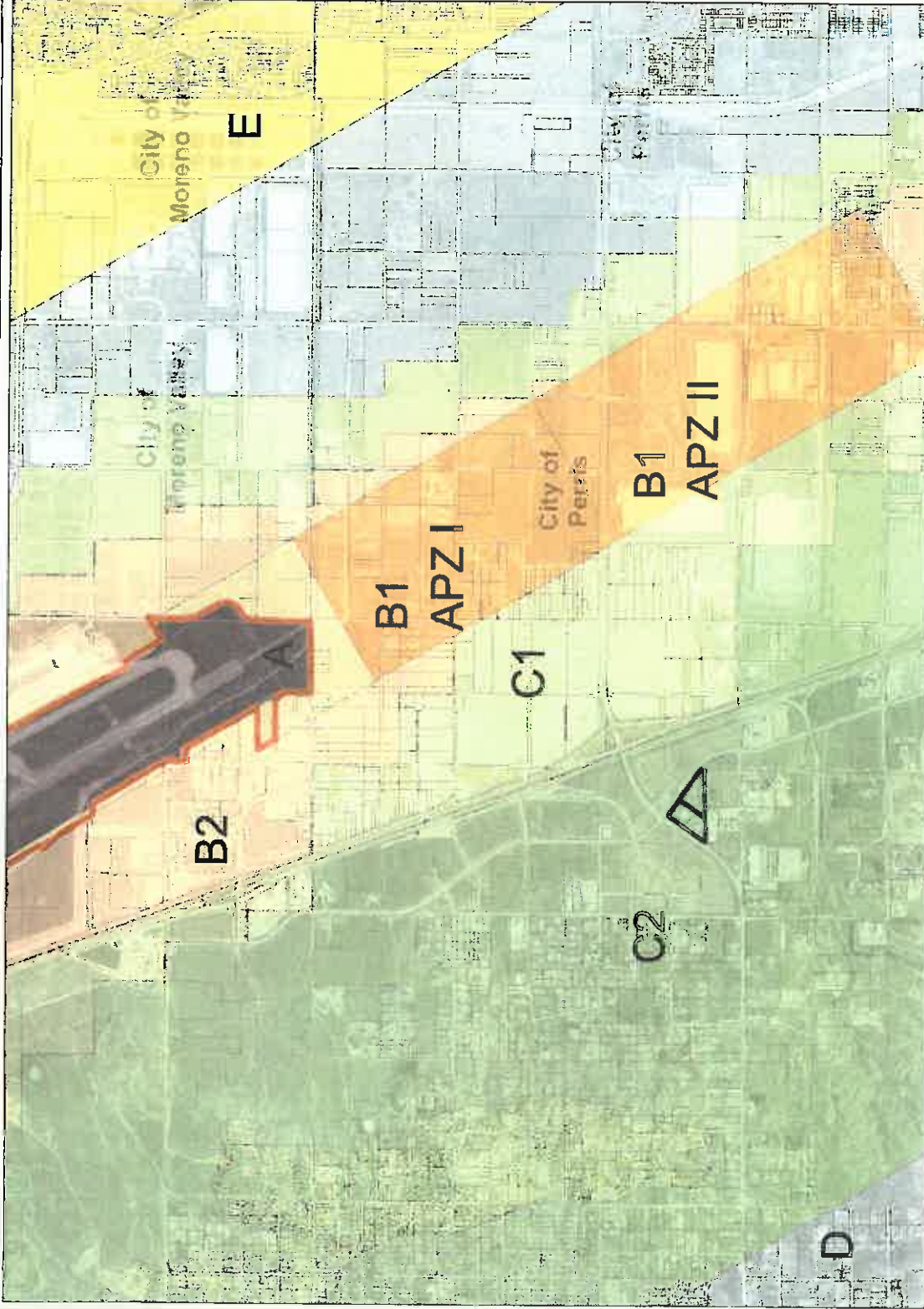
Compatibility Map
March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013

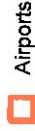
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

My Map



Legend



Airports



AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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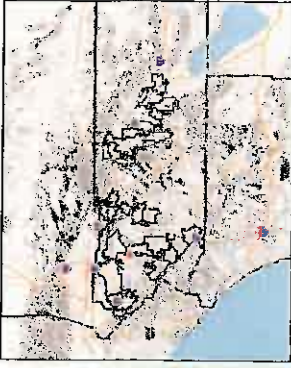
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My Map



Legend



Airport Compatibility

- OTHER ZONE
- A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT



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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

