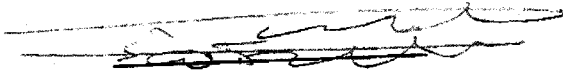

Letter of Acknowledgement,

9/27/2017

I Saib Alrabadi the applicant for the project CUP03761, located at 290 Iowa Ave, Riverside CA. I acknowledge, that I must perform a Phase II Environmental Assessment. The sampling will take place after the removal the hoist. Due to the prior use of the auto repair and maintenance shop. I agree to clean up all oils if needed.

Thank you,

Saib Alrabadi

A handwritten signature in black ink, appearing to read 'Saib Alrabadi', is written over a horizontal line. The signature is somewhat stylized and includes a flourish at the end.

Saib Alrabadi

5/16/18

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Subject: Iowa Avenue 76 station @ 290 Iowa Avenue, Riverside, CA 92807

Dear City Planning personnel:


This letter is to request a modification to Riverside County Planning Parking requirement standards.

The Parking Standard for our convenience store requires that the proposed development provide 1 space per 200 sq. ft. of gross floor area. 1 space per 200 sq. ft. of gross floor area yields a requirement of 10 spaces based on the proposed retail building of 1,975 sq. ft.

The development has 3 regular spaces and 1 accessible parking space, with 8 fueling spaces totaling allowing 12 parking spaces.

Please contact us if you have any additional questions.

Sincerely,



Saib Alrabadi

Business owner

290 IOWA AVENUE, RIVERSIDE, CA 92807
T (661) 287-3888



South Coast Air Quality Management District



21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

March 27, 2018

dharris@rivco.org

Dionne Harris, Urban Regional Planner II
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

**Negative Declaration (ND) for the Proposed
Conditional Use Permit No. 3761 - EA42962¹**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final ND.

Project Description

The Lead Agency proposes to construct a gas station with eight pumps (Proposed Project). The Proposed Project will also include construction of a 1,975-square-foot convenience store, two underground fuel storage tanks, and a 1,632-square-foot canopy on 0.28 acres. Based on a review of aerial photographs, SCAQMD staff found that the Proposed Project is surrounded by commercial uses to the north, west, and south. Residential dwellings are located in proximity to the east and southeast.

Air Quality Analysis

In the Air Quality analysis, the Lead Agency found that the Proposed Project's regional operational air quality impacts would be less than significant. However, the Air Quality analysis did not conduct operational emissions analysis from ROG that will be generated from storage tanks and the fueling process, which has likely led to an under-estimation of the Proposed Project's operational air quality impacts. It is important to note that while CalEEMod² quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Therefore, it is recommended that the Lead Agency quantify operational stationary source emissions and include the gasoline fueling emissions in the Final ND. In the event that the Lead Agency finds, after revising the Air Quality analysis, that the Proposed Project's operational emissions would exceed SCAQMD's regional air quality CEQA significance thresholds for operation³, SCAQMD staff recommends that the Lead Agency consider mitigation measures to reduce those impacts to the maximum extent feasible in accordance with the CEQA Guidelines Sections 15070 to 15075 and 15126.4.

Permits and Compliance with SCAQMD Rules

Since the Proposed Project is a gasoline service and dispensing facility, a permit from the SCAQMD would be required, and the SCAQMD should be identified as a Responsible Agency under CEQA for the Proposed Project in the Final ND. The Final ND should also demonstrate compliance with applicable SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to

¹ On November 17, 2016, SCAQMD staff provided comments on the Site Plan for the Proposed Project, available at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2016/november/pccup3761.pdf>

² CalEEMod incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and is available free of charge at: www.caleemod.com

³ South Coast Air Quality Management District. SCAQMD's CEQA Regional Pollutant Emissions Significance Thresholds. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>

Dionne Harris

March 27, 2018

Operate, and Rule 461 – Gasoline Transfer and Dispensing. Should there be any questions on permits, please contact the SCAQMD's Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>.

Guidance Regarding Gasoline Dispensing Facilities Sited Near Sensitive Receptors

Based on a review of the Project Description and aerial photographs, SCAQMD staff found that residential uses are located in proximity to the Proposed Project to the east and southeast. SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*⁴ in 2005. Additionally, the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*⁵ recommends avoiding the siting of housing within 300 feet of a large gas station or 50 feet for a typical gas station. In April 2017, CARB released a Technical Advisory as a supplement to this Handbook⁶. These guidance documents provide recommendations that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review and consider these guidance documents when making local planning and land use decisions.

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the ND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final ND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at lsun@aqmd.gov if you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
RVC180308-04
Control Number

⁴ South Coast Air Quality Management District. May 2005. "Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning" Accessed at: <http://www.aqmd.gov/home/library/documents-support-material/planning-guidance/guidance-document>.

⁵ California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective." Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>.

⁶ California Air Resources Board. April 2017. "Technical Advisory: Strategies to Reduce Air Pollution Exposure near High-Volume Roadways." Accessed at: <https://www.arb.ca.gov/ch/landuse.htm>.

CLAYSON, BAINER & SAUNDERS

A PROFESSIONAL LAW CORPORATION
CLAYSON LAW BUILDING
601 SOUTH MAIN STREET
CORONA, CALIFORNIA 92682
POST OFFICE BOX 1447
CORONA, CALIFORNIA 92678-1447
TEL (951) 737-1910
TEL (951) 689-7241

ROLAND C. BAINER
DAVID R. SAUNDERS
EMILY C. MEESON

WALTER S. CLAYSON
1957 - 1972
E. SPURGEON ROTHROCK
1918 - 1979
DERRILLE E. YAEGER
1927 - 2010
ROY H. MANN
1923 - 2018
FAX (951) 737-4384

April 18, 2018

Dionne Harris
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: CUP 3761

Dear Ms. Harris:

Thank you for meeting with Artallah Abugherir, Alex Irshaid and myself on March 29, 2018. This letter confirms the deficiencies in the current revision of CUP 3761.

1. The proposed number of vehicle parking spaces is insufficient. According to Ordinance No. 348.4857, Section 18.12 OFF STREET VEHICLE PARKING; GENERAL COMMERCIAL/RETAIL USES; general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets requires that the proposed development provide 1 space/200 sq. ft. of gross floor area. 1 space/200 sq. ft. of gross floor area yields a requirement of 10 spaces based on the proposed retail building of 1,975 Sq. Ft. The project proposes 4 spaces, a deficit of 6 spaces. The applicant used the wrong standard for automobile service station (4 spaces) which does not apply because the service station does not have service bays. Additionally, the use of the Alternative Parking option to reduce the number of required parking spaces by installing 15 bicycle parking should not be applicable in this case because this project is not located in a heavily used for pedestrian traffic.

2. Certain parking spaces are too small. 90 degree regular parking stalls must be a minimum of 9 feet x 18 feet and end stalls to be 11 x 18 feet. The project does not meet the requirement.

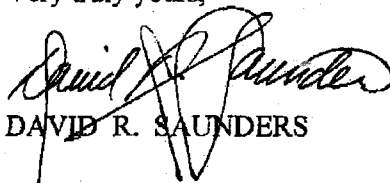
3. Aisle width must be 24 feet wide is required to allow 2-way traffic and maneuverability of backing up. This may cause a safety concern. The project does not meet the requirement. The two fueling position facing the corner of Iowa Avenue and Center Street are too close to the proposed corner planter and cars appear to be overhang the planter. There is no space to allow a passage on the side of the parked cars while fueling.

Dionne Harris
Planning Department
April 18, 2018
Page 2

4. All planters located adjacent to end parking spaces must have a six-inch high curb and a 12-inch wide concrete side step. The project does not meet the requirement.
5. The landscape planters are too small. Planters adjacent to residential uses and adjacent to public road rights-of-way must be at least 5-feet wide and no smaller than 25 sf. The project does not meet this requirement.
6. Parking area to be shaded. 05-24 spaces require 30% minimum percentage of parking area to be shaded. The project does not meet the requirement.
7. General planter provisions. A planter at least five feet wide shall be provided adjacent to all public road right-of-way. 3' wide planter is being proposed along Iowa Avenue. The project does not meet the requirement.
8. General planter provisions. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes and/or zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R or R-T. The applicant proposes a 3' wide planter along the east property line. According to the site plan, a 22" of actual planter due to the thickness of 8" CMU and 6" Curb. Nothing will grow healthy in such narrow space. The project does not meet this requirement.
9. ADA and pedestrian access to site. The applicant is proposing to access the site from the driveway along Iowa Avenue. This appears to be an unsafe access and it may cause a safety concern.
10. The driveway is too wide. The existing driveway width along Iowa Avenue is 47'-9". According to County standards a minimum driveway width is 24' is required, but almost double the width is uncommon for such a small development. This may cause a safety concern.
11. Grading and Drainage Plans. the provide appeared to be of an old version of the site design and appears to allow surface water to overflow over the driveway approaches. This case may cause safety concern to passing pedestrian and allow storm water to flow to street without treatment per water quality management guidelines.
12. Walls: The applicant is proposing a 6'H CMU wall along the east property line separating the subject property from the residences adjacent to the east. This wall should adhere to Item "h" under Layout Design Standards on page # XVIII-26 of the ORDINANCE NO. 348.4857. The front wall needs to step down in height to 30". The project does not meet this requirement.