Notes

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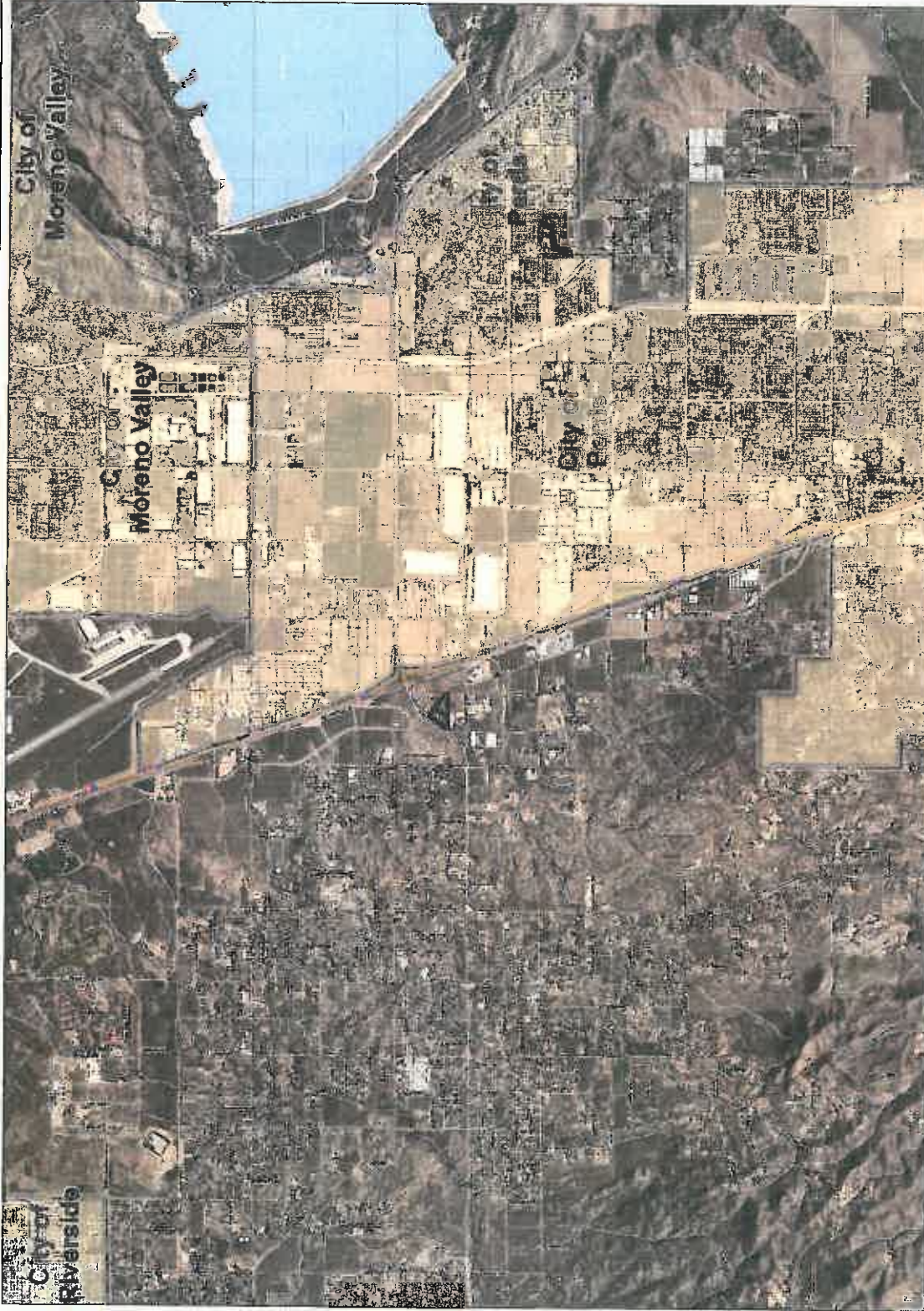
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My Map



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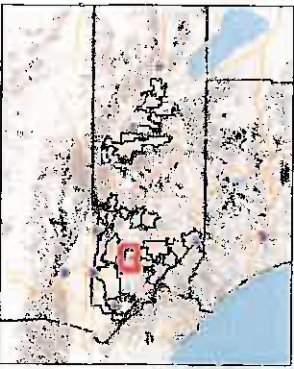
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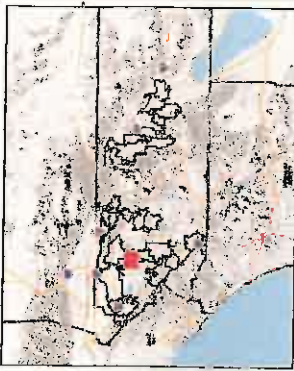
Notes

Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities



My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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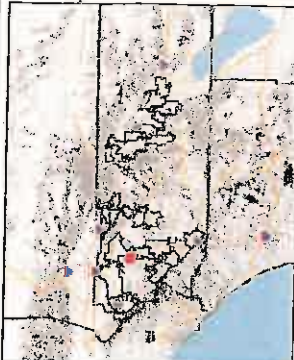


6,828 Feet

3,414

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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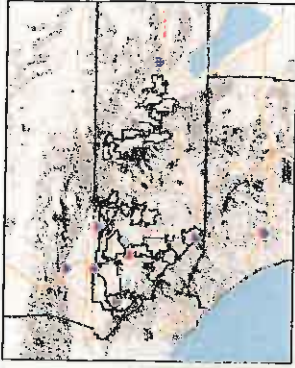
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
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 - cities
 - hydrographylines
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 - Lakes
 - Rivers

Notes

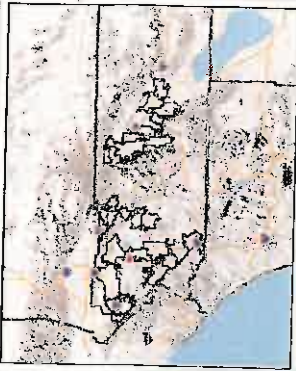
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - anno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
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 - ONRAMP
 - USHWY
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 - cities
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 - waterbodies
 - Lakes
 - Rivers

Notes

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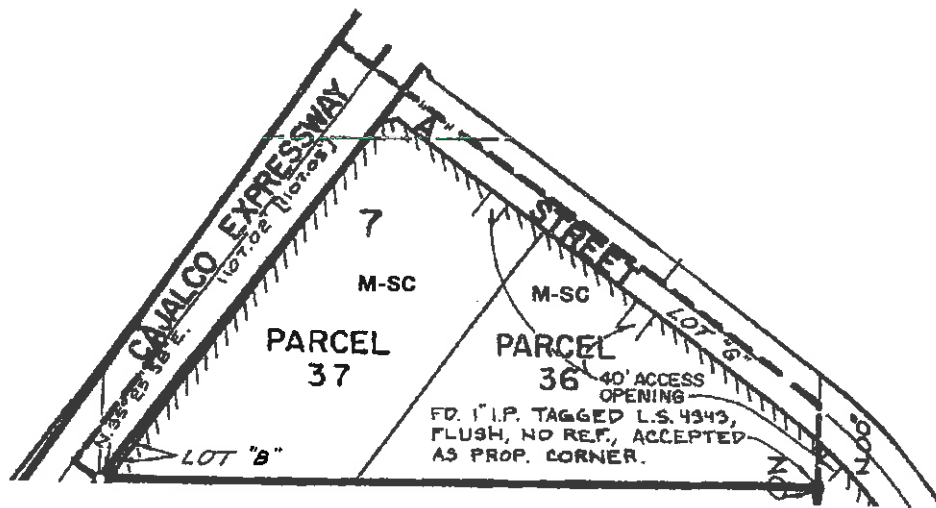
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SEC. , T. S., R. W. S. B. B. & M.