Dionne Harris
Planning Department
April 18, 2018
Page 3

Very truly yours,



DAVID R. SAUNDERS

DRS:dr
cc: High Grove Plaza Partners

High Grove Plaza Partners/Land Use I/LTR/041818Harris

Harris, Dionne

From: Highgrove News (RoadRunner Acct) <highgrovenews@roadrunner.com>
Sent: Monday, March 26, 2018 8:20 PM
To: Harris, Dionne
Subject: Opposed to Conditional Use Permit 3761

Attention Dionne Harris
Riverside County Planning Department
Ref.: Conditional Use Permit No. 3761

March 26, 2018

As a long- time resident of Highgrove that started in 1947, I have seen many changes during this time period. For many years as Chairman of Riverside County Service Area 126 in Highgrove and later continuing on as Chairman of the Riverside County Municipal Advisory Council when it was formed on Aug. 29, 2006, I have always tried to make the Highgrove community a better place to live and improve our quality of life.

When I was informed that the County Planning Department is considering to allow another gasoline station in Highgrove that would be selling beer and wine, I decided it is time for me to speak up on behalf of the community. My wife and I own the Highgrove Happenings Newspaper that is distributed free of charge to all houses in Highgrove including advertisers in Riverside, Grand Terrace, and Colton.

I have recently seen five marijuana shops spring up in the area surrounding the proposed location for a new business. The two properties next door to this location are for marijuana distribution as well as another one nearby on the north side of Center Street. Also within walking distance is another one on Iowa Ave. at Villa St. and another one on Center St. by the barber shop that is also within walking distance of Center and Iowa which is our main intersection. And directly across the street from this proposed service station is a liquor store on the west side of Iowa Avenue. By allowing another business in this area that sells beer and wine will contribute to the creation of an unsafe area that not only affects the immediate vicinity but the new neighborhoods being built in Highgrove in the new Spring Mountain Ranch homes and DR Horton homes. These beautiful new homes and their residents also want to live in a community that will improve their quality of life.

I am opposed to building another gasoline station when there is already a Chevron Station across the street, a Shell Station ¼ mile northward, and another Shell station directly across the freeway.

I have compiled a list of other types of businesses that are needed in Highgrove that do not sell beer and wine. Here are some of the businesses that are better suited for the north/east corner of Center St. and Iowa Avenue:

Appliance Store	Hobby Shop	Nursery and Garden Supply	Automobile Sales
Auto Parts	Laundrymat	Pet shop and Pet Supplies	Boat sales
Bicycle Sales	Mail order business	Plumbing Shop	Motorcycle Shop
Hardware Store	Small Market	Auto repair	Truck and Trailer Sales
Household goods	Meat Market	Produce Market	Computer repair Shop
Donut shop	Music Store	Shoe Store and Repair	many other possibilities

Please do not approve conditional use permit No. 3761 because this type of Business WILL HAVE A NEGATIVE IMPACT on the Highgrove Community.

Thank you,

R. A. "Barney" Barnett
Editor Highgrove Happenings Newspaper
474 Prospect Ave
Highgrove, CA 92507
951-683-4994 home highgrovenews@roadrunner.com

Harris, Dionne

From: Robert Boyd <rboyd030@gmail.com>
Sent: Monday, March 19, 2018 2:28 PM
To: Harris, Dionne
Subject: Conditional use permit NO.3761

Please please. No more liquor stores in my neighborhood i have lived here 45 years i have seen people doing really bad things because of beer i live close to this corner we need a fast food. Or a laundry mAtt
Not more whiskey wine beer homeless
People hanging out thank you. Robert boyd
255 iowa ave



City of Arts & Innovation

September 28, 2017

Saib Alrabadi
Convenience Store
290 Iowa Ave.
Riverside, CA 92507

RE: Sewer Availability – 290 Iowa Ave.

To Whom It May Concern:

According to our records sewer facilities exist in Center Street to serve 290 Iowa Ave. Any improvement that require any capacity upgrades will be the property owner's responsibility. If you should have any further questions, please feel free to contact Public Works at (951) 826-5341.

Thank you,

Chris Scully
Senior Engineer
City of Riverside – Public Works Dept.



Community & Economic Development
Department

City of Arts & Innovation

November 17, 2016

Dionna Harris, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

SUBJECT: CONDITIONAL USE PERMIT NO. 3761 - EA42962 PROPOSED 1,600 SQUARE FOOT SERVICE STATION IN THE HIGHGROVE AREA PLAN

Dear Ms. Harris:

Thank you for the opportunity to review and comment on the proposed Conditional Use Permit described above. The Conditional Use Permit would allow the construction and operation of a service station and convenience store located at the northeast corner of Center Street and Iowa Avenue.

The proposed project is located within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. The City's General Plan (General Plan 2025) land use designation for the project site is B/OP - Business/Office Park. The City Zoning consistent with this land use designation is the Business Manufacturing Park (BMP) Zone, which allows for vehicle fuel stations with a conditional use permit. As such, the proposed service station use is consistent with the General Plan designation for the site.

The City has reviewed the proposed plan and offers the following comments:

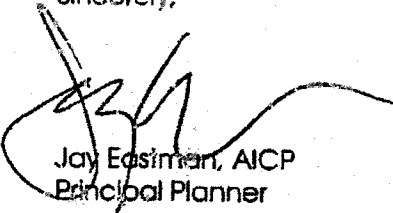
- The project is located at a highly visible and prominent corner along Iowa Avenue close to the City's northerly boundary and the I-215 Freeway at a "gateway" to the City. The environmental documents should therefore fully evaluate and mitigate aesthetic impacts to views from Iowa Avenue and the I-215 Freeway, per the Riverside Citywide Design Guidelines and Sign Guidelines, adopted by the County of Riverside Board of Supervisors for Highgrove on October 21, 2008 (see attached). Careful attention should be given to the site design, building architecture, and landscaping to ensure a high quality project. Given its location, the project should consider enhanced landscape setbacks along Iowa Avenue and Center Street, and an enhanced landscaped corner treatment.
- The County's Highgrove Area Plan Circulation Element designates Iowa Avenue as a 128-foot wide Arterial, and Center Street as a 100-foot wide Secondary Highway. The Circulation and Community Mobility Element of the City's General Plan designates Iowa Avenue as a 6-lane, 120-foot wide arterial, and Center Street as a 4-lane, 88-foot-wide arterial. The City requests that the County require a minimum dedication to

accommodate a right-of-way consistent with widths established in the City's Circulation and Community Mobility Element.

- The plans state that sewer is available through Riverside Public Utilities. Please have the applicant verify that sewer is available for the site, and verify the appropriate agency to provide the sewer service. The proposed project must be served by sewer, as the site is in a location with wells that provide drinking water to the City and surrounding area, and septic system failures have been a common problem in the vicinity. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area. Should the County choose to approve a septic system in the area, the County needs to adequately evaluate and mitigate potential impacts to water quality in the project's environmental documents.

The City of Riverside looks forward to a continued dialog regarding this project. Should you have any questions regarding this letter, please contact Luke Seibert, Associate Planner, at 951-826-5617, or by email at lseibert@riversideca.gov.

Sincerely,



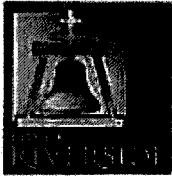
Jay Easman, AICP
Principal Planner

Attachments:

2008 Submittal to Board of Supervisors RE: City of Riverside Design Guidelines

- c:
- Rusty Bailey, Mayor
 - Riverside City Council Members
 - John A. Russo, City Manager
 - Al Zelinka, Assistant City Manager
 - Rafael Guzman, Community and Economic Development Director
 - Emilio Ramirez, Deputy Community and Economic Development Director
 - Ted White, City Planner
 - Kris Martinez, Public Works Director
 - Girish Balachandran, Public Utilities General Manager
 - Marion Ashley, Riverside County Supervisor, District 5, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
 - Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
 - Salb Alrabadi, Applicant, Salb71@yahoo.com

JE: ls



Community & Economic Development
Department

City of Arts & Innovation

November 17, 2016

Dionna Harris, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

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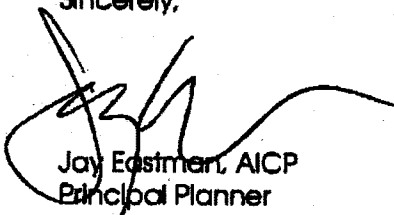
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The City of Riverside looks forward to a continued dialog regarding this project. Should you have any questions regarding this letter, please contact Luke Seibert, Associate Planner, at 951-826-5617, or by email at lseibert@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Principal Planner

Attachments:

2008 Submittal to Board of Supervisors RE: City of Riverside Design Guidelines

- c: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zellinka, Assistant City Manager
Rafael Guzman, Community and Economic Development Director
Emilio Ramirez, Deputy Community and Economic Development Director
Ted White, City Planner
Kris Martinez, Public Works Director
Girish Balachandran, Public Utilities General Manager
Marion Ashley, Riverside County Supervisor, District 5, 4080 Lemon Street, 5th Floor,
Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor,
Riverside, CA 92502
Salb Alrabadi, Applicant, Salb71@yahoo.com

JE: ls



County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

Subject: Conditional Use Permit No. 3761 (APN: 246-042-017 & 022)

Please be advised that the division of the property shown on Conditional Use Permit No. 3761 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Abou Baker 1-17-18
Property Owner(s) Signature(s) and Date

Abou Baker Mohamed Ahmed
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

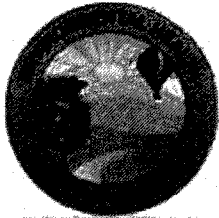
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: May 17, 2017

To: Dionne Harris
County of Riverside, Planning



Reviewed by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3761, gas station / convenience store

SR Number: 37431

Applicant: CJC Design, Inc
140 N. Maple Street, Suite 101
Corona, CA 92880

Noise Consultant: Gangyi Zhou, Ph. D., P.E.
GMEP Engineers
26439 Rancho Parkway S., Suite 120
Lake Forest, CA 92630

Information Provided: "Noise Assessment, 290 Iowa Avenue, Riverside, CA 92507", May 7, 2017

Noise Standards - Stationary Noise Sources:

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

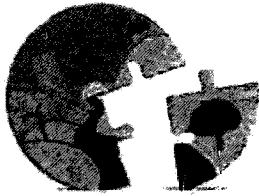
- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate. The project will be in compliance with the above noise standard.

Recommendations:

No mitigation or further noise assessments will be required.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

CUP 03761
EA 212902
CFG 06333

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Saib ALRABADI

Contact Person: Saib ALRABADI E-Mail: Saibt1@yahoo.com

Mailing Address: 24020 newhall Ave
newhall ^{Street} CA 91321
City State ZIP

Daytime Phone No: (661) 478-1828 Fax No: (661) 287-4516

Engineer/Representative Name: CJC DESIGN INC

Contact Person: FRED COHEN E-Mail: FCOHEM@CJCCORP.COM

Mailing Address: FCOHEM@CJCCORP.COM 22485 LA PALMA AVE #202
YORBA LINDA ^{Street} CA 92887
City State ZIP

Daytime Phone No: (714) 920-9643 Fax No: (714) 917-0250

Property Owner Name: ABOY BARR AIMED

Contact Person: ABOY BARR AIMED E-Mail: _____

Mailing Address: 286 Iowa Ave
Riverside ^{Street} CA 92507
City State ZIP

Daytime Phone No: (951) 721-9299 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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>ABOU BAKR AHMED</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>Ahou Bakr</u> SIGNATURE OF PROPERTY OWNER(S)
<u>Fatma Ahmed</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>Fatma Ahmed</u> SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-042-017, 247.042.022

Approximate Gross Acreage: .30 ACRE

General location (nearby or cross streets): North of CENTER ST, South of N. CHURCH ST, East of IOWA AVE, West of PACIFIC AVE.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

CONSTRUCTION OF RETAIL GAS STATION AND CONVENIENCE STORE.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1000	15'	1	Auto Gas	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1		15'	1	CONVENIENCE STORE
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		RETAIL GAS STATION
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: 286 IOWA AVE RIVERSIDE CA 92507

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: 247-042-017

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ 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
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) Saeib ALRABADI Date 8-16-16

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

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:

CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design Inc. – Owner: Abov Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	APRIL 4, 2018
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 Friday, 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 January 30, 2018,

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

APN (s) or case numbers CUP03761 for

Company or Individual's Name RCIT - GIS

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.

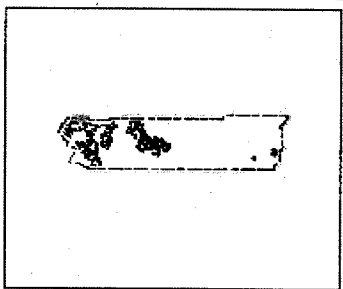
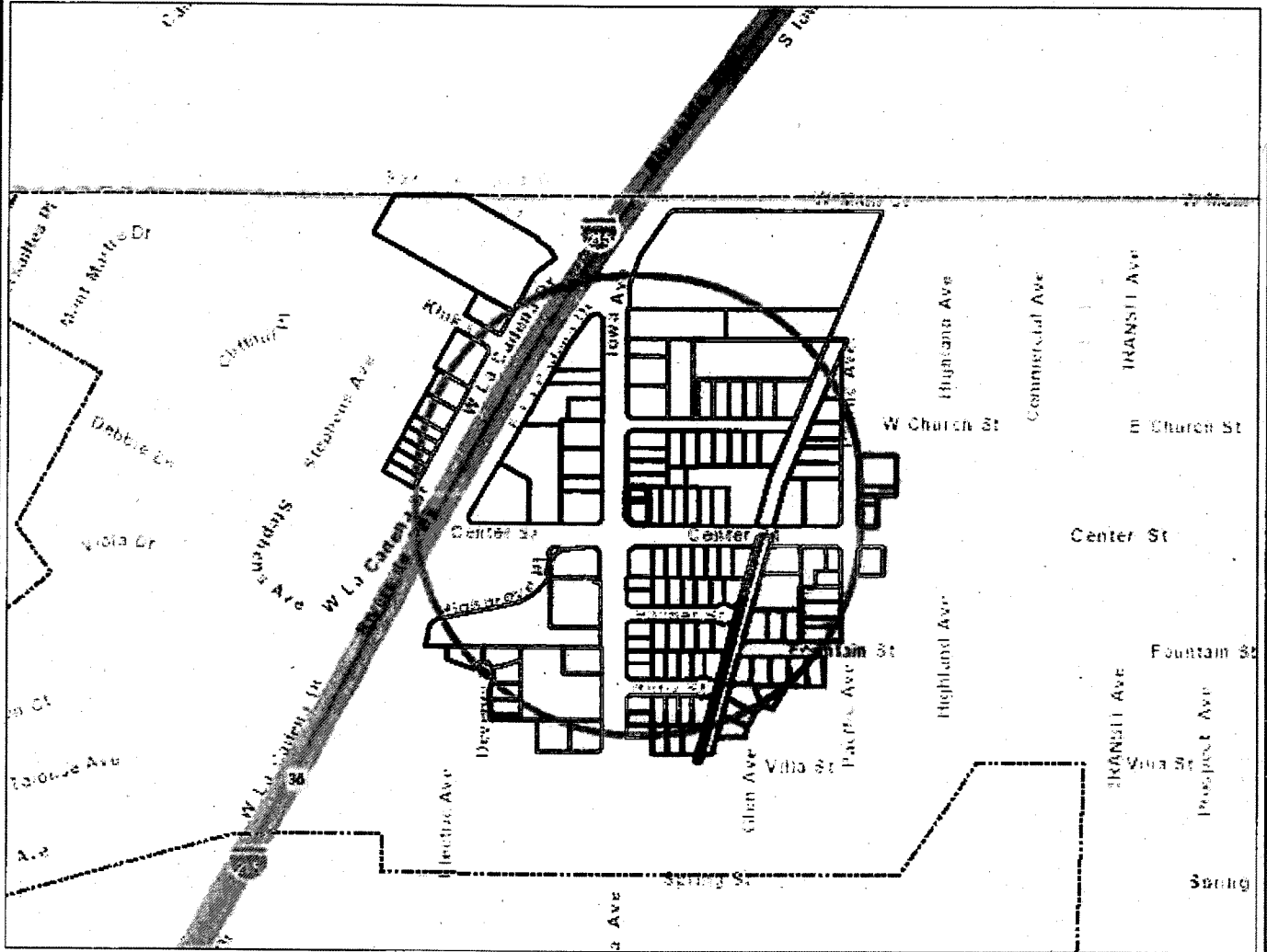
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor




Riverside, Ca. 92502

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



Riverside County GIS
CUP03761 (1000 feet buffer)




Legend

-  County Boundary
-  Cities
-  World Street Map

Notes

0 752 1,505 Feet



“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.