EXISTING

Manufacturing - Service Commercial
M-SC

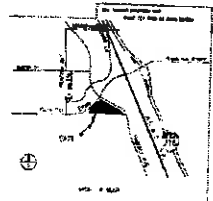
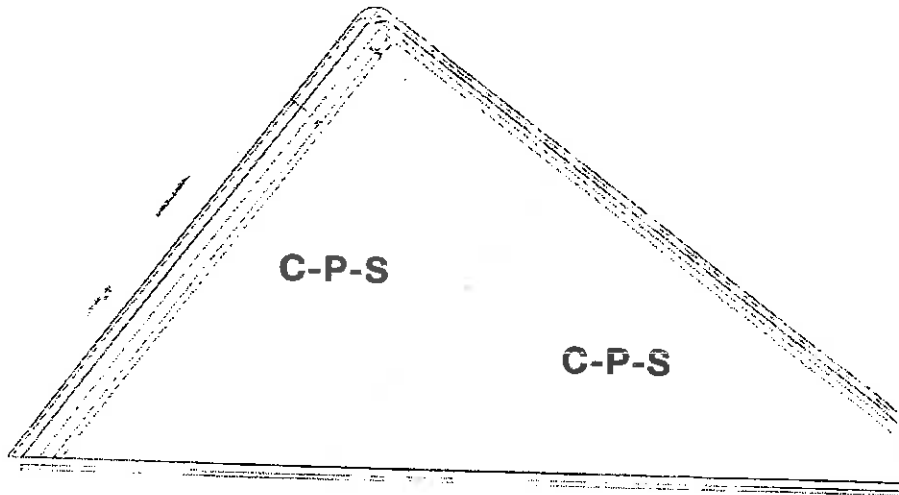
LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CUP03370
ADOPTED BY ORDINANCE NO.
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. , T. S., R. .S. B. B. & M.



PROPOSED

Scenic - Highway Commercial
C-P-S

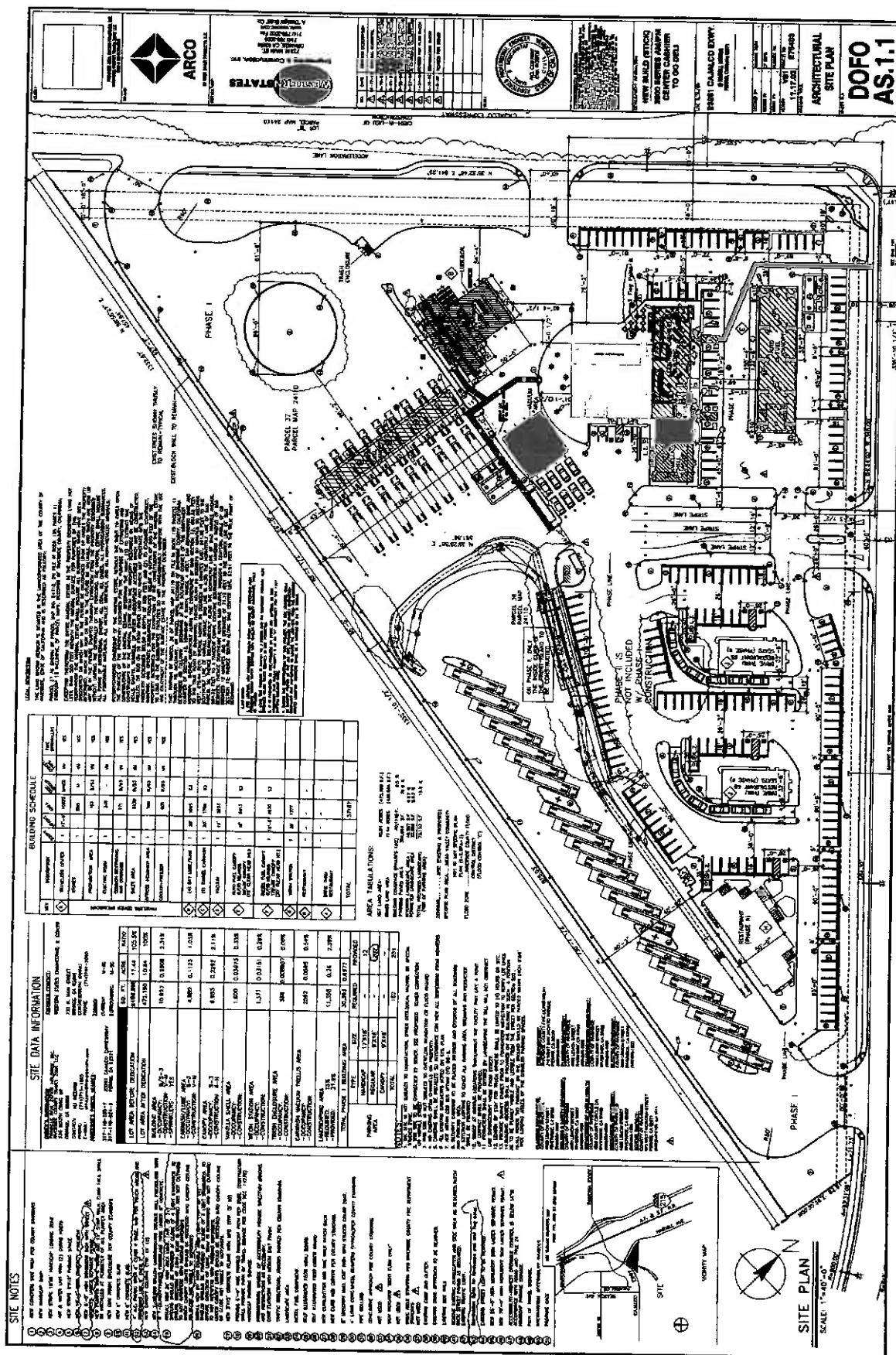
LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN

NORTH PERRIS ZONING AREA
CHANGE OF ZONE CASE NO. CUP03370
AMENDING ORDINANCE NO. 348
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS



INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Riverside County Travel Zone Center, LLC, a California Limited Liability Company and Ali Mazarei, an Individual ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-110-034 and 317-110-035 ("PROPERTY"); and,

WHEREAS, on May 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3370 Revision 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Riverside County Travel Zone Center
Attn: Ali Mazarei
23261 Cajalco Express Way
Perris, CA 92570

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

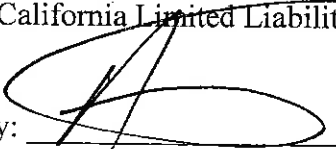
By: 
Steven Weiss
Riverside County Planning Director

Dated: 2/2/17


FORM APPROVED COUNTY COUNSEL
BY:  2/2/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:

Riverside County Travel Zone Center, LLC,
a California Limited Liability Company

By: 
Ali Mazarei
Manager

Dated: 1-25-17

By: 
Ali Mazarei
An Individual

Dated: 1-25-17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On January 25, 2017 before me, Angela Sarmiento, Notary Public
(Insert name and title of the officer)

personally appeared Ali Mazarei
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Angela Sarmiento

(Seal)



INDEMNIFICATION AGREEMENT

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WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-110-034 and 317-110-035 ("PROPERTY"); and,

WHEREAS, on May 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3370 Revision 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

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IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

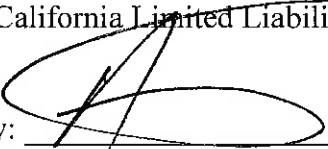
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

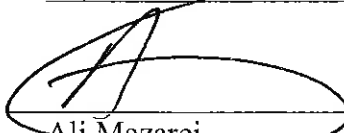
Dated: 2/8/17

FORM APPROVED COUNTY COUNSEL
BY:  2/7/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Riverside County Travel Zone Center, LLC,
a California Limited Liability Company

By: 
Ali Mazarei
Manager

Dated: 1-25-17

By: 
Ali Mazarei
An Individual

Dated: 1-25-17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On January 25, 2017 before me, Angela Sarmiento, Notary Public
(insert name and title of the officer)

personally appeared Ali Mazarei
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Angela Sarmiento

(Seal)





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 – Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

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Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

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Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



Carolyn Syms Luna
Director

WENDALL M. GATZ

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: GAS STATION & TRUCK STOP WITH TYPE 21
ALCOHOL SALES

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.2(M)(2)(C)

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: CUP 03370 R1 DATE SUBMITTED: 5/16/16

APPLICATION INFORMATION

Applicant's Name: ALI MAZARFI E-Mail: AMAZARFI@TRAVELZONE
Mailing Address: 23261 CAJALCO EXPRESS WAY CENTER.COM
PERRIS CA 92570
City State ZIP

Daytime Phone No: (714) 715-1685 Fax No: (951) 940-2200

Engineer/Representative's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Pinnacle Real Estate Holdings E-Mail: _____

Mailing Address: SAME AS APPLICANT

City State ZIP

Daytime Phone No: (____) _____ 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

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.

ALI MAZARFE

PRINTED NAME OF APPLICANT

[Signature]

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.

ALI MAZARFE

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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):

317-116-035 & 034

Section:

12

Township:

45 45

Range:

4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.5 ACRES

General location (nearby or cross streets): North of _____, South of CASALCO, East of HARVEY, West of HARVEY

Thomas Brothers map, edition year, page number, and coordinates: 777, D2

Project Description: (describe the proposed project in detail)

1. REVISE CUP03370 CONDITION OF APPROVAL 10. PLANNING-27 TO INCLUDE "HARD LIQUOR" 2. DELETE CUP03370 CONDITION OF APPROVAL 10. PLANNING 41 AND REPLACE WITH ABC TYPE 2 "HARD LIQUOR" CONDITION 11. 11,800 SQ FT C-STORE TO INCLUDE 2000 SQ FT TENANT LEASE.

Related cases filed in conjunction with this application:

CUP03370

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

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

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

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

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

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

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

Will the 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) _____

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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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

APPLICATION FOR LAND USE PROJECT

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)

Date

5/16/16

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 ☒



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07917

DATE SUBMITTED: 8/8/16

APPLICATION INFORMATION

Applicant's Name: RIV. CO. TRAVEL ZONE CENTER E-Mail: AMAZAR@RIV. CO. TRAVEL ZONE CENTER

Mailing Address: 23261 CATALA EXP
PERRIS CA 92370
City State ZIP

Daytime Phone No: (951) 940-9200 Fax No: (951) 940-9201

Engineer/Representative's Name: ALI MAZARBI E-Mail: SAME

Mailing Address: SAME
Street
City State ZIP

Daytime Phone No: () SAME Fax No: () SAME

Property Owner's Name: SAME E-Mail: SAME

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () 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 CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

ALI MAZAREH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

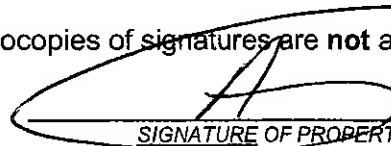
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

ALI MAZAREH

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-110-035-7 & 317-110-034-6

Section: _____ Township: T4SR4WSE12 Range: 400/1520-1532

Approximate Gross Acreage: 11.5 ACRES

General location (nearby or cross streets): North of _____, South of

CATALDO, East of _____, West of HARVELL

NOTICE OF PUBLIC HEARING **SCHEDULING REQUEST FORM**

DATE SUBMITTED: May 22, 2017

TO: Planning Commission Secretary

FROM: Dionne Harris

(Riverside)

PHONE No.: 951-955-6836

E-Mail: dharris@rivco.org

SCHEDULE FOR: Planning Commission on June 21, 2017

20-Day Advertisement: Advertisement Adopt Negative Declaration

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA No. 42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales.