REPORT PRINTED ON... 1/30/2018 7:43:40 AM

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NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	AUGUST 15, 2018
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>.

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Please send all written correspondence to:
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Attn: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409



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FATMA AHMED
3341 CELEST DR
RIVERSIDE CA 92507

247091012
CESAR FLORES
ALMA FLORES
16961 TAVA LN
RIVERSIDE CA 92504

247045005
HENRY HERNANDEZ DIAZ
SARAH G DIAZ
1131 CENTER ST
RIVERSIDE CA 92507

247081014
MIGUEL N MARTINEZ
422 DEVENER ST
RIVERSIDE CA. 92507

247031003
MISSOURI RIVER FARM PARTNERSHIP
700 7TH ST S
FARGO ND 58103

247101001
DALE GEIGER
SUSAN L GEIGER
414 IOWA AVE
RIVERSIDE CA. 92507

247101003
ALEXANDER C ADAME
MARISELA AHUMADA
432 IOWA AVE
RIVERSIDE CA. 92507

247101008
JANY HUANG
4758 EAGLE RIDGE CT
RIVERSIDE CA 92509

247102003
LEIF W OHRBORG
MONIKA ANITA OHRBORG
P O BOX 372
NORCO CA 92860

247091048
INLAND VALLEY PROP MGMT
558 BIRCH ST NO 2
LAKE ELSINORE CA 92530

247101009
DOMINGO RAMIREZ
1265 VILLA ST
RIVERSIDE CA. 92507

247102002
LEIF W OHRBORG
MONIKA ANITA OHRBORG
P O BOX 372
NORCO CA 92860

247102004
MOHAMMAD R MOJABE
ELIZABETH MOJABE
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SAN CLEMENTE CA 90210



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JANY HUANG
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247102005
ELIZABETH MOJABE
MOHAMMAD R MOJABE
116 VIA MIMOSA
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247091031
JESSE BUGARIN
PATRICIA MEJIA
1229 RUBY ST
RIVERSIDE CA. 92507

247091030
ROBERTO MARTINEZ
MARIA DELCARMEN MARTINEZ
1241 RUBY ST
RIVERSIDE CA. 92507

247091022
ALFREDO PESCADOR
ERNESTO NAVARRO
1272 PALMER ST
RIVERSIDE CA. 92507

247091029
LUIS OCHOA TORRES
VERONICA OCHOA CONTRERAS
1245 RUBY ST
RIVERSIDE CA. 92507

247091026
CARLOS DIAZ
MONICA GARCIA
C/O CARLOS DIAZ
388 IOWA AVE
RIVERSIDE CA. 92507

247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

247091017
JOEL MORENO
ANGELINA SEPULVEDA
1213 PALMER ST
RIVERSIDE CA. 92507

247091015
RAUL GUTIERREZ ZARAGOZA
1233 PALMER ST
RIVERSIDE CA. 92507

247042020
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247042009
BARBARA J FOSTER
1213 CENTER ST
RIVERSIDE CA. 92507

247042011
TERESA A MISFIELD
1233 CENTER ST
RIVERSIDE CA. 92507

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DREW F WILSON
15703 WASHINGTON CT
RIVERSIDE CA 92504

247020006
24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

247043009
MALTEADAS G ECONOMY
JEANIE A ECONOMY
ANDREAS A SYRENGELAS
C/O ANDREAS SYRENGELAS
5 SEVILLE
IRVINE CA 92620

247020003
FLORENCE AVENUE
JOSEPH A INDRIERI
MANAL S INDRIERI

12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247091046
SANDY LEE
ALBERT KACHUN CHAN
CHOI YING NG
C/O ALBERT CHAN
1196 FOUNTAIN ST
RIVERSIDE CA. 92507

247045004
HENRY HERNANDEZ DIAZ
SARAH G DIAZ
1131 CENTER ST
RIVERSIDE CA 92507

247091028
PAULA TELLES
1255 RUBY ST
RIVERSIDE CA. 92507

247091025
JAMES CHARIZIA
1146 DEVONSHIRE DR
ENCINITAS CA 92024

246123023
JOSEPH PITRUZZELLO
FRANCES ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

247020001
FLORENCE AVENUE
JOSEPH A INDRIERI
MANAL S INDRIERI

12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247091018
ROBERTO GOMEZ JIMENEZ
MARIA R JIMENEZ
1228 PALMER ST
RIVERSIDE CA. 92507

247091020
WARREN J HUNCOVSKY
REBA S HUNCOVSKY
1336 S LELAND AVE
WEST COVINA CA 91790

247042007
SANDRA AHUMADA
C/O C/O MARIO SEPULVEDA BRAVO
1202 CHURCH ST
RIVERSIDE CA. 92507

247042001
ADAM ORNELAS
MARTHA A ORNELAS
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HIGHGROVE CA 92507

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SHARON HUGHES
1227 CHURCH ST
RIVERSIDE CA. 92507

247042003
RAMONA C LEDESMA
1244 CHURCH ST
RIVERSIDE CA. 92507

247091014
KERRY L CALZARETTA
PATRICIA CALZARETTA
1243 PALMER ST
RIVERSIDE CA. 92507

247042014
MARIO F ROSTRO
CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

247042021
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247091013
JOSE LIBORIO G LOPEZ
FELIPE JESUS G JAIME
1255 PALMER ST
RIVERSIDE CA. 92507

247043002
VINCENT HO
FELICIA HO
7410 MOUNTAIN LAUREL DR
HIGHLAND CA 92346

247091016
ANGEL MCDONNELL
BEVERLY TATE
1225 PALMER ST
RIVERSIDE CA. 92507

247041014
OSCAR A MONTOYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045

247091002
DENIS W KIDD
22874 PICO ST
GRAND TERRACE CA 92324

247043007
GEORGE DELVALLE
UTANA DELVALLE
58893 OLEANDER DR
YUCCA VALLEY CA 92284

247031005
MISSOURI RIVER FARM PARTNERSHIP
700 7TH ST S
FARGO ND 58103

247041005
ELVIRA MORGAN MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

247041004
MISSOURI RIVER FARM PARTNERSHIP
700 7TH ST S
FARGO ND 58103

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RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113247091055
LAURA LEE EMERY
17105 GAMBLE AVE
RIVERSIDE CA 92504247091062
R & D REAL ESTATE
1000 GREENWOOD DR
NOVATO CA 94901247091059
R & D REAL ESTATE
1000 GREENWOOD DR
NOVATO CA 94901247045003
TBI PROP CORP
P O BOX 3672
RIVERSIDE CA 92519247042013
ANITA R HERNANDEZ
1251 CENTER ST
RIVERSIDE CA. 92507247042019
DLI PROP
P O BOX 517
AGOURA HILLS CA 91376247091023
ERNESTO RAMIREZ
ROSALVA V RAMIREZ
364 IOWA AVE
RIVERSIDE CA. 92507247091010
AULAKH HOMES INC
12005 WELLER PL
MORENO VALLEY CA 92557246123018
MICHAEL ALLEN
ANNA ALLEN
213 W LA CADENA DR
RIVERSIDE CA. 92501247042010
CARMAN PEREZ
JOSE MARTINEZ
1225 CENTER ST
RIVERSIDE CA. 92507247042018
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DHA OPPORTUNITY 1
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EL MONTE CA 91731

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9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

247020007
EDMUND MENG HONG LIM
JACKIE K H LIM
2404 FALLING OAK DR
RIVERSIDE CA 92506

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MARIA D AHUMADA
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247043005
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KORY ALBERT CAUDILLO
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RIVERSIDE CA. 92507

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SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE CA. 92507

247043001
TAH 2015 1 BORROWER
P O BOX 6660
FOLSOM CA 95763

247043006
MANUEL FLORES
16235 HERMOSA DR
RIVERSIDE CA 92506

247043003
SALVADOR BUSTO
GUADALUPE CONTRERAS
MARCOS BUSTOS

4224 MOUNTAIN DR
SAN BERNARDINO CA 92407

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700 7TH ST S
FARGO ND 58103

247043004
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217 PACIFIC AVE
RIVERSIDE CA. 92507

247042005
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247041001
ADOLFO ALVAREZ
MARTHA ALVAREZ
21641 BURCH ST
PERRIS CA 92570

247042006
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247042004
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247020004
HOWARD JOHN MARKWARDT
ELIZABETH SARA MARKWARDT
707 FOREST PARK DR
RIVERSIDE CA 92501

247020013
CENTER STREET GROUP
C/O C/O DENISE TIBBETS
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247041011
SERGIO ESTRADA
MARIA MARISA ESTRADA
1179 CHURCH ST
RIVERSIDE CA 92507

246123022
JOSEPH PITRUZZELLO
FRANCES ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

247020005
MICHAEL L MURPHY
MARIAN P MURPHY
970 W C ST
COLTON CA 92324

247020009
ERNEST FANKHAUSER
HERTA FANKHAUSER
12932 HICKORY BRANCH
SANTA ANA CA 92705

246110003
TIMOTHY D BELD
JANNA R BELD
C/O C/O RIVERSIDE INSURANCE AGENCY
125 W LA CADENA DR
RIVERSIDE CA 92506

246110025
MAHMOUD ALL YASIN
183 W LA CADENA DR
RIVERSIDE CA 92501

247041010
AL T MALDONADO
GUADALUPE M MALDONADO
1191 CHURCH ST
RIVERSIDE CA 92507

247020002
FLORENCE AVENUE
JOSEPH A INDRIERI
MANAL S INDRIERI

12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247041008
BENJAMIN MICHEL
YOLANDA MICHEL
1219 CHURCH ST
RIVERSIDE CA. 92507

247041013
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C/O C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

247041009
SPSSM INV
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

246123024
JOSEPH PITRUZZELLO
FRANCES ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

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FRANCES ILENE PITRUZZELLO
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246123020
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FRANCES ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

246123019
JOSEPH PITRUZZELLO
FRANCES ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

246110022
IGLESIA DE CRISTO ELIM RIVERSIDE INC
115 W LA CADENA DR
RIVERSIDE CA. 92501

247081013
LINLAND PROP MANAGEMENT INTL CORP
P O BOX 5082
DIAMOND BAR CA 91765

247081030
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
365 IOWA AVE
RIVERSIDE CA 92507

247081033
MUSTAFA ABDELKARIM
ATTALLAH ABDELKARIM
1340 CENTER ST
RIVERSIDE CA. 92507

247081024
NSA PROP HOLDINGS
2082 MICHELSON STE 212B
IRVINE CA 92612

247081012
LINLAND PROP MANAGEMENT INTL CORP
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RIVERSIDE CA. 92507

247091001
DONAVON D RITZ
MARLENE M RITZ
480 E MAIN ST
RIVERSIDE CA 92507

247091044
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

247091057
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247091063
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247081022
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BRIAN M JIMENEZ
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247081019
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JEAN A ONEILL
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ATTALLAH ABUGHERIR
1340 CENTER ST
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247081020
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7118 EL PADRO
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247091045
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LOUISE SCHUMAN
DANIEL SANDERS
C/O DANIEL SANDERS
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RIVERSIDE CA. 92507

247091052
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ALICIA AVALOS
1187 FOUNTAIN ST
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247091042
LUIS JAVIER PENA
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247091040
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P O BOX 2086
CHINO HILLS CA 91709

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247091035
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247091036
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MARIA ELENA PENA
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247091024
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GAIL P SKIBBS
6815 CASCADE AVE
GIG HARBOR WA 98335

247101010
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EL MONTE CA 91731

247091047
STARLITE MGMT 1X
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

247101005
BLANCA E OROZCO MILLER
1270 RUBY ST
RIVERSIDE CA. 92507

247091021
FRANK M GONZALES
LOLA R GONZALES
20330 GASTON RD
PERRIS CA 92570

247091019
RICHARD BARNES
RICHARD W OBRYANT
JANICE J OBRYANT

P O BOX 5198
VENTURA CA 93005

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

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

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

South Coast Air Quality Mgmt. Dist.,
Los Angeles County
ATTN: Steve Smith
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

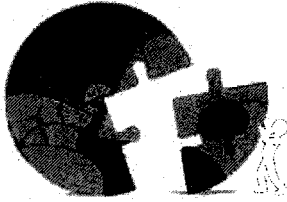
Ahmed Abou
3341 Celeste Dr.
Riverside CA, 92507

Ahmed Abou
3341 Celeste Dr.
Riverside CA, 92507

Fred Cohen
CJC Design Inc
22485 La Palma Ave, #202
Yorba Linda CA 92887

Fred Cohen
CJC Design Inc
22485 La Palma Ave, #202
Yorba Linda CA 92887

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

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

77-588 El Duna Court, Suite H
Palm Desert, California 92211

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

CUP03761 /EA42962

Project Title/Case Numbers

Dionne Harris
County Contact Person

(951)955-6836
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Saib Alrabadi
Project Applicant

290 Iowa Ave, Riverside, CA 92507
Address

The project site is located on the Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive

Project Location

CONDITIONAL USE PERMIT NO. 3761- proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 03/7/17, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Urban Planner

Title

03/7/17

Date

Date Received for Filing and Posting at OPR: _____

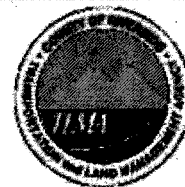
Please charge deposit fee case#: ZEA42962 ZCFG06333

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00038450)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Abou Ahmed

**County of Riverside
Trans. & Land Management Agency**



3341 Celeste Dr
Riverside, Ca 92507

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00038450	02/06/2018	02/06/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06333	0451 - CF&W Trust ND/MND	\$2,280.75
286 Iowa Ave Riverside,	SUB TOTAL	\$2,280.75

TOTAL **\$2,280.75**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

INVOICE (PLAN-CFG06333)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Abou Ahmed

County of Riverside
Trans. & Land Management Agency



3341 Celeste Dr
Riverside, Ca 92507

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06333	10/25/2016	10/25/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06333	0452 - CF&G TRUST: RECORD FEES	\$50.00
286 Iowa Ave Riverside,		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

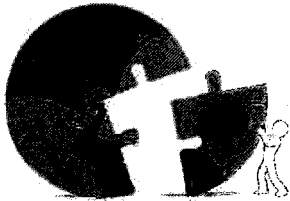
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For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
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Riverside, CA 92501

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Palm Desert, CA 92211



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

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

77-588 El Duna Court, Suite H
Palm Desert, California 92211

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

CUP03761 /EA42962

Project Title/Case Numbers

Dionne Harris
County Contact Person

(951)955-6836
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Saib Alrabadi

290 Iowa Ave. Riverside, CA 92507

Project Applicant

Address

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Project Location

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Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 08/15/18, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Urban Planner

Title

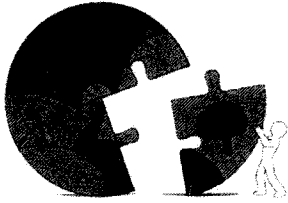
08/15/18

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42962 ZCFG06333

FOR COUNTY CLERK'S USE ONLY



Charissa Leach P.E.
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

To: Planning Commission

Date: August 9, 2018

From: Dionne Harris, Project Planner, Planning Department

RE: Letters of Concern from the Law Offices of Clayson, Bainer & Saunders and Staff's Response Letters, Agenda Item 4.1 (CONDITIONAL USE PERMIT NO. 3761)

Attached are letters received after the April 4, 2018 Planning Commission:

April 18, 2018 letter from David Saunders

May 23, 2018 response letter from Staff

July 30, 2018 email and exhibit attachment from David Saunders

August 9, 2018 response letter from Staff

Attachments:

Letters/Exhibit from Law Offices Clayson, Bainer & Saunders
Planning Staff's Response Letters

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

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

CLAYSON, BAINER & SAUNDERS

A PROFESSIONAL LAW CORPORATION
CLAYSON LAW BUILDING
601 SOUTH MAIN STREET
CORONA, CALIFORNIA 92862
POST OFFICE BOX 1447
CORONA, CALIFORNIA 92878-1447
TEL: (951) 737-1910
TEL: (951) 689-7241

ROLAND C. BAINER
DAVID R. SAUNDERS
EMILY C. MEESON

WALTER S. CLAYSON
1887-1972
E. SPURGEON ROTHROCK
1918-1979
DERRILL E. YAEGER
1927-2010
ROY H. MANN
1923-2018

FAX (951) 737-4364

April 18, 2018

Dionne Harris
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: CUP 3761

Dear Ms. Harris:

Thank you for meeting with Attallah Abugherir, Alex Irshaid and myself on March 29, 2018. This letter confirms the deficiencies in the current revision of CUP 3761.