STAFF RECOMMENDATION:

- ☐ APPROVAL (CONSENT CALENDAR)
- ☒ APPROVAL
- ☐ APPROVAL WITHOUT DISCUSSION
- ☐ CONTINUE WITH DISCUSSION TO _____.
- ☐ CONTINUE WITHOUT DISCUSSION TO _____.
- ☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- ☐ DENIAL
- ☐ SCOPING SESSION
- ☐ INITIATION OF THE GENERAL PLAN AMENDMENT
- ☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-9,368.56 (pending deposit of \$10,200 imminent), as of 5/22/17.

CFG Case # 6135 - Fee Balance: \$2,216.25 (remaining to be paid prior to hearing)

Estimated amount of time needed for Public Hearing: 5 Minutes (Min 5 minutes)

Controversial: YES ☐ NO ☒

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: John H
Date: 5/22/17

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – Intent to Adopt a Negative Declaration – Applicant: Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	JUNE 21, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/18/2017.

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

APN (s) or case numbers CZ07917/CUP03370R1 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

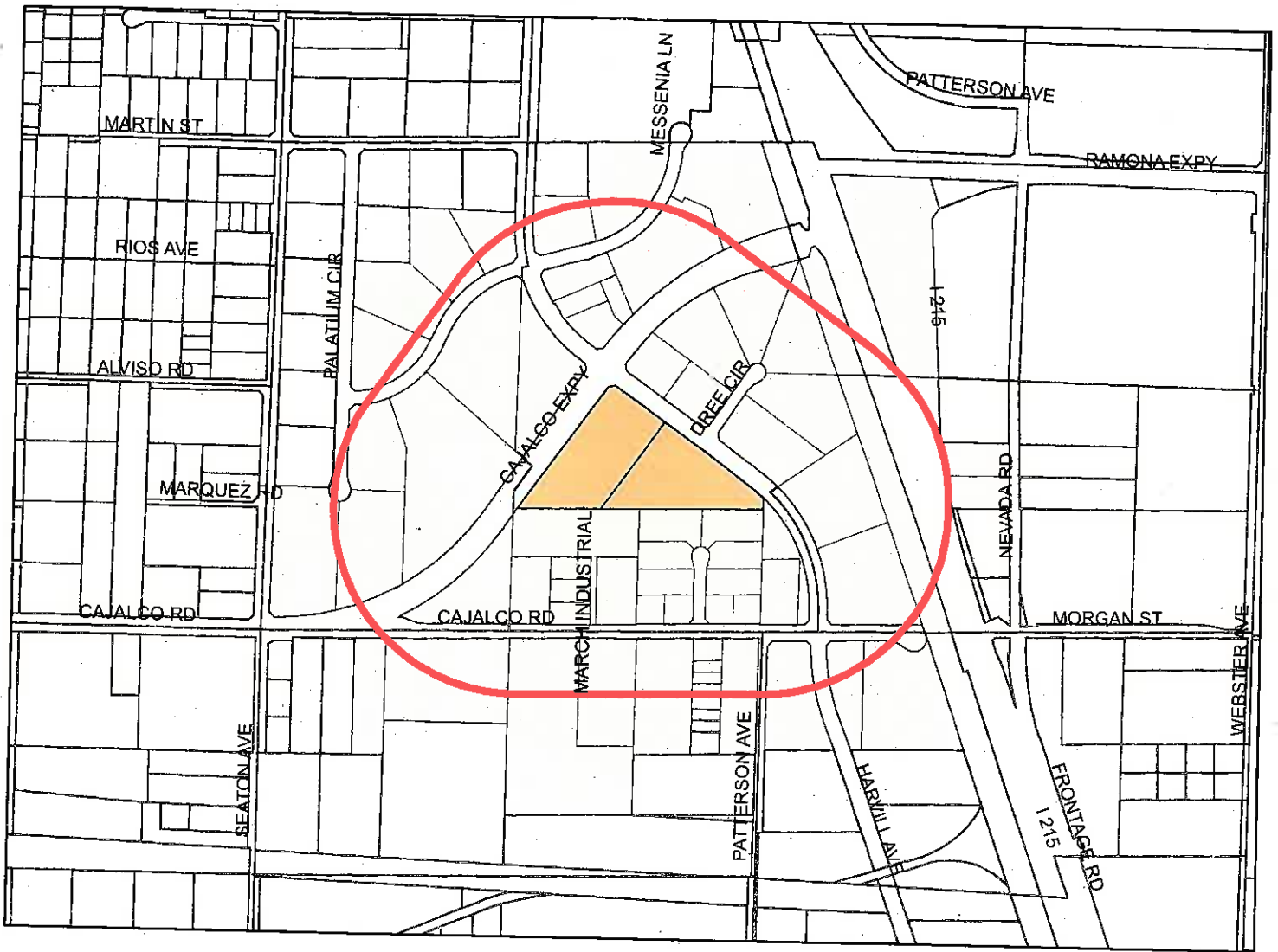
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07917 / CUP03370R1 (1000 feet buffer)