1. The proposed number of vehicle parking spaces is insufficient. According to Ordinance No. 348.4857, Section 18.12 OFF STREET VEHICLE PARKING; GENERAL COMMERCIAL/RETAIL USES; general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets requires that the proposed development provide 1 space/200 sq. ft. of gross floor area. 1 space/200 sq. ft. of gross floor area yields a requirement of 10 spaces based on the proposed retail building of 1,975 Sq. Ft. The project proposes 4 spaces, a deficit of 6 spaces. The applicant used the wrong standard for automobile service station (4 spaces) which does not apply because the service station does not have service bays. Additionally, the use of the Alternative Parking option to reduce the number of required parking spaces by installing 15 bicycle parking should not be applicable in this case because this project is not located in a heavily used for pedestrian traffic.

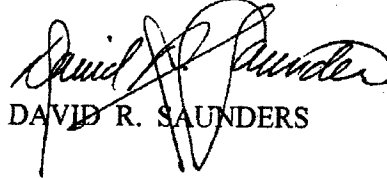
2. Certain parking spaces are too small. 90 degree regular parking stalls must be a minimum of 9 feet x 18 feet and end stalls to be 11 x 18 feet. The project does not meet the requirement.

3. Aisle width must be 24 feet wide is required to allow 2-way traffic and maneuverability of backing up. This may cause a safety concern. The project does not meet the requirement. The two fueling position facing the corner of Iowa Avenue and Center Street are too close to the proposed corner planter and cars appear to be overhang the planter. There is no space to allow a passage on the side of the parked cars while fueling.

4. All planters located adjacent to end parking spaces must have a six-inch high curb and a 12-inch wide concrete side step. The project does not meet the requirement.
5. The landscape planters are too small. Planters adjacent to residential uses and adjacent to public road rights-of-way must be at least 5-feet wide and no smaller than 25 sf. The project does not meet this requirement.
6. Parking area to be shaded. 05-24 spaces require 30% minimum percentage of parking area to be shaded. The project does not meet the requirement.
7. General planter provisions. A planter at least five feet wide shall be provided adjacent to all public road right-of-way. 3' wide planter is being proposed along Iowa Avenue. The project does not meet the requirement.
8. General planter provisions. A planter at least five feet wide shall be provided adjacent to properties used for residential purposes and/or zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R or R-T. The applicant proposes a 3' wide planter along the east property line. According to the site plan, a 22" of actual planter due to the thickness of 8" CMU and 6" Curb. Nothing will grow healthy in such narrow space. The project does not meet this requirement.
9. ADA and pedestrian access to site. The applicant is proposing to access the site from the driveway along Iowa Avenue. This appears to be an unsafe access and it may cause a safety concern.
10. The driveway is too wide. The existing driveway width along Iowa Avenue is 47'-9". According to County standards a minimum driveway width is 24' is required, but almost double the width is uncommon for such a small development. This may cause a safety concern.
11. Grading and Drainage Plans, the provide appeared to be of an old version of the site design and appears to allow surface water to overflow over the driveway approaches. This case may cause safety concern to passing pedestrian and allow storm water to flow to street without treatment per water quality management guidelines.
12. Walls: The applicant is proposing a 6'H CMU wall along the east property line separating the subject property from the residences adjacent to the east. This wall should adhere to Item "h" under Layout Design Standards on page # XVIII-26 of the ORDINANCE NO. 348.4857. The front wall needs to step down in height to 30". The project does not meet this requirement.

Dionne Harris
Planning Department
April 18, 2018
Page 3

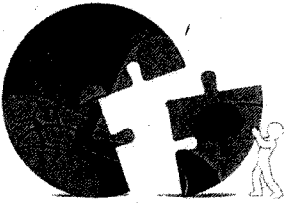
Very truly yours,



DAVID R. SAUNDERS

DRS:dr
cc: High Grove Plaza Partners

High Grove Plaza Partners/Land Use.1/LTR/041818Harris



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

May 23, 2018

Clayson, Bainers and Saunders
Clayson Law Building
601 South Main Street,
Corona, CA 92992

RE: CONDITIONAL USE PERMIT NO. 3761

Dear David Saunders:

Thank you for the letter from our meeting with you (David), Mr. Attallah and Mr. Irshaid on March 29, 2018. Please see the answers below to the letter dated April 18, 2018.

1. The development proposes to have three (3) regular spaces and one (1) accessible parking space, along with eight (8) fueling spaces, totaling twelve (12) parking spaces. Due to small size of the site, its single use being the gas station/convenience store and the proximity between the fueling stations and the convenience store, staff agrees with the applicant that fueling spaces should count towards the total parking requirement. Based upon this, the retail parking rate of 1 parking space per 200 square feet of retail exceeded. The convenience store is 1975 square feet which would require 10 parking spaces, and the proposed project is providing 12 parking spaces.
2. The applicant's Exhibit A, shows the 90 degree regular parking stalls are at a minimum of 9 feet x 18 feet and end stalls to be 11 x 18 feet. Additional dimensions have been added to the exhibit for clarity.
3. Pursuant to Ordinance No. 348, Section 18.12.A(2) Subsection.h.1(b) the standard drive aisle width is 12 feet. In addition to the requirements of ordinance No. 348, the Fire department has reviewed the project and found it acceptable which address any safety concerns. Due to the small size of the proposed project, passing concerns that would impact a larger project do not apply here. A Fire truck can access all parts of the site and therefore does not need to pass.
4. The applicant shows in Exhibit A, all planters located adjacent to end parking spaces are at a six-inch high curb and a 12-inch wide concrete side step.
5. The landscape planters near the public road right-of-way are existing to the site prior to the proposed development's submittal. The Ord. No. 348 Section 18.12.E. Subsection 6.b. (4), "GENERAL PLANTER PROVISIONS. Planters containing organic landscaping shall be provided adjacent to and within parking areas. The dimensions of a planter refer only to that which is plantable area.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

4) Any area within the road right-of-way between the edge of the walkway and outer edge of the right-of-way shall also be developed as a landscaped area in conjunction with the required planter, unless this requirement is waived by the Planning Director."

The planter is at minimum of 5 feet except where the planter tapers down. The tapered areas are covered under the ability for the Planning Director to wave the 5 foot requirement.

The planter exceeds 25 linear feet in total.

6. The applicant proposes a canopy of 1,632 square feet, which covers a major percentage of the parking onsite (8 spaces out of 12 spaces).
7. The planter is at minimum of 5 feet except where the planter tapers down. The tapered areas are covered under the ability for the Planning Director to wave the 5 foot requirement.
8. The applicant's has made a modification to the site plan where the planter is adjacent to residential a use from 3 feet to 5 feet, pursuant to Section 18.12.E. Subsection 6.b. (5).
9. ADA and pedestrian access to site is complaint with ADA standards.
10. The minimum width of 24' has been met, it has been exceeded to 47' 9". The Transportation Department has reviewed the driveway widths and found them acceptable. Also, the width of the driveway at 47'-9" accommodates the fueling truck turning radius.
11. All onsite rainwater will be treated by a bioretention facilities and drainage contacting to adequate outlets. The bioretention facilities have been reviewed by the Transportation Department and have been deemed safe.
12. The project meets this requirement and dimensions have been added to the exhibit for clarity.

If you have any questions please contact Dionne Harris at 951-955-6836 or dharris@rivco.org.
Sincerely,

Dionne Harris, Urban Regional Planner
Riverside County Planning Department
4080 Lemon St, 12th Fl.
Riverside CA, 92502

Harris, Dionne

From: David R. Saunders <dsaunders@claysonlaw.com>
Sent: Monday, July 30, 2018 3:06 PM
To: Ross, Larry; Harris, Dionne
Subject: CUP 3761 Markup
Attachments: CUP 3761 Markup.pdf

Mr. Ross and Ms. Harris: As you can see from the attached mark-up, CUP 3761 continues to have a number of deficiencies. We'd like to schedule a meeting with you to discuss them in order to avoid conflict at the Planning Commission hearing. Please call me to set up a meeting. Thanks

Dave
David R. Saunders
Clayson, Bainer & Saunders
601 S. Main Street
Corona, CA 92882
(951)737-1910
(951)737-4384 Fax

THIS MESSAGE IS FROM A LAW FIRM. THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. The reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately.