Selected Parcels

317-110-006	317-110-072	317-140-036	317-140-037	317-140-005	317-110-028	317-110-039	317-130-016	317-130-020	317-140-015
317-110-057	317-110-058	317-110-070	317-110-071	317-160-042	317-160-043	317-140-009	317-100-016	317-100-017	317-100-018
317-100-019	317-100-020	317-100-021	317-100-022	317-100-023	317-100-024	317-100-029	317-110-020	317-110-062	317-110-066
317-110-068	317-110-069	317-110-009	317-110-010	317-110-034	317-140-051	317-110-029	317-110-030	317-110-031	317-110-032
317-110-040	317-120-020	317-130-030	317-110-035	317-160-021	317-140-035	317-110-037	317-110-038	317-110-041	317-110-042
317-110-043	317-110-044	317-110-045	317-110-046	317-110-047	317-110-048	317-110-049	317-110-050	317-110-051	317-120-016
317-140-052	317-140-049	317-130-034	317-130-035	317-140-038	317-110-004	317-110-008			



825 412.5 0 825 Feet

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

ASMT: 317110004, APN: 317110004
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110039, APN: 317110039
MONA SEDRAK, ETAL
2337 NORCO DR
NORCO CA 92860

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110050, APN: 317110050
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
HHI RIVERSIDE
C/O JOE MINEO
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 317110037, APN: 317110037
SHIRLEY SABA, ETAL
41309 AVENIDA BRONA
TEMECULA CA 92591

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703

ASMT: 317120016, APN: 317120016
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317140035, APN: 317140035
RODRIGO AGUILAR
23451 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317130020, APN: 317130020
GLENN ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

ASMT: 317140036, APN: 317140036
JINESA DELFIS, ETAL
305 N CHICAGO AVE
BOLIVAR MO 65613

ASMT: 317130030, APN: 317130030
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317140037, APN: 317140037
CORA FANN, ETAL
PO BOX 292728
PHELAN CA 92329

ASMT: 317130035, APN: 317130035
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 317140038, APN: 317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

ASMT: 317140005, APN: 317140005
LISA ZUNIGA, ETAL
23113 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317140049, APN: 317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9

ASMT: 317140009, APN: 317140009
BARBARA CLOYD, ETAL
23665 CAJALCO RD
PERRIS CA 92570

ASMT: 317140051, APN: 317140051
PREMIER MARICOPA INV
C/O HENRY J CHEN
17705 S MAIN ST
GARDENA CA 90248

ASMT: 317140015, APN: 317140015
HELEN TOTH
19543 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317140052, APN: 317140052
SUPREME
23129 CAJALCO RD
PERRIS, CA. 92570





ASMT: 317160021, APN: 317160021
ROBERT LANGE
42814 BEMAN DR
MURRIETA CA 92562



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 11, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7917 CUP 3370R1

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 14, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, July 11, 2017 8:33 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7917 CUP 3370R1

Received for publication on 7/14. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
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The Press-Enterprise PE.com / La Prensa

On Tue, Jul 11, 2017 at 8:24 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Notice of public hearing for publication on Friday, July 14, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7917 and CUP 3370R1

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 11, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrclkrec.com>
Sent: Tuesday, July 11, 2017 8:35 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: CZ 7917 CUP 3370R1

Good Morning,

The notice has been received and will be posted today.

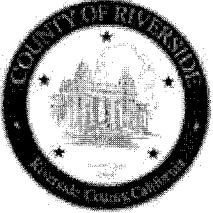
Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, July 11, 2017 8:25 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CZ 7917 CUP 3370R1

Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
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This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Ali Mazarei, on **Change of Zone No. 7917**, which proposes to change the zoning from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3370R1**, which proposes to establish a Type 21 ABC license (off-sales of beer, wine and distilled spirits) liquor store in an existing 11,800 square foot building that has a separate entrance and point of sale from the motor vehicle fuel sales (“the project”). The project is located southeast corner of Cajalco Expressway and Harvill Avenue in the North Perris – Mead Valley Area, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42901**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DIONNE HARRIS, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL Dharris@rivco.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 11, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7917 and CUP 3370R1

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 11, 2017
Cecilia Gil

ASMT: 317110004, APN: 317110004
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110039, APN: 317110039
MONA SEDRAK, ETAL
2337 NORCO DR
NORCO CA 92860

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110050, APN: 317110050
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
HHI RIVERSIDE
C/O JOE MINEO
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 317110037, APN: 317110037
SHIRLEY SABA, ETAL
41309 AVENIDA BRONA
TEMECULA CA 92591

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703



Attach to Item C2 7917 (29)

ASMT: 317120016, APN: 317120016
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317140035, APN: 317140035
RODRIGO AGUILAR
23451 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317130020, APN: 317130020
GLENN ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

ASMT: 317140036, APN: 317140036
JINESA DELFIS, ETAL
305 N CHICAGO AVE
BOLIVAR MO 65613

ASMT: 317130030, APN: 317130030
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317140037, APN: 317140037
CORA FANN, ETAL
PO BOX 292728
PHELAN CA 92329

ASMT: 317130035, APN: 317130035
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 317140038, APN: 317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

ASMT: 317140005, APN: 317140005
LISA ZUNIGA, ETAL
23113 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317140049, APN: 317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9

ASMT: 317140009, APN: 317140009
BARBARA CLOYD, ETAL
23665 CAJALCO RD
PERRIS CA 92570

ASMT: 317140051, APN: 317140051
PREMIER MARICOPA INV
C/O HENRY J CHEN
17705 S MAIN ST
GARDENA CA 90248

ASMT: 317140015, APN: 317140015
HELEN TOTH
19543 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317140052, APN: 317140052
SUPREME
23129 CAJALCO RD
PERRIS, CA. 92570



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17.2 of 07/25/17*

Placed by: Cecilia Gil

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COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
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LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

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951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7917 CUP 3370R1 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/14/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 14, 2017
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010979235-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42901.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DIONNE HARRIS, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL Dharris@rivco.org.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 11, 2017
By: Kecia Harper-Ihem, Clerk of the Board
Cecilia Gil, Board Assistant

7/14

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 JUL 17 AM 10:47



**PLANNING COMMISSION
MINUTE ORDER
JUNE 7, 2017**

II. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – Intent to Adopt a Negative Declaration – Applicant: Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC).