290 IOWA AVE. CONDITIONAL USE PERMIT (CU#03761)

290 IOWA AVE. CONDITIONAL USE PERMIT (CU#03761)

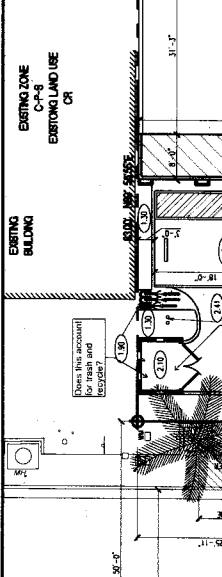
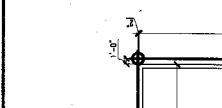
- 1. PROJECT WILL CONSIST OF CONSTRUCTING A GAS STATION WITH A CONVENIENCE STORE
- 2. ASSESSOR PARCEL NUMBER: APTN 247-042-07
- 3. LEGAL DESCRIPTION: C-P-S LAND USE CR
- 4. PROJECT DOES NOT HAVE A SPECIFIC PLAN
- 5. WATER - RIVERSIDE PUBLIC UTILITIES
- 6. ELECTRIC - SOUTHERN EDISON
- 7. SEWER - RIVERSIDE PUBLIC UTILITIES
- 8. SCHOOL DISTRICT - RIVERSIDE UNIFIED
- 9. COUNTY SERVICE AREA - HIGHGROVE
- 10. 30. CONNECTED TO SEWER
- 11. LAND NOT SUBJECT TO LOWFACTION
- 12. LAND IS NOT IN A FLOODPLAIN PER FLOOD CONTROL

ADDITIONAL LAND USE MATRIX NOTES

REVISIONS

NO.	DATE	REVISION
1	02/11/16	REVISED LANSING AND HILL ST MARK
2	02/11/16	REVISED LANSING AND HILL ST MARK

CJC Design, Inc.
 22405 La Plata Avenue, Suite 222, Torrance, California 90503
 (310) 563-0200
 www.cjcdesign.com



- ### CONSTRUCTION NOTES
- 1.0 INSTALL 8" CONCRETE CURB
 - 1.10 INSTALL LAND LIGHT
 - 1.20 INSTALL LANSING WITH AUTOMATIC IRRIGATION
 - 1.30 INSTALL 4" CONCRETE DRIVE SLAB WITH J1 BARS @ 18" O.C. OR AS APPROVED BY COUNTY ENGINEER
 - 1.40 INSTALL 4" O.C. CONCRETE DRIVE SLAB WITH J1 BARS @ 18" O.C. OR AS APPROVED BY COUNTY ENGINEER
 - 1.50 INSTALL 4" O.C. CONCRETE DRIVE SLAB WITH J1 BARS @ 18" O.C. OR AS APPROVED BY COUNTY ENGINEER
 - 1.60 INSTALL 4" O.C. CONCRETE DRIVE SLAB WITH J1 BARS @ 18" O.C. OR AS APPROVED BY COUNTY ENGINEER
 - 1.70 INSTALL 1.75" HORIZONTAL FINISHING SPACE WITH ALL RELATED
 - 1.80 FINISHING SPACE (SUITE NOT TO EXCEED 28 FT.)
 - 1.90 INSTALL 1.75" HORIZONTAL FINISHING SPACE
 - 2.00 INSTALL 1.75" HORIZONTAL FINISHING SPACE
 - 2.10 INSTALL 1.75" HORIZONTAL FINISHING SPACE
 - 2.20 INSTALL 1.75" HORIZONTAL FINISHING SPACE
 - 2.30 INSTALL 1.75" HORIZONTAL FINISHING SPACE
 - 2.40 INSTALL UNDERGROUND FUEL TANKS
 - 2.41 INSTALL UNDERGROUND TANK WITH TANKS W/ ATTACHED METER
 - 2.42 INSTALL UNDERGROUND TANK WITH TANKS W/ ATTACHED METER
 - 2.43 INSTALL UNDERGROUND TANK WITH TANKS W/ ATTACHED METER
 - 2.44 INSTALL UNDERGROUND TANK WITH TANKS W/ ATTACHED METER
 - 2.50 INSTALL CONCRETE DRIVE SLAB WITH (1) MULTI PRODUCT DEPRESSURE 6" DIA. @ 8" DIA. HEIGHT
 - 2.60 INSTALL FUELING CHIMNEY
 - 2.70 INSTALL FUELING CHIMNEY COLUMNS (EACH 14) TALL TRACK
 - 2.80 INSTALL 6" CONCRETE

SITE DATA INFORMATION

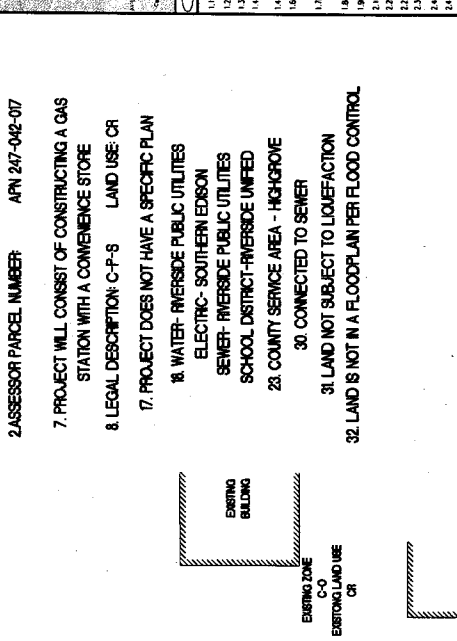
PROPERTY OWNER'S INFO:
 CASHIERS
 290 IOWA AVE
 RIVERSIDE, CA 92507
 951-742-1828
 SAN DIEGO, CA 92101

APPLICANT NAME:
 CASHIERS
 SAN DIEGO, CA 92101

PROPERTY ADDRESS:
 290 IOWA AVE
 RIVERSIDE, CA 92507

ZONING:
 COMMERCIAL

NO.	AREA	SQ. FT.	ASSESSOR	LAND
1	REAR YARD	11,052.0	0.3	
2	REAR YARD	1,875.0		10%
3	REAR YARD	1,825.0		13%
4	REAR YARD	1,186		10%
UNDEVELOPED AREA				
AREA	TYPE	SIZE	REQUIRED	PROPOSED
REAR YARD	HARDSCAPE	17,738	1	1
REAR YARD	COMPACT	8,716	0	0
REAR YARD	REGULAR	9,718	5	3
REAR YARD	REGULAR	9,718	0	0
REAR YARD	REGULAR	9,718	0	0
TOTAL				



EXISTING BUILDING

EXISTING LAND USE CR

EXISTING BUILDING

EXISTING ZONE C-P-S
EXISTING LAND USE CR

EXISTING ZONE C-O
EXISTING LAND USE CR

EXISTING ZONE C-P-S
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EXISTING ZONE C-P-S
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EXISTING ZONE C-O
EXISTING LAND USE CR

Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600

SITE PLAN

INTERSECTION USE OF STOP PER COUNTY ENGINEER PER COUNTY OF SAN DIEGO

EXISTING ZONE C-P-S
EXISTING LAND USE CR

EXISTING ZONE C-O
EXISTING LAND USE CR

EXISTING ZONE C-P-S
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EXISTING ZONE C-P-S
EXISTING LAND USE CR

EXISTING ZONE C-O
EXISTING LAND USE CR

CASHIERS

290 IOWA AVE

RIVERSIDE, CA 92507

290 IOWA AVE

290 IOWA AVE

290 IOWA AVE

PROPOSED PLOT PLAN
 RIVERSIDE, CA 92507
 PROJECT
 DATE 02/23/16

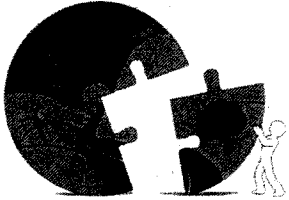
DATE 02/23/16

DESIGNED BY:
 C. DE VERA, P. CHEN
 PROJECT NUMBER: 160053

DATE 02/23/16

C111

TWO WORKING DAYS BEFORE YOU DIG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