V. PROJECT DESCRIPTION:

The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales.

VI. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:

Ali Mazarei, Applicant's.

No one spoke in opposition or neutral position.

VII. CONTROVERSIAL ISSUES:

None.

VIII. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger

A vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

ADOPT a Negative Declaration for Environmental Assessment No. 42901; and,

TENTATIVELY APPROVED Change of Zone No. 7917; and

APPROVE Conditional Use Permit No. 3370 Revision No. 1, subject to conditions of approval.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A CONDITIONAL USE PERMIT IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42901**.

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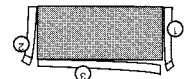
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

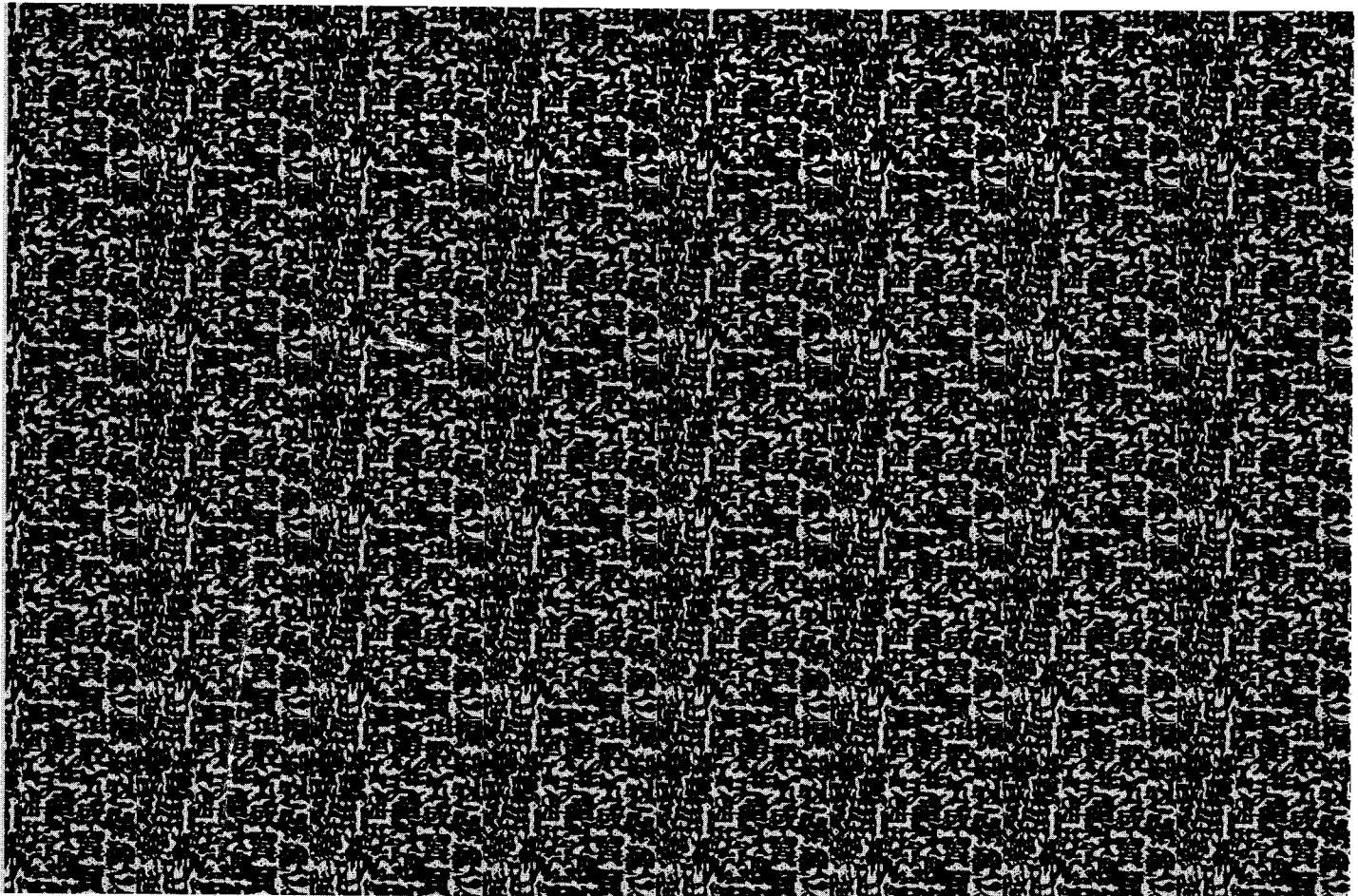
Dated: July 11, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

17.2 w/ 07/25/17



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTYWIDE GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider **General Plan Amendment No. 1163**, which proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries, alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan, and specifically for the 22.8 acre addition, proposes to change the land use from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR); **Specific Plan No. 312 Amendment No. 2**, which proposes to increase the acreage from 605.7 to 628.5 acres of the Specific Plan, increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres; **Change of Zone No. 7898**, which proposes to change the zoning of APNs 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan (SP312), change the zoning of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP312), and modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley SP 312; and such other zones as the Board may find appropriate; and, **Tentative Tract Map, Schedule A**, which proposes to subdivide 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases ("the project"). The project is located northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road in the French Valley – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 551**.

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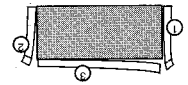
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 27, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

17.2 af 07/11/17



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

Friends of the Northern San Jacinto
Valley
PO Box 9097
Moreno Valley CA 92552-9097

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 JUL 21 AM 10:34

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *2252-04808-13-2
EVI-LMB 90TF 9259273447
93430105493302335

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTYWIDE GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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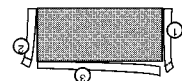
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Dated: June 27, 2017

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

17-2 yg 07/11/17



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

☒ I have read the notice and understand its contents.
☐ I have read the notice but do not understand its contents.
☐ I have not read the notice.
☐ I have not read the notice and do not understand its contents.