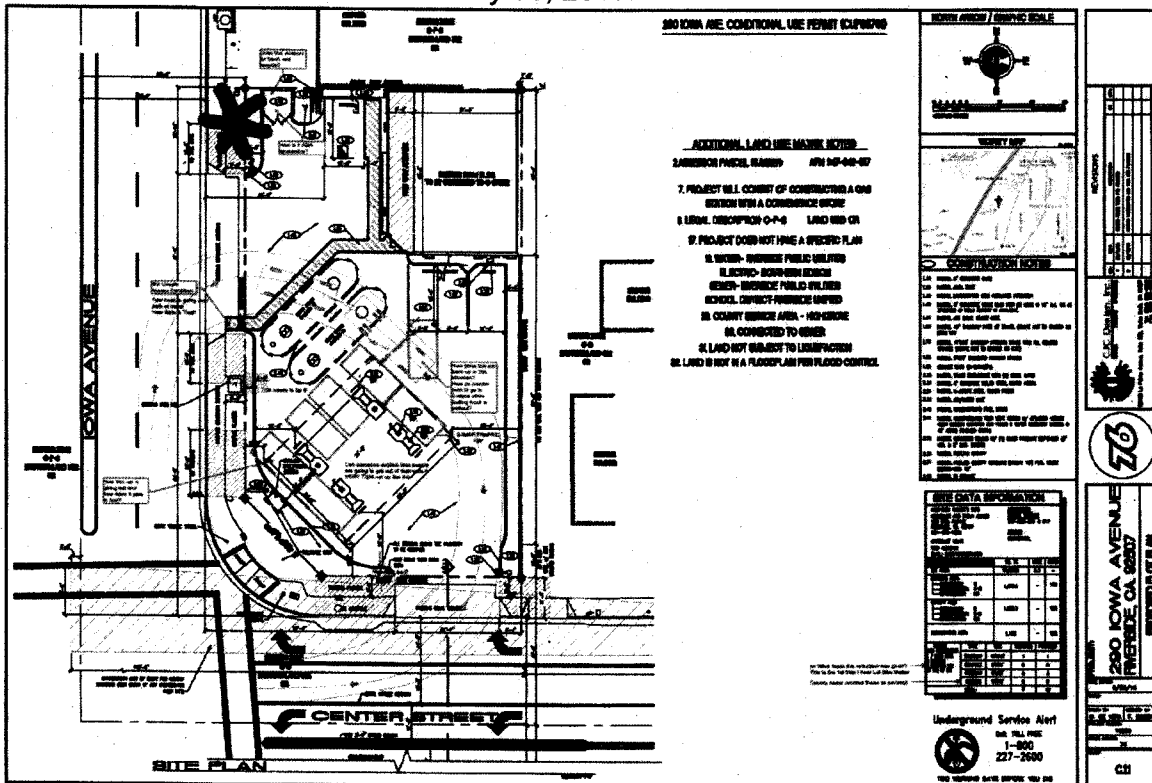
August 9, 2018

Clayson, Bainers and Saunders
Clayson Law Building
601 South Main Street,
Corona, CA 92992

RE: CONDITIONAL USE PERMIT NO. 3761

Dear David Saunders:

Thank you David, for the below exhibit with the diagrammed concerns. Please see the answers below to the letter dated July 30, 2018.



1. How this car is going out and how does it park to fuel? {How is this car going to pull out and how will the car park for fueling?} The location of the diagrammed vehicle is not practical and a vehicle would not need to park this far up in order to pump fuel. The vehicle directly behind can back up when it is safe and pull around the fueling stations.

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

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

2. Can someone explain how people are going to get out of their cars in VERY Tight set up like this. {Can someone explain how people are going to get out of their cars in very tight set up like this?} Parking spaces are made for both doors to be able to exit the vehicle. This space is already accounted for within the parking space. This same is true for the fuel aisle.
3. Still Unsafe Access Condition Fuel truck is going over path of travel How safe is that? {Still unsafe access condition. The fuel truck's path of travel is intersecting with the ADA path of travel. How safe is this situation safe?} This condition was reviewed by found acceptable by the Building & Safety Department.
4. Does this account for trash and recycle? {Does the trash enclosure account for trash and recycling?} AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. This condition was placed on the project by the County Waste Recourses Department.
5. How is it ADA accessible? {How is the trash enclosure ADA accessible?} When the project is under Building and Safety plan check the building permit will meet all the ADA requirements.
6. on what basis this reduction was given? This is the 1st time I hear Lot Size Matter. County never counted those as parking!! {On what basis was the parking reduction was given? This is the first time I've heard that lot size matter. The County never counted fueling parking spaces to meet the parking requirement!} The applicant submitted a waiver for the parking requirement that was accepted by the Planning Department.
7. How does this car back up in this situation? How do people park to go to C-store while fueling truck is parked? This vehicle can turn the wheel toward the right and exit the parking space with the back of the car toward the right also. While a truck is fueling these parking spaces will not be accessible.
8. This needs to be 5'. The circumstance meets current requirements.
9. 2-way Traffic= 26ft. The project is not required to have two way traffic.

If you have any questions please contact Dionne Harris at 951-955-6836 or dharris@rivco.org.

Sincerely,

Dionne Harris, Urban Regional Planner
Riverside County Planning Department
4080 Lemon St, 12th Fl.
Riverside CA, 92502

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.8
(MT 7992)

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning And County Counsel regarding RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3761 AND ADOPTION OF A NEGATIVE DECLARATION - Applicant: Saib Alrabadi - Engineer/Representative: CJC Design Inc. - Owner: Abou Bakr Almed - **Second Supervisorial District** - University Zoning District - Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue - .28 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3761, which consists of the construction of a 76 Gas Station and a 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store. - APNs: 246-042-017 and 246-042-022, is continued to Tuesday, September 25, 2018 at 9:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 18, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 18, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
1.8

xc: Planning, COB ✓

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



**ITEM
1.8
(ID # 7992)**

MEETING DATE:

Tuesday, September 18, 2018

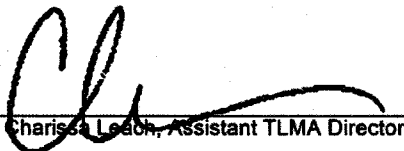
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3761 AND ADOPTION OF A NEGATIVE DECLARATION - Applicant: Saib Alrabadi - Engineer/Representative: CJC Design Inc. – Owner: Abou Bakr Almed - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3761, which consists of the construction of a 76 Gas Station and a 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store. – APNs: 246-042-017 and 246-042-022. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 15, 2018.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

9/11/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

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

The previous entitlement, Plot Plan No. 24412 approved on August 5, 2010, permitted a joint smog test station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. In 2010 the subject property was a recipient of funds from the Redevelopment Facade Improvement Program. In addition to the façade improvements, this approved project brought improvements to the lot, including minor landscaping and striping of the parking area. This business has since gone out of business, and the site has become an attractive nuisance drawing vandalism and graffiti to the area. The proposed project will replace the shuttered business and rejuvenate this prominent corner.

The Conditional Use Permit proposes the construction of a 76 Gas Station and a 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project is located within the Highgrove Area Plan, more specifically this project is located north of Center Street, south of West Church Street, east of Iowa Avenue, and west of Pacific Avenue.

The Planning Commission considered the project during a regularly scheduled public hearing on August 15, 2018.

During the public hearing, David Saunders from the Law Offices of Clayson, Bainer, and Saunders, representing a gas station owner on the south-west corner of Center Street and Iowa Avenue, spoke in opposition to the project. He brought up the following four concerns regarding the project:

1. The parking waiver.
2. Fuel tankers fueling and being in conflict with drivers.
3. Drive aisle size.
4. Already too many liquor licenses in the area.

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

Mr. Saunders' concerns were addressed by staff either via response letters included in the memorandum to the Planning Commission, or via responses during the public hearing. The following is a summary of staff's and the applicant's responses to Mr. Saunders' concerns:

Parking Waiver

Staff has determined that the site has a total of 12 parking spaces, the 8 parking spaces at the pumps, 3 additional standard parking spaces, and 1 additional accessible parking space. It is common at gas stations for customers to leave their car at the pump and go inside a convenience store. Therefore, the pumps can be considered as additional spaces for parking.

The applicant, following Mr. Saunders' testimony, also addressed this concern during the public hearing by agreeing to add additional staff, often 3 cashiers in the rush times, to reduce the amount of time a customer may have to wait in line in the store, and thus reducing the length of time the customer remains parked at the pump.

Fuel Tankers -- fueling and being in conflict with other drivers.

Turning templates were placed on the exhibit showing how the tankers would be able to access the site and fuel the pumps.

The applicant, following Mr. Saunders' testimony, addressed this concern by stating that he would have the fueling tankers only come at off hours, and they therefore would be much less likely to encounter other drivers.

Drive Aisle Size

The project was reviewed by both the Transportation Department and the Fire Department, and both departments found the project safe and the drive aisle adequate.

Too Many Liquor Licenses in the Area

Staff has found that a determination of public convenience and necessity is appropriate, so that customers of this business can pick up their liquor at this business instead of driving to another business in the area. This would help create a reduction in vehicle trips and reduce congestion.

After taking public testimony and closing the public hearing, the Planning Commission approved the project with a 4-0 vote (Commissioner Taylor Berger was absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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**
- C. **PLANNING COMMISSION MEMO**


Scott Bruzner 9/11/2018