ASMT: 480143002, APN: 480143002

EMI KNOX, ETAL
PSC 559 BOX 6771
FPO AP 96377

Change of address due to official orders
TO AVOID DELAY IN DELIVERY OF YOUR MAIL, please submit a form from the post
office for notifying your correspondents and publisher of your correct address.
RETURN TO SENDER
--ATTEMPTED NOT KNOWN--
Clerk Number: 006
6/29/2017
MPO Courtney 96377

NIXIE 957 DE 1

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 92502114747

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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2017 JUL 19 AM 10:50

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTYWIDE GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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Dated: June 27, 2017

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17-2 of 07/11/17

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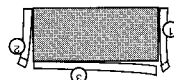
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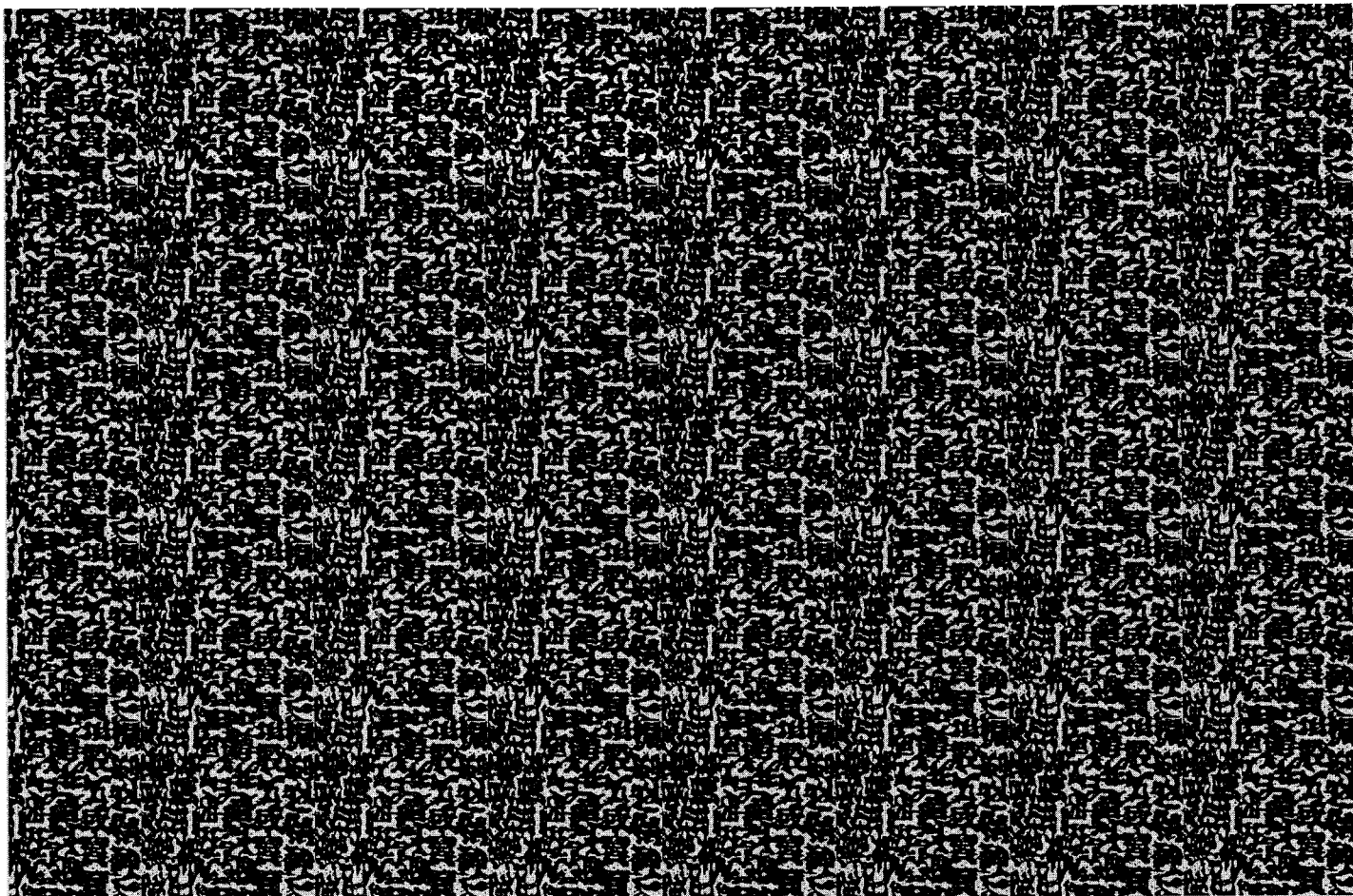
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17.2 of 07/11/17



REMOVE SIDE EDGES FIRST
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

ASMT: 480851007, APN: 480851007
RIVERSIDE MTLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

VAC
5-30

2017 JUL 14 AM 10:45

RECEIVED RIVERSIDE COUNTY
CLERK / CLERK OF SUPERVISORS

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911 DE 1260

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RETURN TO SENDER
VACANT
UNABLE TO FORWARD

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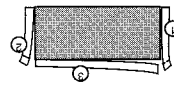
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P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

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ASMT: 480490001, APN: 480490001
BELLA JAZS HOLDINGS
8880 RIO SAN DIEGO DR 800
SAN DIEGO CA 92108

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 JUL 17 AM 10:45

010 12 1200 0007/12/17
RETURN TO SENDER
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UNABLE TO FORWARD
NIXIE
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BC: 925021147
EVAL-4018 192108
76033-92233-12-23